

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 23, 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 August 9, 2022
- 2. Findings of Fact & Conclusions of Law
 - A. Case No. 22-05-SUP (Special Use Permit) 790 W Nannyberry In-home Group Daycare
 - B. Case Nos. 22-05-S (Preliminary Plat) & 22-14-DR (Design Review) Falcon Crest South Subdivision
 - C. Case No. 22-21-DR (Design Review) Robinhood No. 1 Pool House, Ramada & Trellis
 - D. Case No. 22-22-DR (Design Review) Rising Sun No. 2 Pool House

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

- A. *Tabled from August 9, 2022* 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).

The Public Hearing was not closed on August 9, 2023

Receive evidence on revised Preliminary Plat

Potential Motions:

- 1) *Recommend Approval or Denial to the City Council of Case No. 21-11-S (Preliminary Plat) & Approve or Deny Case No. 21-36-DR, and Close the Public Hearing.*
- 2) *Continue the Public Hearing to a time and date certain.*

B. Case Nos. 22-02-AN (Annexation) & 22-01-ZC (Rezone) for The Lamp District – Jessica Reid, Planner II

Riley Planning Services, on behalf of Miriam LLC and Japheth LLC, requests approval to Annex four (4) parcels (APNs: R8528532000, R8528531500, R8528531000, R8528530500) totaling approximately 24.65 acres, into Kuna City Limits with a C-2 (Area Commercial) zone; and to Rezone two (2) parcels (APNs: S1418336401, S1418336332) already within Kuna City Limits, totaling approximately 10.18 acres, to a C-2 (Area Commercial) zone. The subject sites are located on the northeast corner of the N Meridian Road and E Deer Flat Road intersection; Section 18, Township 2 North, Range 1 East. There is no development associated with this application, however, the Applicant has provided a Preliminary Concept Plan on which a future development application(s) will be in substantial compliance with, as ensured by a Development Agreement.

C. Case Nos. 22-01-AN (Annexation), 22-01-PUD (Planned Unit Development), 22-01-S (Preliminary Plat), 22-10-SUP (Special Use Permit) and 21-36-DR (Design Review) for Patagonia East, Ridge & Lakes Subdivision – Troy Behunin, Planner III

Westpark Companies, Inc., requests Annexation for approximately 175.07 acres into the City of Kuna with the R-4, (Medium Density Residential), R-6, (Medium Density Residential) and R-8 (Medium/High Density Residential) zoning districts; and requests Preliminary Plat approval to subdivide the same lands into 561 single-family lots, 53 common lots, and 1 School Lot. The site is on the northwest corner, the northeast corner and near the southeast corner of the intersection of Locust Grove Road and Hubbard Roads, in Sections 7, 8 & 17, all in Township 2 North, Range 1 East. Parcels proposed with this application are listed in Section 4.3 of the staff report.

4. BUSINESS ITEMS:

A. Case No. 22-36-DR (Design Review) Kuna Lutheran Church – 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.

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 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:

(Timestamp 00:00:28)

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

(Timestamp 00:00:45)

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

(Timestamp 00:00:48)

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

(Timestamp 00:01:04)

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

(Timestamp 00:01:13)

Planner II Jessica Reid presented an overview of the case, then stood for questions. Ms. Reid also stated the Applicant was present but did not wish to testify.

(Timestamp 00:02:50)

Chairman Young opened the Public Hearing. As there were no individuals signed in to testify, he closed the Public Hearing and the Commission proceeded into deliberation.

(Timestamp 00:03:18)

The Commission discussed the application.

(Timestamp 00:04:13)

Motion To: Approve Case No. 22-05-SUP (Special Use Permit) for 790 W Nannyberry In-home Group Daycare with the Conditions as listed in the staff report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-1-0

(Timestamp 00:05:04)

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

(Timestamp 00:05:24)

Planner III Troy Behunin presented an overview of the proposed project then stood for questions.

(Timestamp 00:09:06)

Applicant Patrick Connor made a presentation regarding the proposed project and provided some history on Toll Brothers (presentation was part of the meeting packet). Mr. Connor also provided a letter which described the mitigation agreement between the subdivision and neighboring Sessions property.

(Timestamp 00:17:33)

Vice Chairman Hennis asked Mr. Connor if they were in agreement with the proposed Conditions within the staff report; he was.

(Timestamp 00:20:34)

Chairman Young opened the Public Hearing.

Support

Robbie Reno, Kuna Joint School District No. 3 (KSD), 711 E Porter Street, Kuna, ID 83634 -
Testify

Neutral:

None

Against:

None

(Timestamp 00:20:50)

Robbie Reno testified in favor of the application as the Applicants were willing to work with KSD on improvement that could assist with building on the property KSD owns (west across Locust Grove).

(Timestamp 00:22:06)

Chairman Young closed the Public Hearing and the Commission proceeded into deliberation.

(Timestamp 00:22:29)

Commissioner Main asked Mr. Connor clarifying questions regarding the Pressurized Irrigation Pond and made comments regarding the Applicant ensuring that existing irrigation water users are not affected; Mr. Connor agreed they would work to ensure that was such.

(Timestamp 00:27:07)

Vice Chairman Hennis asked Mr. Behunin clarifying questions regarding water and sewer services. Mr. Behunin confirmed the sewer basin in which the project resides does currently have capacity; he further explained the issue with Pressurized Irrigation and/or potable water was due to pressure within the lines.

(Timestamp 00:30:00)

Chairman Young had no questions for staff but expressed concerns with density.

(Timestamp 00:30:50)

Vice Chairman Hennis agreed then further discussed the future land use designations of surrounding parcels.

(Timestamp 32:05)

Commissioner Main agreed. He also explained that he would like to see larger green areas then asked where the Commercial lots would be accessed.

(Timestamp 33:04)

Mr. Connor explained the Commercial lots would be accessed from Kuna Road and additional driveways would be provided onto the main entry road into the subdivision.

(Timestamp 00:34:25)

The Commission discussed density, access and green space amongst themselves further.

(Timestamp 00:37:12)

Commissioner Main pointed out the north boundary lots were larger than the east and west; he suggested increasing the lot sizes on N Roscoe Avenue and E Simon Way, as well as the lots on the southeastern portion, it would provide a better transition.

(Timestamp 00:38:30)

Vice Chairman Hennis asked the Applicant if they would be willing to entertain that request. Mr. Connor said they were willing to the further explained that if in the future the Sessions parcel developed, it would be a Commercial corner and that was why they placed those size lots in that location. Mr. Connor touched again on the mitigations agreed upon with Mr. Sessions. Mr. Connor stated the overall Gross Density for the project was only 5.37 DUA (dwelling units per acre) then pointed out the different greenspace locations within the subdivision that totaled 4-acres.

(Timestamp 00:44:06)

Commissioner Garten pointed out that there are additional parks within subdivisions and the city, and that Parks and Recreation were going to be installing even more parks; he felt the green space was appropriate for this project. He explained that even though he was not a fan of the density, the Applicants were within the proposed zones parameters.

(Timestamp 00:46:50)

The Commission discussed the project further.

(Timestamp 00:50:08)

Vice Chairman Hennis asked Mr. Connor if he would be able to have a revised Preliminary Plat prepared by the next Commission meeting on August 23, 2022. Mr. Connor asked a few clarifying questions then confirmed he could have a revised plat prepared by that date.

(Timestamp 00:51:51)

Motion To: Table Case Nos. 21-16-AN (Annexation), 21-11-S (Preliminary Plat) & 21-36-DR (Design Review) Riverton Subdivision to a date certain of August 23, 2022, pending a revised Preliminary Plat where the lots within Blocks 7 and 10 are increased to 60-foot wide.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Main

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-1-0

(Timestamp 00:53:06)

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

(Timestamp 00:53:30)

Planner III Troy Behunin presented an overview of the proposed project then stood for questions.

(Timestamp 00:56:26)

Mark Tate made a presentation (which was part of the meeting packet) of the project and history of the overall Falcon Crest community. Mr. Tate then addressed specific changes he would like made to two (2) Conditions.

(Timestamp 01:09:18)

Chairman Young opened the Public Hearing.

Support

None Testify

Neutral:

None

Against:

Robbie Reno, Kuna Joint School District No. 3 (KSD), 711 E Porter Street, Kuna, ID 83634 -

(Timestamp 01:09:33)

Robbie Reno stated that he was unaware this proposal was a 55 and older community and chose to hold comment.

(Timestamp 01:10:24)

Chairman Young closed the Public Hearing and the Commission proceeded into deliberation.

(Timestamp 01:10:40)

The Commissioners discussed the proposed project and the Falcon Crest community overall; they had no concerns or questions.

(Timestamp 01:12:15)

Motion To: Recommend Approval to City Council of Case No. 22-05-S (Preliminary Plat) for Falcon Crest South Subdivision with the Conditions as outlined in staffs report, and the additional Conditions that the Applicant add a pathway from the subdivision to Kuna Mora Road; add a pathway from the subdivision to the future Commercial parcel on the West instead of a stub street; to add “if necessary” to the last sentence of paragraph two (2) of the Public Works Memo; and for the Applicant to work with the Public Works Department to ensure items that need to be addressed are done in a timely manner.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-1-0

Motion To: Approve Case No. 22-14-DR (Design Review) for Falcon Crest South Subdivision with the Conditions as outlined in staffs report, and the additional Conditions that the Applicant add a pathway from the subdivision to Kuna Mora Road; add a pathway from the subdivision to the future Commercial parcel on the West instead of a stub street; to add “if necessary” to the last sentence of paragraph two (2) of the Public Works Memo; and for the Applicant to work with the Public Works Department to ensure items that need to be addressed are done in a timely manner.

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 01:14:15)

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

(Timestamp 01:14:33)

Planner II Jessica Reid presented an overview of the Design Review request. The Applicant did not wish to testify.

(Timestamp 01:17:12)

The Commission proceeded into deliberation. Commissioner Garten and Vice Chairman did not express any concerns.

(Timestamp 01:18:12)

Commissioner Main suggested to the Applicant, based on his experience, that they do not use sheetrock within the bathrooms and use a more durable product.

(Timestamp 01:19:04)

Motion To: Approve Case No. 22-21-DR (Design Review) Robinhood No. 1 Pool House, Ramada & Trellis 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 01:19:27)

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

(Timestamp 01:19:42)

Planner II Jessica Reid presented an overview of the proposed project. The Applicant did not wish to testify.

(Timestamp 01:21:45)

The Commission proceeded into deliberation.

(Timestamp 01:22:40)

Commissioner Main asked clarifying questions regarding the proposed project and how it correlated to neighboring future amenities and city park. Mr. Tate explained the pool would be private for the community and the remaining amenities and city park would be open to the public.

(Timestamp 01:24:50)

Motion To: Approve Case No. 22-22-DR (Design Review) Rising Sun No. 2 Pool House 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 01:25:18)

Chairman Young asked if staff had any items to discuss prior to adjournment.

(Timestamp 01:25:25)

Planning and Zoning Director Doug Hanson asked the Commission about their city issued iPad for review of the meeting packets.

(Timestamp 01:25:50)

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, ID 83634
 (208) 922-5274 • www.kunacity.id.gov

Planning & Zoning Commission Public Hearing Sign-In Sheet
 August 9, 2022

Case No.: 22-05-SUP

Case Name: 790 W Nannyberry Street In-home Group Daycare

Please print your name below & indicate if you would like to Testify or NOT Testify regarding this item.

IN FAVOR	NEUTRAL	IN OPPOSITION
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP



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

August 9, 2022 – P and Z Commission, Public Hearing

Case Name: Falcon Crest SOUTH Subdivision Request:

Case Type: Subdivision and Design Review Request.

Case Nos.: 22-05-S (Pre-Plat) & 22-14-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

Print Name

Print Address

City State, Zip

Testify Not Testify

Print Name

Print Address

City State, Zip

Testify Not Testify

Robbie Row

Print Name

J.V.E. Porter

Print Address

Kuna ID 83634

City State, Zip

Testify Not Testify

Print Name

Print Address

City State, Zip

Testify Not Testify

Print Name

Print Address

City State, Zip

Testify Not Testify

Print Name

Print Address

City State, Zip

Testify Not Testify

Print Name

Print Address

City State, Zip

Testify Not Testify

Print Name

Print Address

City State, Zip

Testify Not Testify

Print Name

Print Address

City State, Zip

Testify Not Testify

Print Name

Print Address

City State, Zip

Testify Not Testify

Print Name

Print Address

City State, Zip

Testify Not Testify

Print Name

Print Address

City State, Zi



August 9, 2022

To City of Kuna, Planning and Zoning Commission:

For the record of the Riverton Subdivision application: Annexation (21-16-AN) and Preliminary Plat (21-11-S)

Providence Properties and neighbor Duane Sessions have agreed to the following items to mitigate the impact of the Riverton Subdivision:

1. Developer will place a 2'-3' berm with 6' vinyl fence on the shared common property line.
2. Developer agrees to retain as many trees along the shared property line as possible. Tree removal may be conducted with the planned ACHD right of way and the gravity irrigation pipeline. Any trees impacted by the berm will be mutually agreed upon between the two parties.
3. There will be no interference with existing irrigation delivery.

A handwritten signature in blue ink, appearing to read "Patrick Connor", is written over a light blue horizontal line.

Patrick Connor

Director of Planning and Design
Providence Properties

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

1.2 Public Hearing

1.2.1 The Planning and Zoning Commission heard this on August 9, 2022. The FCO’s have been requested to go to the Commission in August 23, 2022.

1.3 Witness Testimony

1.3.1 Those who testified at the Commission’s August 9, 2022, hearing are as follows, to-wit:

- 1.3.1.1** City Staff:
Jessica Reid, Planner II
- 1.3.1.2** Appearing for the Applicant:
Florence Rukundo, 790 W Nannyberry, Kuna, ID 83634 – Not Testify
- 1.3.1.3** Appearing in Favor:
None
- 1.3.1.4** Appearing Neutral:
None
- 1.3.1.5** Appearing in Opposition:
None

**II
DECISION**

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

**III
FINDINGS OF FACT**

3.1 Findings Regarding Notice

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

3.1.2 Notice Provided

3.1.2.1 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.

3.1.2.2 Notice was published for the August 9, 2022, hearing on the 790 W Nannyberry In-Home Group Daycare in the Kuna Melba News, the official City of Kuna newspaper, which has general circulation within the boundaries of the city, Ada and Canyon County.

<i>Newspaper</i>	<i>Date Published</i>
Kuna Melba News	July 20, 2022

3.1.2.3 Notice for the August 9, 2022, hearing containing the legal description of the property proposed to be used for an In-home Group Daycare, was mailed on July 20, 2022, to all know and affected property owners within 300-ft of the boundaries of 790 W Nannyberry.

3.1.2.4 Notice for the August 9, 2022, hearing was posted on a sign in accordance with Kuna City Code 5-1A-8, on July 20, 2022. A Proof of Property Posting was provided to staff July 20, 2022.

3.2 Findings Regarding Special Use Permit

3.2.1 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.

3.2.2 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).

3.2.3 According to KCC 5-3-2, an In-home Group Daycare requires a Special Use Permit for all permitted zoning districts.

3.2.4 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.

3.3 Testimony of the City Planner

3.3.1 Conclusions: Planner II Jessica Reid, in a staff report to the Planning and Zoning Commission dated August 9, 2022, confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.3.1.1 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.

- 3.3.1.2 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.
- 3.3.1.3 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.
- 3.3.1.4 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.
- 3.3.1.5 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.
- 3.3.1.6 Kuna Public Works, in Exhibit 2.22, states they can support approval for this Special Use Permit request.
- 3.3.1.7 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 3.3.3 of this report.

3.4 Conditions of Approval: As a result of the review, the Planning & Zoning Commission Approved the application with the following Conditions:

- 3.4.1 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.
- 3.4.2 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.
- 3.4.3 The Applicant shall provide protection or supervision for less than 24-hours per day, per Kuna City Code (KCC) 5-1-6.
- 3.4.4 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.

- 3.4.5** Applicant shall provide off-street parking and/or off-street drop off/pick up area for all patrons.
- 3.4.6** Applicant shall maintain an approved fire extinguisher on site at all times.
- 3.4.7** Applicant shall install safety locks on doors and cabinets where chemicals are stored.
- 3.4.8** Applicant shall install safety devices on all electrical outlets accessible to children.
- 3.4.9** Applicant shall install a door chime on the front door to indicate opening.
- 3.4.10** 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.
- 3.4.11** 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.
- 3.4.12** 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.
- 3.4.13** 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.
- 3.4.14** 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.
- 3.4.15** The Special Use Permit is not transferable from one parcel to another.
- 3.4.16** The Applicant shall follow all staff and agency recommendations.
- 3.4.17** The Applicant shall comply with all local, state and federal laws.
- 3.4.18** 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.

- 3.4.19** 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.

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 Kuna Planning and Zoning Commission has the decision-making authority over all Legislative Special Use Permit applications as provided in Kuna City Code 1-14-3.
- 4.3** Kuna City Code 5-6 provides that:

It is recognized that an increasing number of new kinds of uses appearing daily, and that many of these and some other more conventional uses possess characteristics of such unique and special nature relative to location, design, size, method of operation, circulation and public facilities that each specific use must be considered individually.

The Planning and Zoning Commission shall hold a Public Hearing on each Special Use Permit application as specified in the Official Schedule of District Regulations. The Commission may Approve, Conditionally Approve or Deny a Special Use Permit under the Conditions as herein specified and considering such additional safeguards as will uphold the intent of this Title.

V

ORDER OF APPROVAL FOR SPECIAL USE PERMIT

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

- 5.1** Case No. 22-05-SUP (Special Use Permit) for the 790 W Nannyberry In-Home Group Daycare for up to twelve (12) children.

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna, at its regular meeting held on the 23rd day of August, 2022.

Lee Young, Chairman
Kuna Planning and Zoning Commission

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

1.2 Hearings

1.2.1 Planning and Zoning Commission heard this on August 9, 2022. The FCO’s have been requested to go to the Planning and Zoning Commission on August 23, 2022.

1.3 Witness Testimony

1.3.1 Those who testified at the Commission’s August 9, 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:
Mark Tate, M3 Companies - Testified.
- 1.3.1.3** Appearing in Favor:
None
- 1.3.1.4** Appearing Neutral:
None

- 1.3.1.5 Appearing in Opposition:
Robbie Reno, Kuna School District No. 3 – 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 August 9, 2022 hearing on the Preliminary Plat for Falcon Crest Golf Villages Subdivision in the *Kuna Melba Newspaper*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City, Ada County and Canyon County.

<i>Newspaper</i>	<i>Dates Published</i>
<i>Kuna Melba Newspaper</i>	July 20, 2022

3.1.2.2 Notice for the August 9, 2022, hearing containing the description of the property proposed to be developed, was mailed on July 20, 2022, to all known and affected property owners within at least three hundred (300) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the August 9, 2022, hearing was posted on a sign in accordance with Kuna City Code 5-1A-8 on July 28, 2022. A Proof of Property Posting was provided to staff on July 28, 2022.

3.1.2.4 Notice for the August 9, 2022, hearing was posted in conspicuous places within City Hall on the Foyer’s Bulletin Boards and the City Website.

3.2 Findings Regarding Preliminary Plat and Design Review

3.2.1 The land for proposed subdivision is comprised of two (2) parcels totaling approx. 41 acres. The parcels include the following:

Property Owner	Parcel Size:	Current Zone:	APN:
Falcon Crest, LLC	36 ac.	C-2, Area Commercial	S1422336100
Falcon Crest, LLC	63.75	R-6 (Medium Density Residential) And, R-12 (High Density Residential)	S1422315000

3.2.2 The proposal is for a subdivision to include up to 184 lots (172 residential lots, 9 [nine] common lots, two [2] shared driveway/common lots and one [1] private road lot.

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

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

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

3.2.5 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.

3.2.6 The Roadways to Bikeways Master Plan (BMP) for ACHD identifies Kuna Road as a Level 3 facility which will be constructed as part of a future ACHD project.

3.2.7 ACHD recommends 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.

3.2.8 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.

3.2.9 ACHD policy states 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 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.

- 3.2.10** 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.

3.3 Testimony of the City Planner

- 3.3.1 Conclusions:** The City Planner, in a staff report to the Planning and Zoning Commission dated August 9, 2022, confirmed a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.3.1.1 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.

3.3.1.2 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 which 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.

3.3.1.3 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.

3.3.1.4 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.

- 3.3.1.5** 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.
- 3.3.1.6** 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.
- 3.3.1.7** Works staff conditionally supports the Falcon Crest South Subdivision development with conditions of support listed in the Engineers Memo. The 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.
- 3.3.1.8** 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).
- 3.3.1.9** 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.
- 3.3.1.10** 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 all streetlights must be designed and installed according to “Dark Sky” standards and are required to be LED streetlights.
- 3.3.1.11** 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.

- 3.3.1.12** 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 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 which must be moved to another spot, may not simply be removed.
- 3.3.1.13** 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.
- 3.3.1.14** 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.
- 3.3.1.15** The Developer/Owner/Applicant is hereby notified this project is subject to Design Review inspections and associated fees. Required inspections (post construction), are to verify landscaping compliance prior to requesting signature on the Final Plat.

3.3.2 Conditions of Approval: As a result of the review and Commission discussion at the Public Hearing, the Planning and Zoning Commission recommends approval of Case No. 22-05-S (Preliminary Plat), and approves Case No. 22-14-DR (Design Review), with the Applicant 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 the sewer hook-ups.
 - 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 Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
- 3.3.2.1.5** 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-B-22.
- 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, and Dom. Water) is required. The Applicant shall conform all corresponding 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, and or Water Booster Station.
- 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 stating the City's appurtenance has capacity to service the proposed development with domestic water, and 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 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.

- 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** 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.
- 3.3.2.12** 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.
- 3.3.2.13** 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.
- 3.3.2.14** Fencing within and around the site shall comply with Kuna City Code (unless specifically approved otherwise and permitted).
- 3.3.2.15** 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.
- 3.3.2.16** 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.
- 3.3.2.17** 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.
- 3.3.2.18** Any revisions of the plat are subject to Administrative Determination to rule if the revision is substantial.
- 3.3.2.19** 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
- 3.3.2.20** Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
- 3.3.2.21** 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.

- 3.3.2.22** 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.
- 3.3.2.23** It is the responsibility of the Developer to ensure any anticipated residential buildings fit any given buildable lot.
- 3.3.2.24** It is the responsibility of the Developer to create and provide fully functional lots for any downstream users.
- 3.3.2.25** 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.
- 3.3.2.26** 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.
- 3.3.2.27** 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.
- 3.3.2.28** Develop/Owner/Applicant is hereby notified this project is subject to Design Review inspections and associated fees. Required inspections (post construction), are to verify landscaping compliance prior to requesting signature on the Final Plat.
- 3.3.2.29** 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.
- 3.3.2.30** 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.
- 3.3.2.31** 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.
- 3.3.2.32** Developer/Owner/Applicant shall follow staff, the City Engineer's, and other agency recommended requirements as applicable.
- 3.3.2.33** Developer shall add a pedestrian pathway to Block 7, near Lots 42/43, on the southwest side for connectivity.
- 3.3.2.34** Developer shall add a pedestrian pathway be provided on the south side, in proposed Block 7, near Lots 65/66 (mid-block).

- 3.3.2.35 Add the words, “If necessary” to the Engineers memo, 1st page, 2nd paragraph, last sentence.
- 3.3.2.35 Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

3.4 Other Testimony

- 3.4.1 8/9/2022 Public Hearing – Mark Tate, M3 Companies, shared an overview of the Falcon Crest master planned community, and discussed how the Development Agreement guides development and how it will be built over many years. Mr. Tate then provided a power point presentation of the project. He described the several community types within the project. Mr. Tate explained how part of this request is a re-plat request for a part of the previously approved Falcon Crest Subdivision from 2019. He stated there agreement with staff proposed conditions. Mr. Tate requested they be conditioned to providing a pedestrian access to the commercial, rather than a stub street to prevent pass-through traffic. Mr. Tate also requested the Commission add the words, “If necessary” to the Engineers memo, 1st page, 2nd paragraph, last sentence.
- 3.4.2 8/9/2022 Public Hearing –Robbie Reno, Kuna School District No. 3 (KSD), explained how the KSD acknowledges this is a 55 and older community; and how they will hold their comments until later.

IV

CONCLUSIONS OF LAW

RE: POWERS AND DUTIES OF THE PLANNING AND ZONING COMMISSION

- 4.1 City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.
- 4.2 The power of the City of Kuna lies in the Planning and Zoning Commission to hear this matter as provided in Idaho Code §50-13 & 67-65, and Kuna City Code 1-14-3.
- 4.3 The Kuna Planning and Zoning Commission has the exclusive general supervisory authority over recommendation of all plat approvals and certification under their jurisdiction as provided in Idaho Code §50-1308.

V

CONCLUSIONS OF LAW

RE: APPLICATION FOR PRELIMINARY PLAT

- 5.1 The City of Kuna has authority to approve Preliminary Plats within its boundaries pursuant to I.C. §50-13 & 67-65.
- 5.2 Kuna City Code, Title 1, Chapter 14, Section 3, states, 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.
- 5.3 Subdivision regulations as defined in Kuna City Code Title 6 are authorized by I.C. §§ 50-13 & 67-65 and Article 12, section 2.

VI
**ORDER OF RECCOMENDING APPROVAL OF APPLICATION FOR
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:

6.1 The Preliminary Plat application (Case No. 22-05-S) is recommended for Approval.

VII
ORDER OF APPROVAL OF APPLICATION FOR DESIGN REVIEW

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

7.1 The Design Review application (Case No. 22-14-DR) is hereby approved.

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 23rd, day of August, 2022.

Lee Young, Chairman

1.2 Public Meeting

1.2.1 The Planning and Zoning Commission heard this August 9, 2022; these Findings have been requested to go before the Commission on August 23, 2022.

1.3 Testimony

1.3.1 Those who testified at the Commission's August 9, 2022, meeting are as follows, to-wit:

1.3.1.1 City Staff:
Jessica Reid, Planner II

1.3.1.2 Appearing for the Applicant:
None

II DECISION

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

III FINDINGS OF FACT

3.1 Findings Regarding Design Review

- 3.1.1** The Applicant has submitted a 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.
- 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 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.
- 3.1.4** Upon review, staff finds the proposed project is an appropriate fit for the residents of Robinhood Subdivision No. 1.
- 3.1.5** 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.
- 3.1.6** Sidewalks immediately adjacent to the structure and amenity and community sidewalks within the surrounding area provide safe pedestrian access.

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 August 9, 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** 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.
- 3.2.1.2** 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.
- 3.2.1.3** 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.
- 3.2.1.4** 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.
- 3.2.1.5** 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.
- 3.2.1.6** 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.
- 3.2.1.7** 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.

3.2.1.8 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.

3.2.1.9 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@kunaaid.gov for review and approval *prior* to applying for building permits.

3.2.1.10 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 3.3 of this report.

3.3 Conditions of Approval: As a result of the review, the Planning and Zoning Commission Approved the application with the following Conditions:

3.3.1 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).

3.3.2 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:

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

3.3.2.2 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.

3.3.2.3 The city shall approve any modifications to the existing water, sewer or irrigation system.

3.3.2.4 Approval from Ada County Highway District (impact fees), if any, shall be paid *prior to issuance* of building permits.

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

3.3.4 Developer/Owner/Applicant shall submit Civil Plans to pwoffice@kunaaid.gov for review to receive formal Civil plan approvals, and the Final Plat shall be recorded *prior* to construction or Building Permit application.

- 3.3.5** Developer/Owner/Applicant shall revise building plan notes to reflect “All work shall be in accordance with the requirements of the 2018 IBC” and shall update the building plans accordingly.
- 3.3.6** 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.
- 3.3.7** If applicable, Fire Suppression shall be shown on all plans and approved by the Kuna Rural Fire District (KRFD).
- 3.3.8** The Kuna Rural Fire District (KRFD), or KRFD representative, must approve fire access to the project before, during, and after construction.
- 3.3.9** 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.
- 3.3.10** 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.
- 3.3.11** 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.
- 3.3.12** 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.
- 3.3.13** 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.
- 3.3.14** 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.
- 3.3.15** As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the Applicants Engineer.
- 3.3.16** 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.
- 3.3.17** 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.

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

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

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 Kuna Planning and Zoning Commission has the decision-making authority over all Legislative Design Review applications as provided in Kuna City Code Title 1, Section 12, Section 3.
- 4.3** Kuna City Code Title 5, Chapter 4, Section 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, sign or sites, requires the submittal of a Design Review application pursuant to this Chapter and fee as prescribed from time to time by the City Council.

V

ORDER OF APPROVAL OF APPLICATION FOR DESIGN REVIEW

The Kuna Planning and Zoning Commission, having reviewed the above-entitled record, having listened to the arguments and presentations at the public meeting, 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:

- 5.1** Case No. 22-21-DR (Design Review) for the Robinhood No. 1 Pool House, Ramada & Trellis is Approved.

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 23rd of August 2022.

Lee Young
Kuna Planning and Zoning Commission

1.2 Public Meeting

1.2.1 The Planning and Zoning Commission heard this August 9, 2022; these Findings have been requested to go before the Commission on August 23, 2022.

1.3 Testimony

1.3.1 Those who testified at the Commission’s August 9, 2022, meeting are as follows, to-wit:

1.3.1.1 City Staff:
Jessica Reid, Planner II

1.3.1.2 Appearing for the Applicant:
None

**II
DECISION**

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

**III
FINDINGS OF FACT**

3.1 Findings Regarding Design Review

3.1.1 The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements listed in Kuna City Code 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 Medium Density Residential; the subject site is designated R-4 (Medium Density Residential).

3.1.4 Upon review, staff finds the proposed project is an appropriate fit for the residents of Robinhood Subdivision No. 2.

3.1.5 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.

3.1.6 Sidewalks immediately adjacent to the structure and amenity and community sidewalks within the surrounding area provide safe pedestrian access.

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 August 9, 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 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.
- 3.2.1.2 Conger Group proposes an approximately 1,254 SF Pool House and associated landscaping at 2186 E Thea Drive within Rising Sun Subdivision No. 2.
- 3.2.1.3 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.
- 3.2.1.4 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.
- 3.2.1.5 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.
- 3.2.1.6 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 3.3 of this report.

3.3 Conditions of Approval: As a result of the review, the Planning and Zoning Commission Approved the application with the following Conditions:

- 3.3.1 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).

- 3.3.2** 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:
- 3.3.2.1** No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received approval of the Civil Plan.
 - 3.3.2.2** 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.
 - 3.3.2.3** The city shall approve any modifications to the existing water, sewer or irrigation system.
 - 3.3.2.4** Approval from Ada County Highway District (impact fees), if any, shall be paid *prior to issuance* of building permits.
- 3.3.3** Developer/Owner/Applicant shall provide engineering certification on all final engineering drawings, as applicable.
- 332.4** 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.
- 3.3.5** Developer/Owner/Applicant shall revise building plan notes to reflect “All work shall be in accordance with the requirements of the 2018 IBC” and shall update the building plans accordingly.
- 3.3.6** 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.
- 3.3.7** If applicable, Fire Suppression shall be shown on all plans and approved by the Kuna Rural Fire District (KRFD).
- 3.3.8** The Kuna Rural Fire District (KRFD), or KRFD representative, must approve fire access to the project before, during, and after construction.
- 3.3.9** 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.
- 3.3.10** 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.
- 3.3.11** 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.

- 3.3.12** 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.
- 3.3.13** 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.
- 3.3.14** As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the Applicants Engineer.
- 3.3.15** 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.
- 3.3.16** 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.
- 3.3.17** Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
- 3.3.18** Developer/Owner/Applicant shall comply with all local, state and federal laws.

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 Kuna Planning and Zoning Commission has the decision-making authority over all Legislative Design Review applications as provided in Kuna City Code Title 1, Section 12, Section 3.
- 4.3** Kuna City Code Title 5, Chapter 4, Section 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, sign or sites, requires the submittal of a Design Review application pursuant to this Chapter and fee as prescribed from time to time by the City Council.

V

ORDER OF APPROVAL OF APPLICATION FOR DESIGN REVIEW

The Kuna Planning and Zoning Commission, having reviewed the above-entitled record, having listened to the arguments and presentations at the public meeting, 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:

5.1 Case No. 22-22-DR (Design Review) for the Rising Sun No. 2 Pool House & Landscaping is Approved.

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 23rd of August 2022.

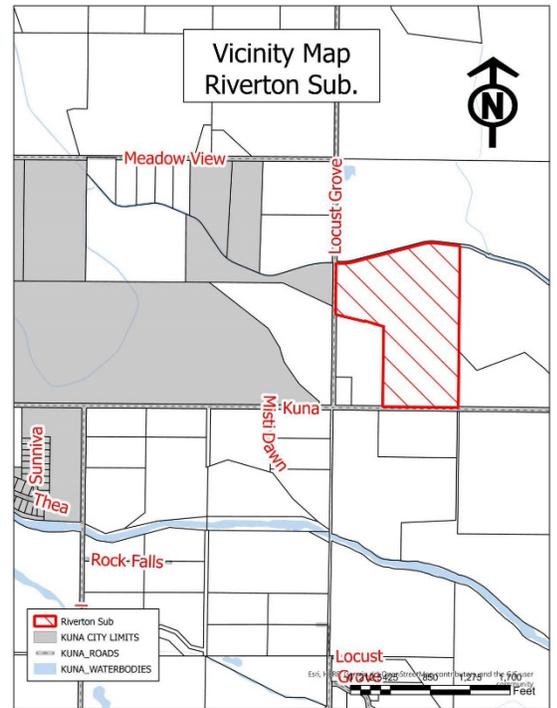
Lee Young
Kuna Planning and Zoning Commission

**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**
For an Annexation, Preliminary Plat, and) **ANNEXATION AND SUBDIVISION**
Design Review Request for Riverton) **APPLICATION.**
Subdivision.)

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. Proposed Commission’s Recommendation



**I
EXHIBIT LIST**

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

1.1 Exhibits:

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

2.2	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
2.33	Letter Addressing Homeowner Requests			X
2.34	UPDATED Pre Plat; Follows Commission Recommendations			X
2.35	UPDATED Pre Plat Engineering; Follows Commission Recommendations			X
2.36	UPDATED Landscape Plan; Follows Commission Recommendations			X
2.37	UPDATED Landscape Illustrative; Follows Comm Recommendations			X
2.38	UPDATED Fence Plan; Follows Commission Recommendations			

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

VIII

PROPOSED COMPREHENSIVE PLAN ANALYSIS

The Kuna Planning and Zoning Commission may *accept/reject* the Comprehensive Plan components, and shall determine if the proposed Annexation, PUD, Rezone, Preliminary Plat, SUP and Design Review requests for the site *are/are not* consistent with the following Comprehensive Plan components:

8.1 Goal Area 1: Kuna will be Economically Diverse and Vibrant.

- Goal 1.A.: Ensure Land Use in Kuna will support economic development.
- Goal 1.C.: Attract and Encourage new and existing businesses.
 - Objective 1.C.2.: Create an environment that is friendly to business creation, expansion and relocation.
 - Policy 1.C.2.d: Ensure infrastructure and public facilities are in place and parcels identified for commercial or industrial are shovel-ready.

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

- Goal 2.A.: Maintain and expand parks and public gathering spaces.

- Objective 2.A.2.: Maintain and expand the pathway and trail network with a focus on building connectivity to key activity and population centers that serve all areas of Kuna.
 - Policy 2.A.2.a: Ensure the trails and pathways system promotes bike and pedestrian connectivity to key activity centers such as schools, parks, retail centers and downtown.
 - Policy 2.A.2.d: Work with private developers and 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 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 23rd 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):

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

Owner of Record

Name: 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: P.CONNOR@HUNDRLEHOMES.COM

Engineer/Representative Information

Name: KM ENGINEERING

Address: 5725 NORTH DISCOVERY WAY, BOISE ID 83713

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

Subject Property Information

Site Address: _____

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

Parcel No.(s): 51420325708

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 ACRES 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, Kuna 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: [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.



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):	<u>21-16-AN, 21-11-S, 21-05-DA</u>
Project Name:	<u>Riverton Subdivision</u>
Date of Pre-Application Meeting:	<u>Valid for three (3) months, unless otherwise determined by Staff</u>
Date Received:	<u>11.10.2021; 11.17.2021 Affidavit & DA</u>
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.



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: Paul Coe Date: 11/9/2021
By signing, you are confirming you have provided all required items listed on this application.

DESIGN REVIEW APPLICATION



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

****Office Use Only****

Case No(s): 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, fences, fountains, street/pathway furniture, etc.

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

Building Elevations

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

Lighting Plan

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

Owner Information

Name: 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: MDEW@KMENGINEERING.COM

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 hot 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:

November 10, 2021

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

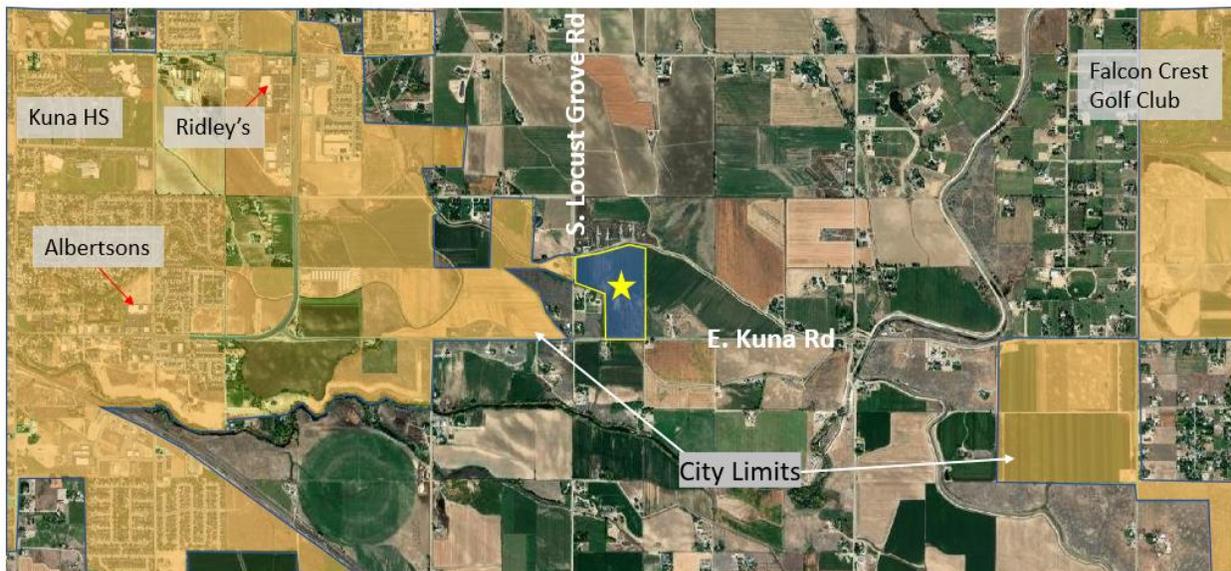
Re: Riverton Subdivision - Annexation, Zoning and Preliminary Plat Narrative

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.



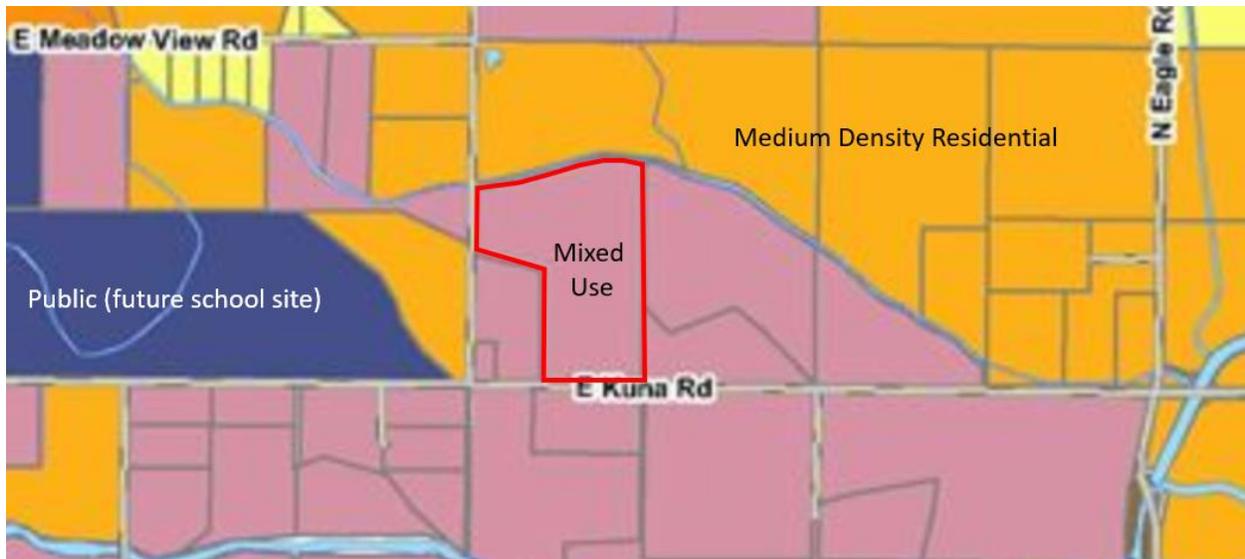
Current Land Uses:

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.

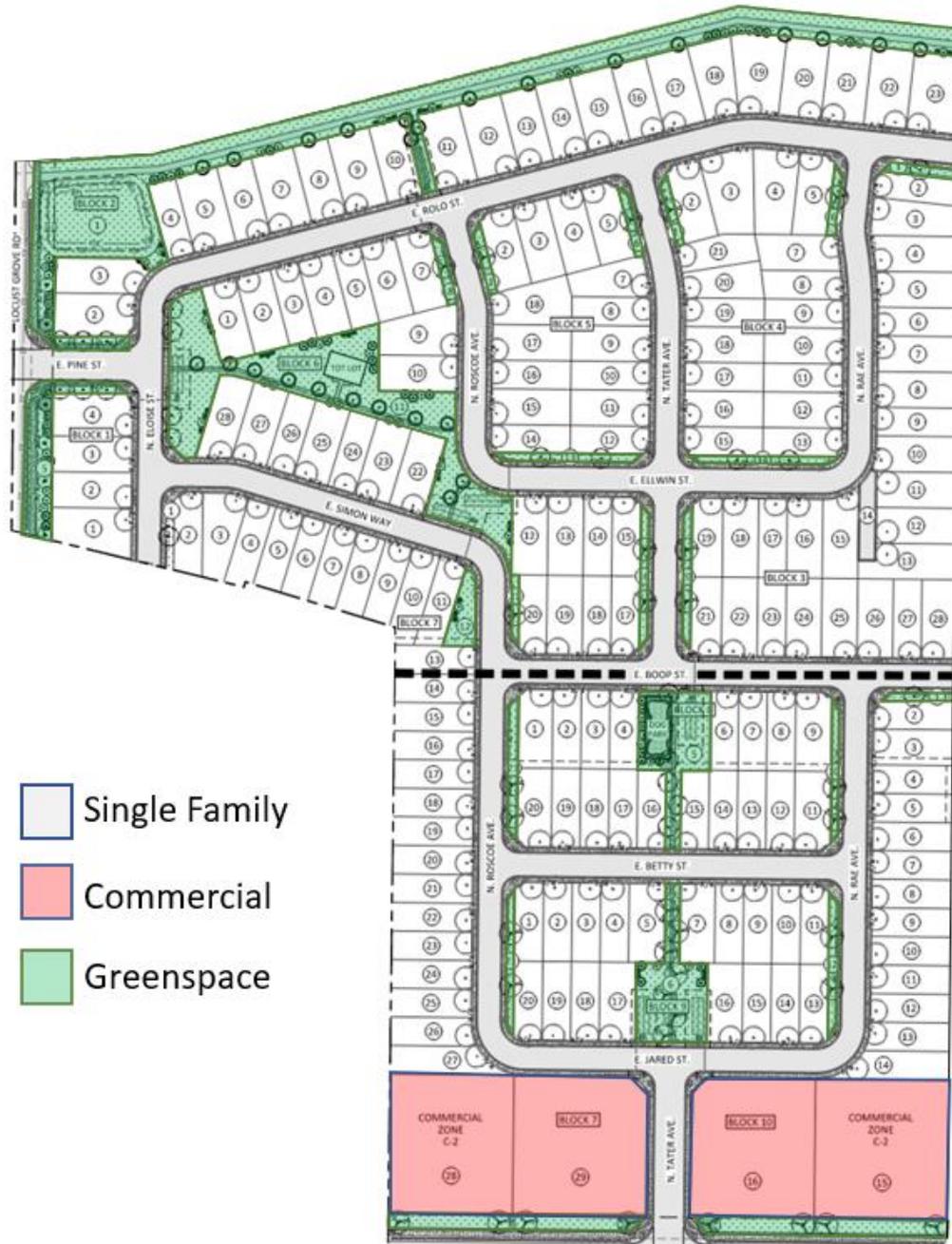
Preliminary Plat:

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,

A handwritten signature in black ink, appearing to read "Patrick Connor". The signature is stylized with a large, looped "P" and "C".

Patrick Connor

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



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
By; Melvin B. Satterwhite
Trustee

Kathleen F. Satterwhite, Trustee
Kathleen F. Satterwhite
Trustee

State of Idaho , County of Ada

This record was acknowledged before me on 4/19/2021 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: 7.21.2021

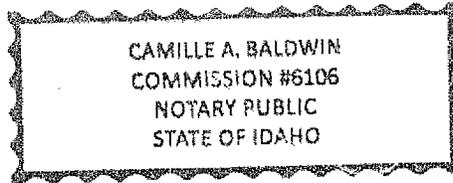


EXHIBIT A

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,

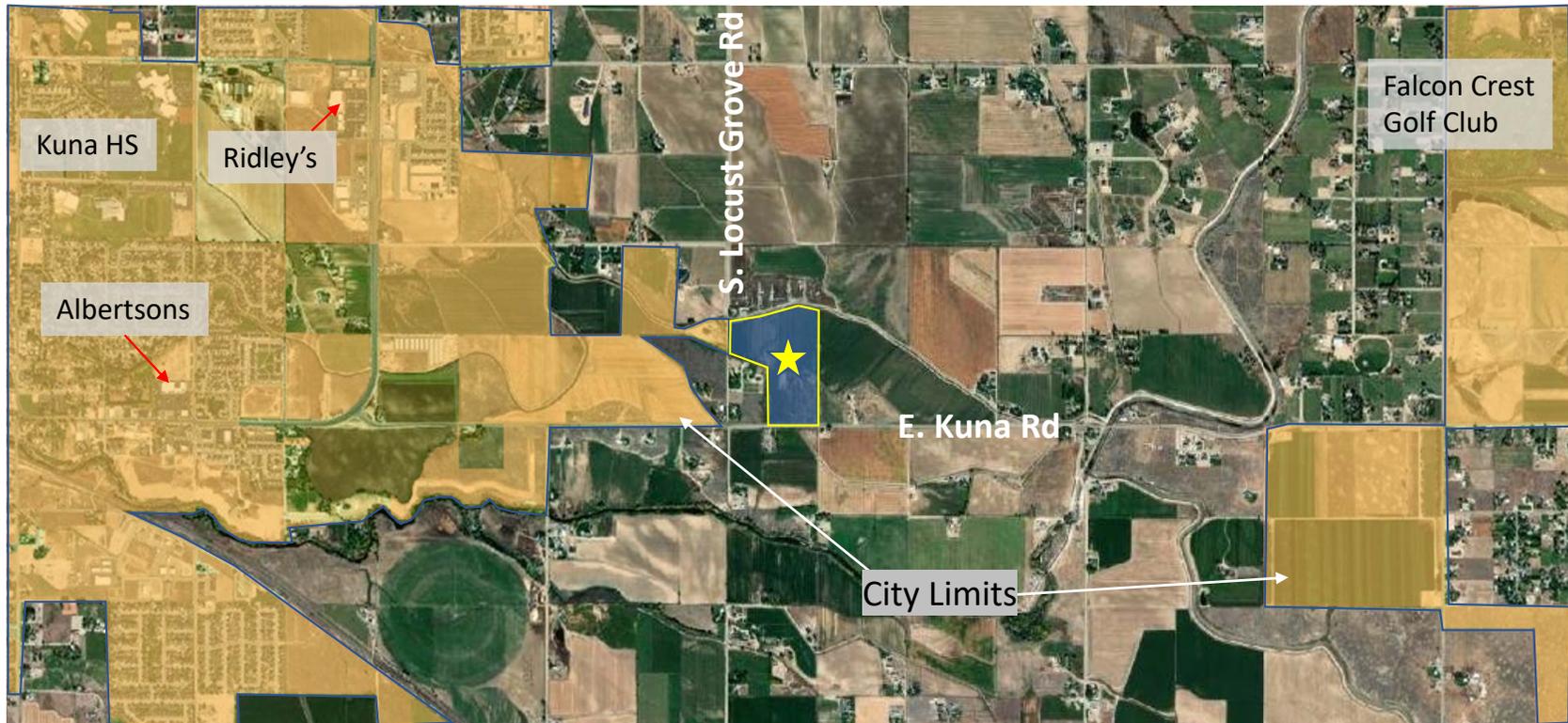
North 0 degrees 00'00" West 875.89 feet (also shown of record as 876.89 feet) to the Northeasterly corner of said Parcel described in deed recorded as Instrument No. 96015075, said corner lying in the centerline of an existing irrigation ditch; thence along the Northerly line of said Parcel described in deed recorded as 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.

VICINITY MAP





Nighborhood 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): S 1420325708

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

Applicant Signature:  Date: 10/29/21

SIGN-IN SHEET

Project Name: RIVERTON

	Name	Address	Phone
1	Duane Sessions	170 N Locust Canyon	208-573-0240
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@demisdillon.com		
7	kibrdb@aol.com		
8	the max four@hotmail.com		
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			

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 AMENDED LAND) IS CONCERNED ABOUT VIABILITY OF DRIVERS HEADED SOUTH ON LOCUST GROVE, SPEED OF THE ROAD AND VISIBILITY 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 THEIR 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: _____



Date: _____

7/13/21

NEIGHBORHOOD MEETING MINUTES

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

Location: KUMU PUBLIC LIBRARY

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

Attendee Comments or Concerns:

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

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:  Date: 11/2/21

SIGN-IN SHEET

Project Name: RIVERTON NHM #2

	Name	Address	Phone
1	Duane & Marie Sessions	170 N Locust Court Rd	208-573-0246
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			



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

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;

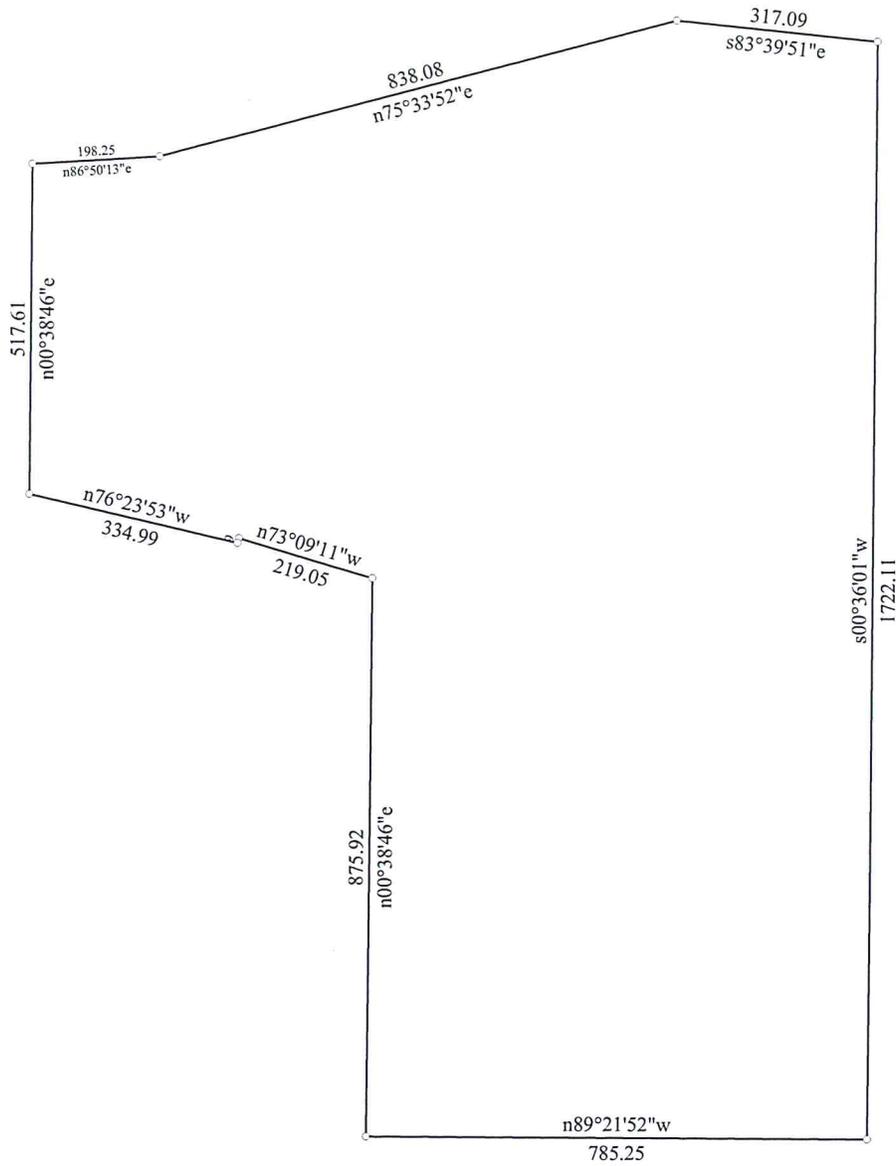
Thence S14°55'17"W a distance of 7.53 feet to a 1/2-inch rebar;

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	

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 $S00^{\circ}38'46''W$ 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, $N00^{\circ}38'46''E$ a distance of 1,004.94 feet to a pk nail being the **POINT OF BEGINNING**.

Thence following said westerly line, $N00^{\circ}38'46''E$ 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. $N86^{\circ}50'13''E$ a distance of 198.25 feet;
2. $N75^{\circ}33'52''E$ a distance of 838.08 feet;
3. $S83^{\circ}39'51''E$ 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, $S00^{\circ}36'01''W$ a distance of 1,471.11 feet;

Thence leaving said easterly line, $N89^{\circ}21'52''W$ a distance of 187.35 feet;

Thence $N00^{\circ}38'08''E$ a distance of 25.00 feet;

Thence $N89^{\circ}21'52''W$ a distance of 410.25 feet;

Thence $S00^{\circ}38'08''W$ a distance of 25.00 feet;

Thence $N89^{\circ}21'52''W$ a distance of 187.45 feet;

Thence $N00^{\circ}38'46''E$ a distance of 624.92 feet;

Thence $N73^{\circ}09'11''W$ a distance of 219.05 feet to a 5/8-inch rebar;

Thence $S14^{\circ}55'17''W$ a distance of 7.53 feet to a 1/2-inch rebar;

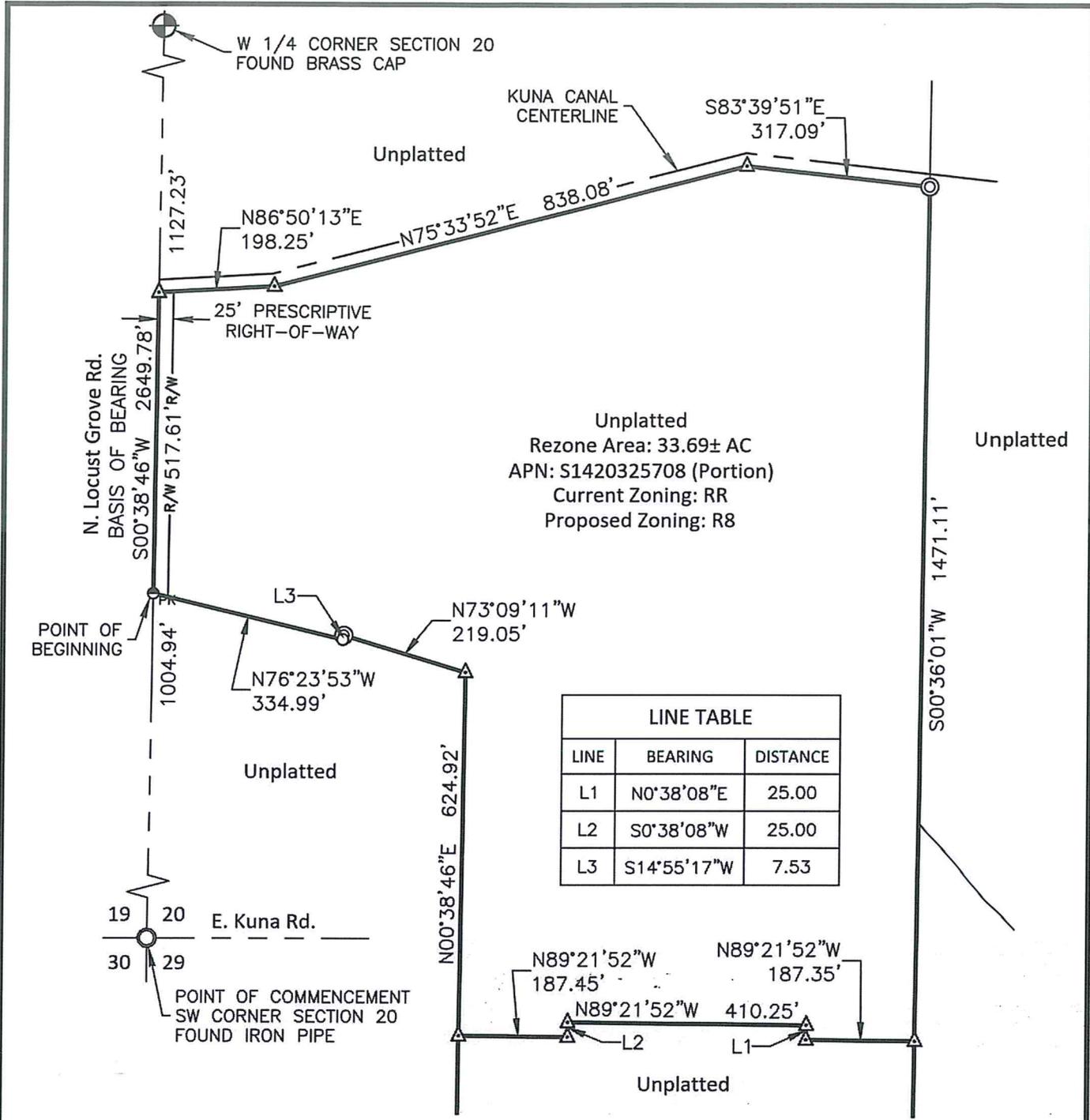
Thence $N76^{\circ}23'53''W$ a distance of 334.99 feet to the **POINT OF BEGINNING**.

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.



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]



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

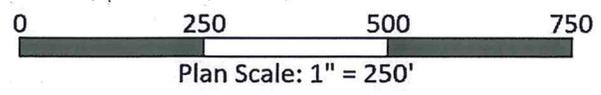
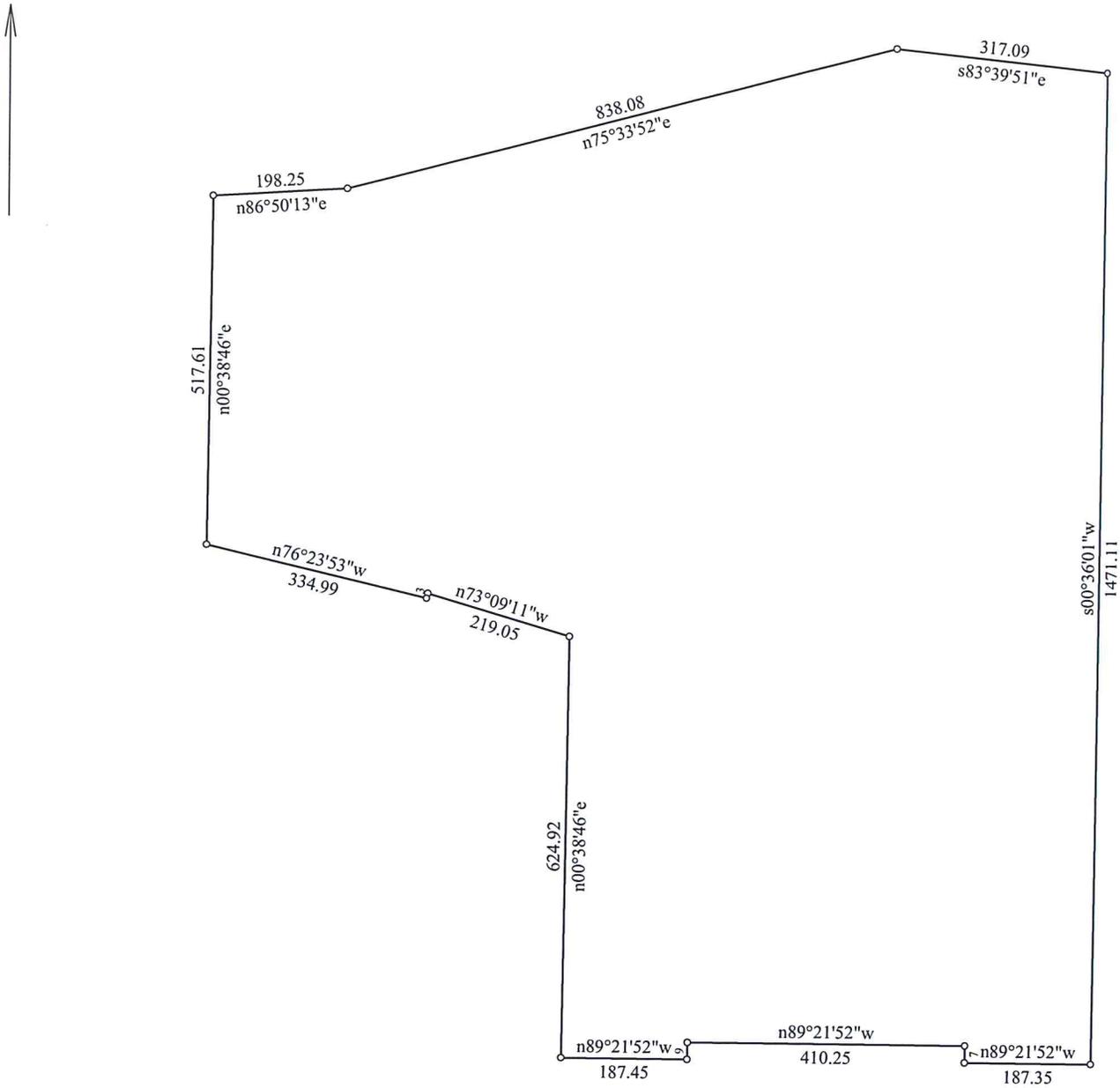


Exhibit B
Rezone to R8

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

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



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	

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

Exhibit A
Legal Description for Rezone to C2

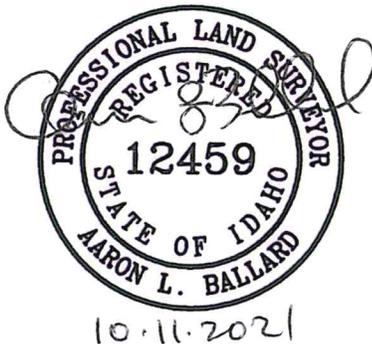
A parcel of land being a portion of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 2 North, Range 1 East, B.M., Ada County, Idaho being more particularly described as follows:

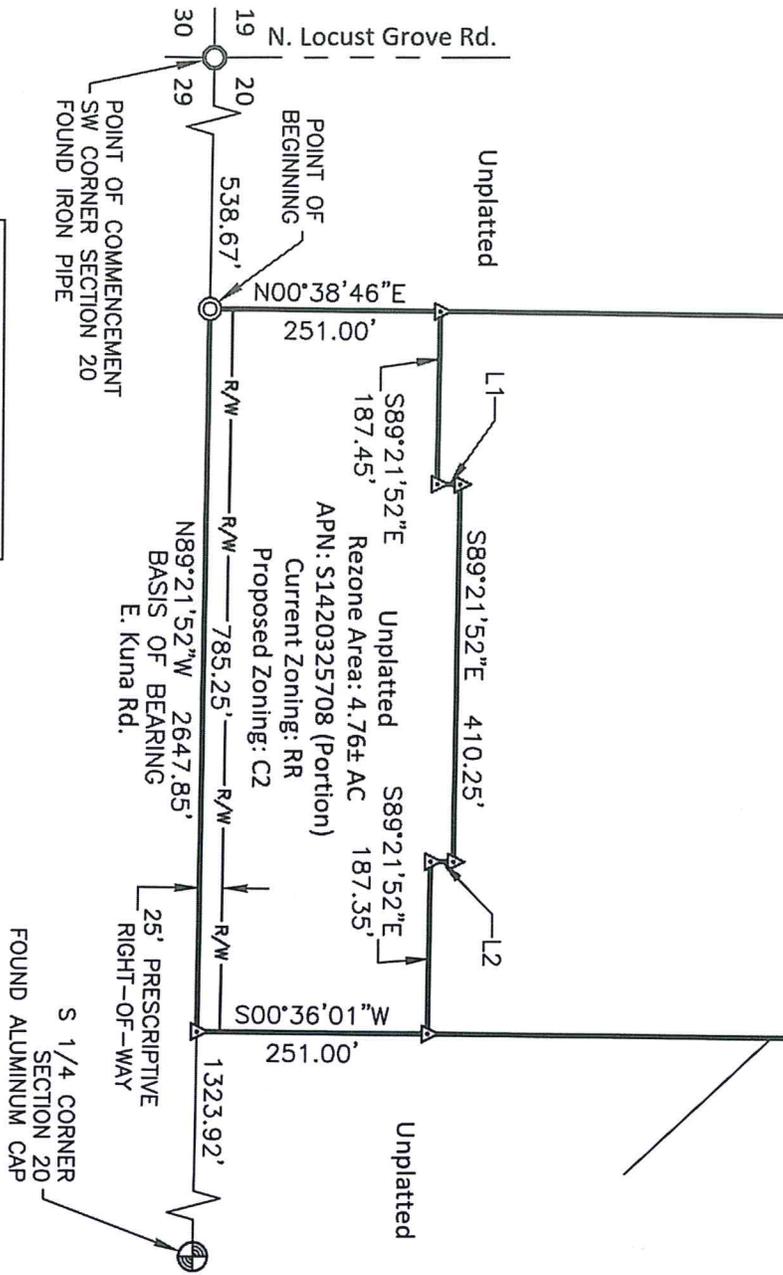
Commencing at an iron pipe marking the Southwest corner of said Section 20, which bears N89°21'52"W a distance of 2,647.85 feet from an aluminum cap marking the South 1/4 corner of said Section 20, thence following the southerly line of said Southwest 1/4 of the Southwest 1/4, S89°21'52"E a distance 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**.

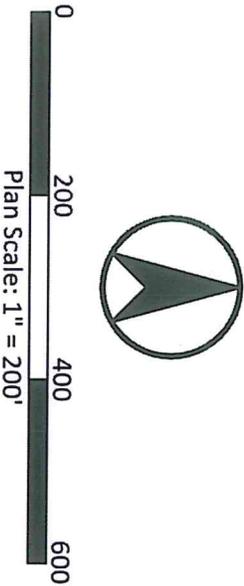
Said parcel contains a total of 4.76 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

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





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

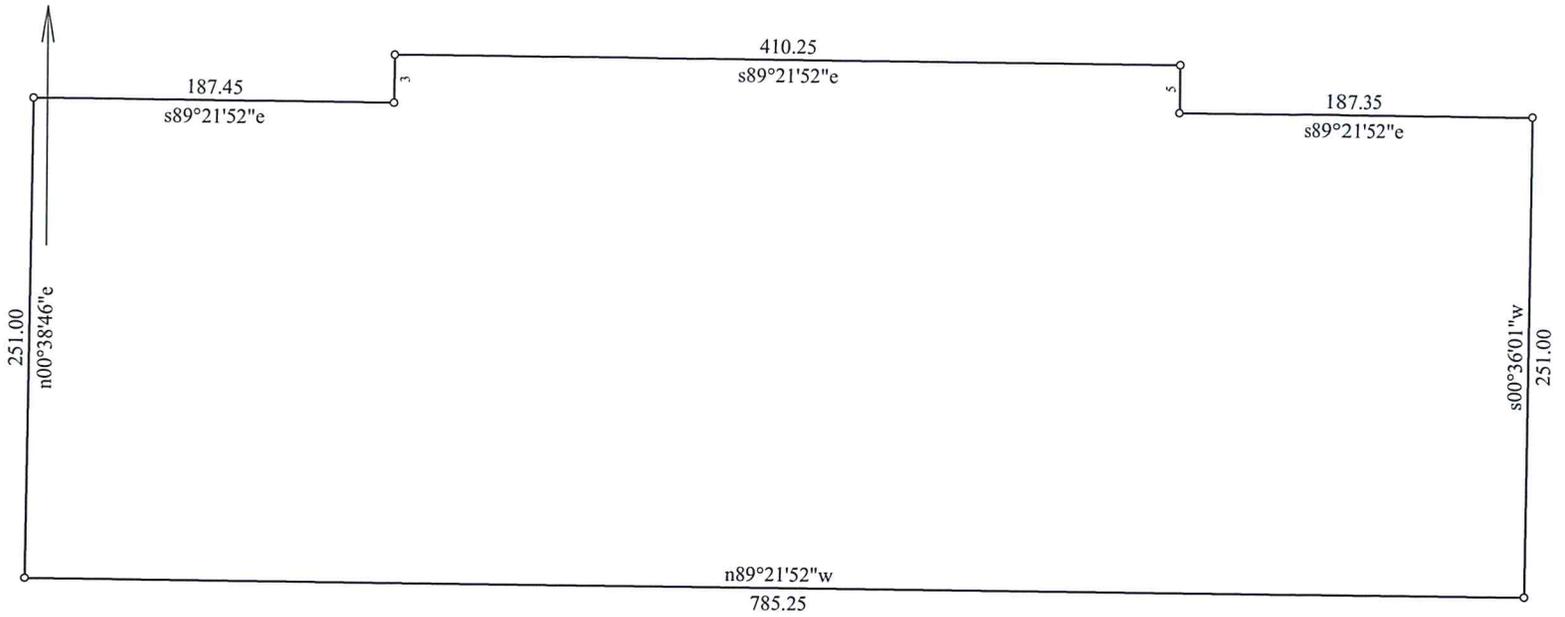


**Exhibit B
Rezone to C2**

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

K&M ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmen@kjb.com

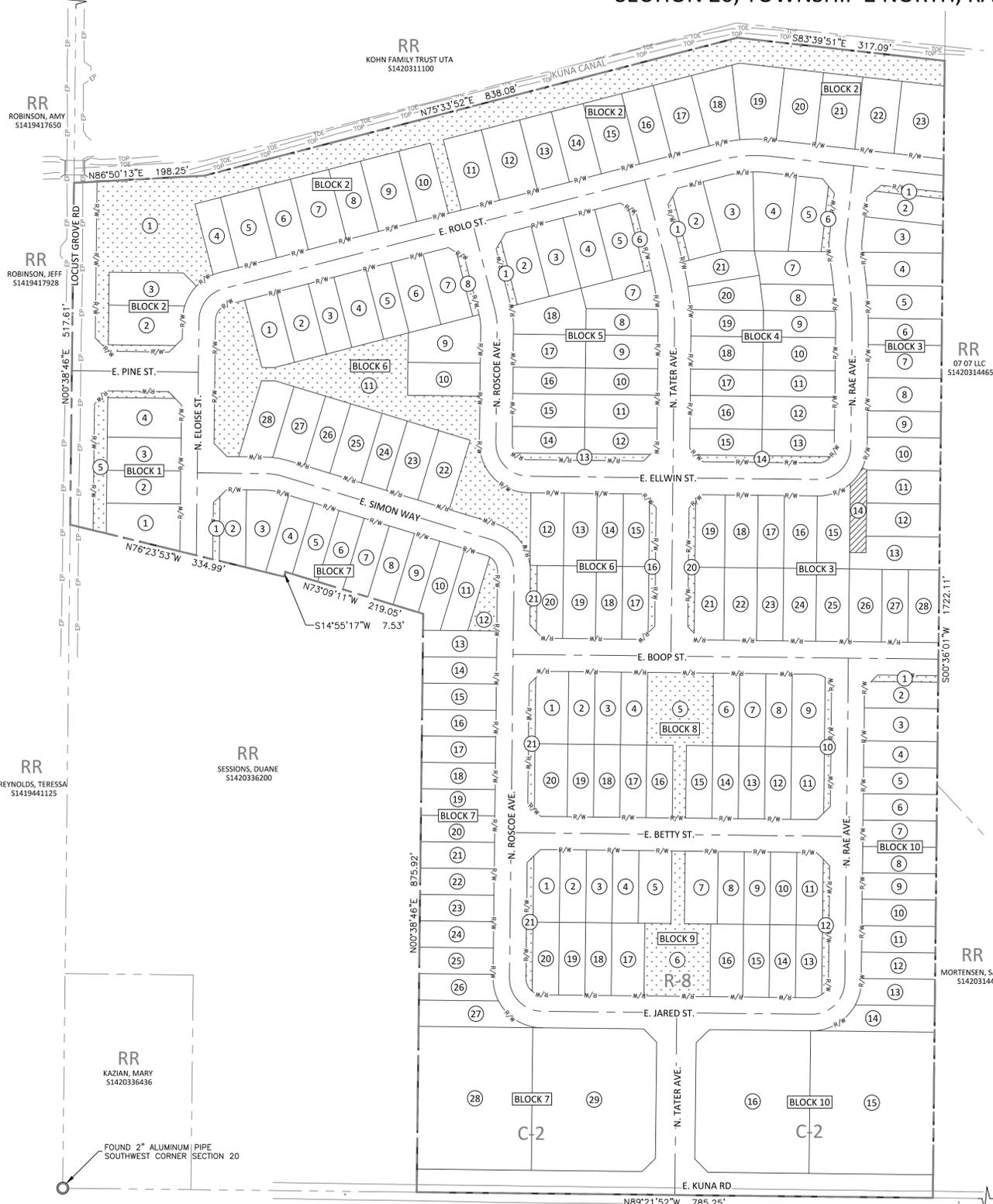
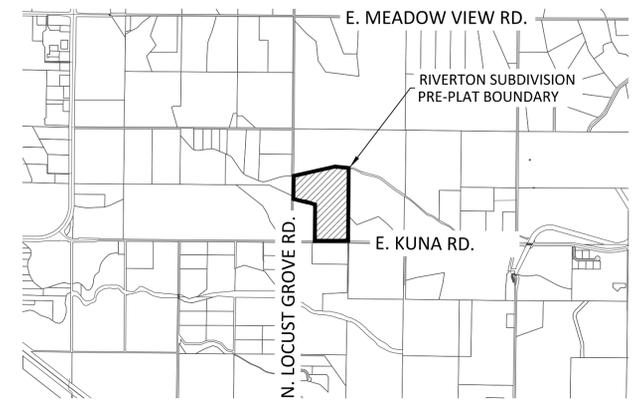


Title: Riverton Rezone to C2 21-018		Date: 09-14-2021
Scale: 1 inch = 100 feet	File:	
Tract 1: 4.760 Acres: 207329 Sq Feet: Closure = s87.2846w 0.00 Feet: Precision >1/999999: Perimeter = 2122 Feet		
001=n00.3846e 251.00	004=s89.2152e 410.25	007=s00.3601w 251.00
002=s89.2152e 187.45	005=s00.3808w 25.00	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

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*	40'
RECOMMENDED 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

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
	RIGHT-OF-WAY LINE
	EDGE OF GRAVEL
	EDGE OF PAVEMENT
	ZONING
	LOT NUMBER
	BLOCK NUMBER
	FOUND ALUMINUM PIPE
	FOUND ALUMINUM CAP
	FOUND BRASS CAP
	COMMON AREA
	COMMON DRIVE
	ASPHALT
	CONCRETE

SURVEY CONTROL NOTES

- 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

- 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).
- ALL EASEMENTS AND BUILDING SETBACKS SHALL CONFORM TO THE CITY OF KUNA ZONING ORDINANCE, OR AS OTHERWISE APPROVED.
- INTERNAL LOT LINES ARE CONCEPTUAL AND MAY CHANGE DURING FINAL PLATTING.
- STREET NAMES AS SHOWN ARE TEMPORARY AND SHALL BE NAMED ACCORDING TO CITY OF KUNA ZONING ORDINANCE PRIOR TO RECORDING OF FINAL PLAT.

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@kmenllp.com

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

**RIVERTON SUBDIVISION
 KUNA, ID
 COVER SHEET**

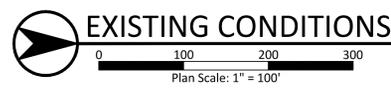
km
 ENGINEERING
 5725 NORTH DISCOVERY WAY
 BOISE, IDAHO 83713
 PHONE (208) 639-6939
 kmenllp.com

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



P:\31-018\AD\PLAT\PRELIMINARY\31-018 COVER SHEET.DWG, KARR, HALLGREN, 10/12/2021, DWG TO PDF, PCL, 2X6961, 1.PDF

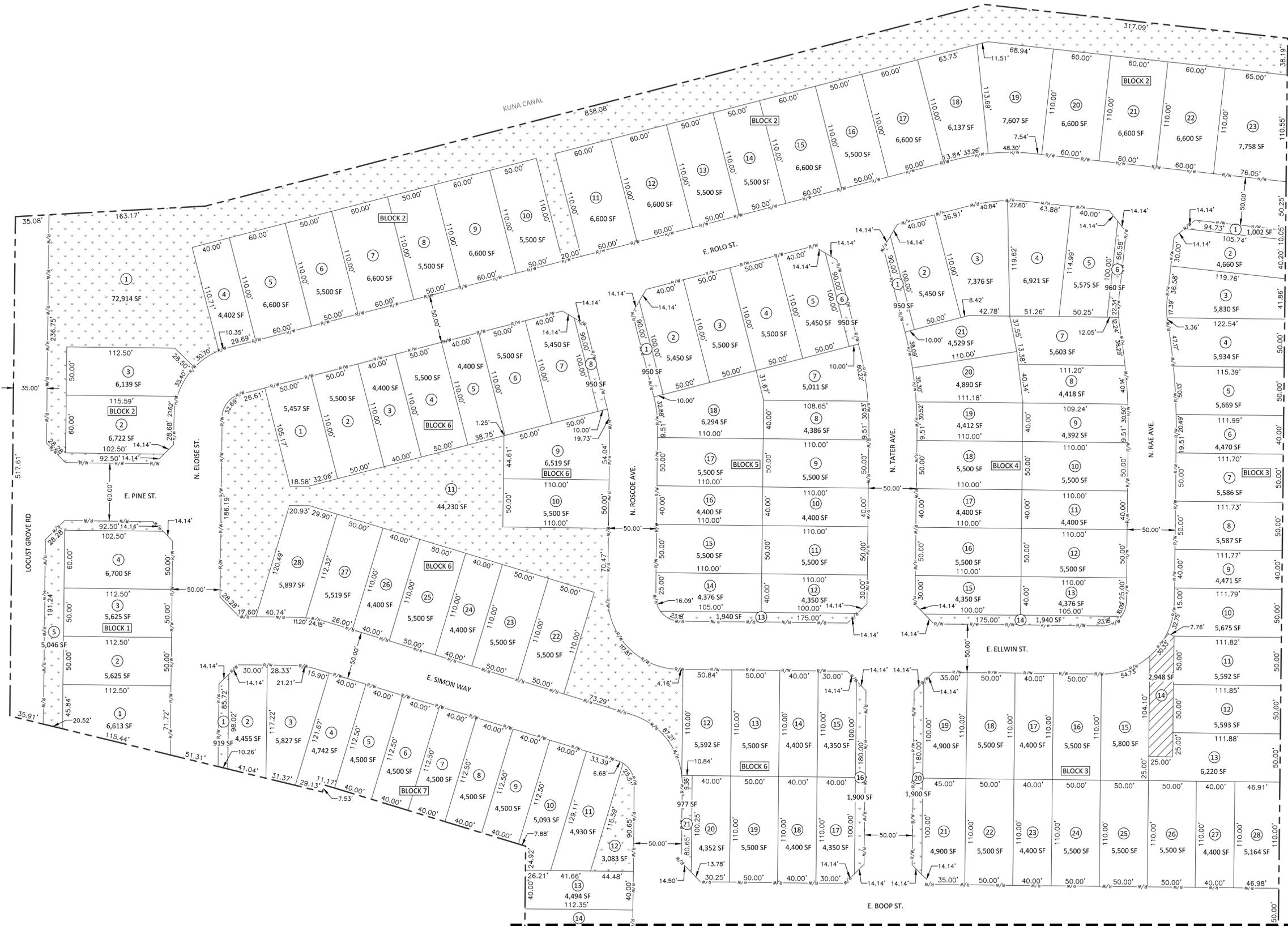


LEGEND

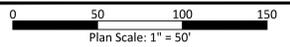
<ul style="list-style-type: none"> — — — — — BOUNDARY LINE - - - - - OFFSITE BOUNDARY LINE — — — — — ROAD CENTERLINE - - - - - SECTION LINE - - - - - EASEMENT LINE — R/W — R/W — RIGHT-OF-WAY LINE ⊙ FOUND 5/8 INCH REBAR ⊕ BRASS CAP ➔ EXISTING DRAINAGE FLOW 	<p>EXISTING IMPROVEMENTS</p> <ul style="list-style-type: none"> — S — S — S — SANITARY SEWER LINE — W — W — W — WATER LINE — G — G — G — GAS LINE — OP — OP — OP — OVERHEAD POWER LINE — GI — GI — GI — GRAVITY IRRIGATION LINE — X — X — X — EXISTING FENCE ⊙ SEWER MANHOLE ⊕ WATER VALVE ⊕ WATER METER 	<ul style="list-style-type: none"> ⊕ FIRE HYDRANT ⊕ POWER POLE ⊕ POWER BOX — EP — EP — EP — EDGE OF PAVEMENT — EG — EG — EG — EDGE OF GRAVEL — ED — ED — ED — EDGE OF DIRT ⊕ TREE DECIDUOUS — 2645 — — — — — EXISTING GRADE CONTOUR
--	--	---

<p>RIVERTON SUBDIVISION KUNA, ID EXISTING CONDITIONS</p>	
<p>DATE: 10/12/21 PROJECT: 21-018 SHEET NO. PP1.1</p>	

P:\31-018\DRAWING\PRELIMINARY\31-018 PRELIM EXISTING COND.DWG. KARL KALLONOSKI 10/12/2021.DWG TO PDF.PCS. JKAKL.IPD



PRELIMINARY PLAT LAYOUT NORTH



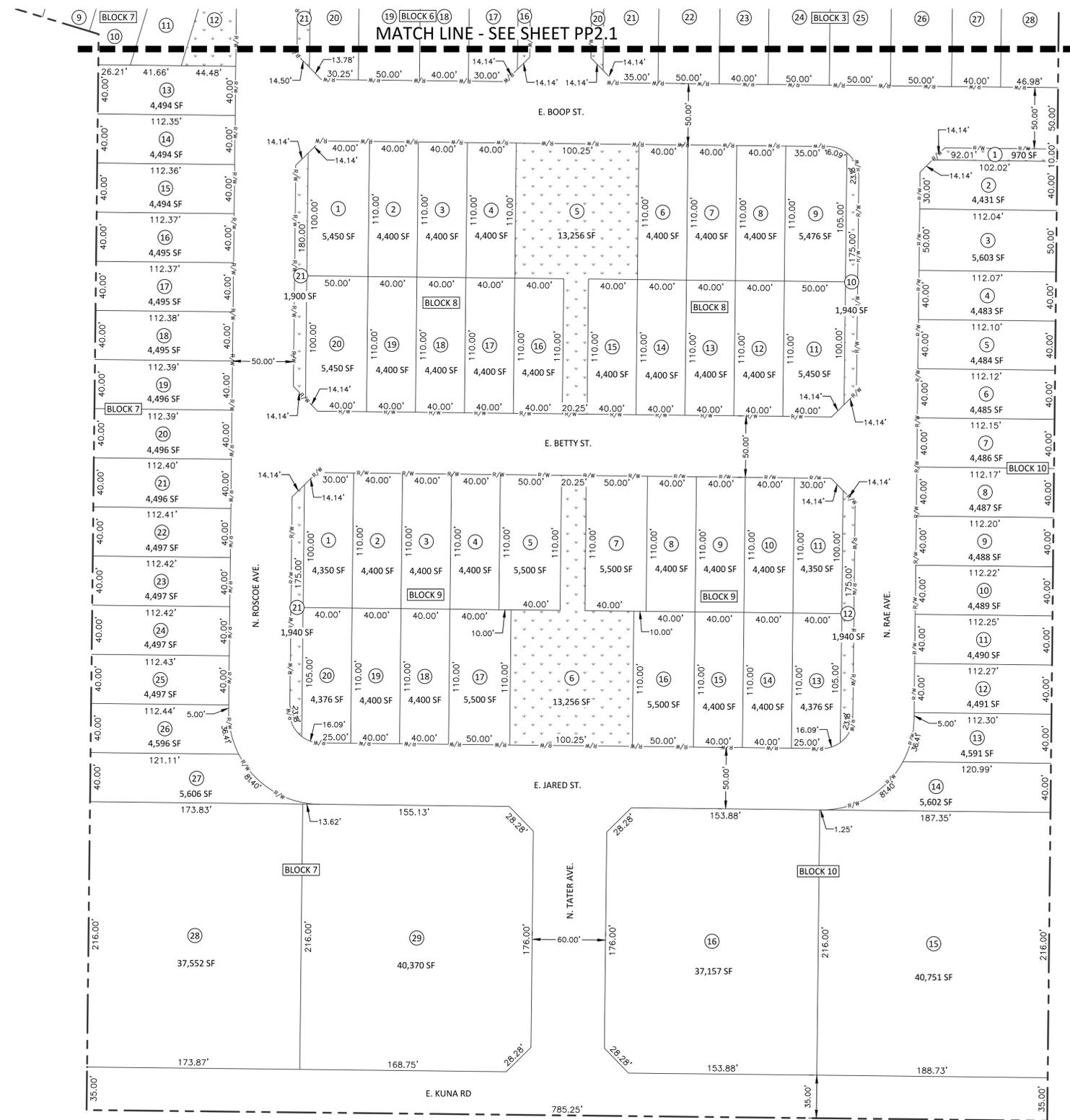
MATCH LINE - SEE SHEET PP2.2

**RIVERTON SUBDIVISION
KUNA, ID
PRELIMINARY PLAT LAYOUT NORTH**



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

P:\21-018\DRAWING\PRELIMINARY\21-018 PRELAT LAYOUT.DWG, MARK, HALLGROSK, 10/12/2021, DWG TO PDF PCL, 24X36, LPP11



PRELIMINARY PLAT LAYOUT SOUTH

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

RIVERTON SUBDIVISION
KUNA, ID
PRELIMINARY PLAT LAYOUT SOUTH

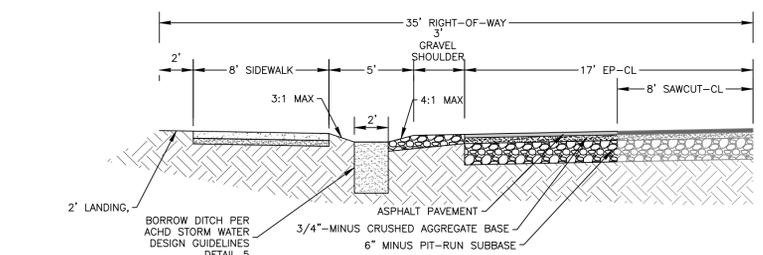
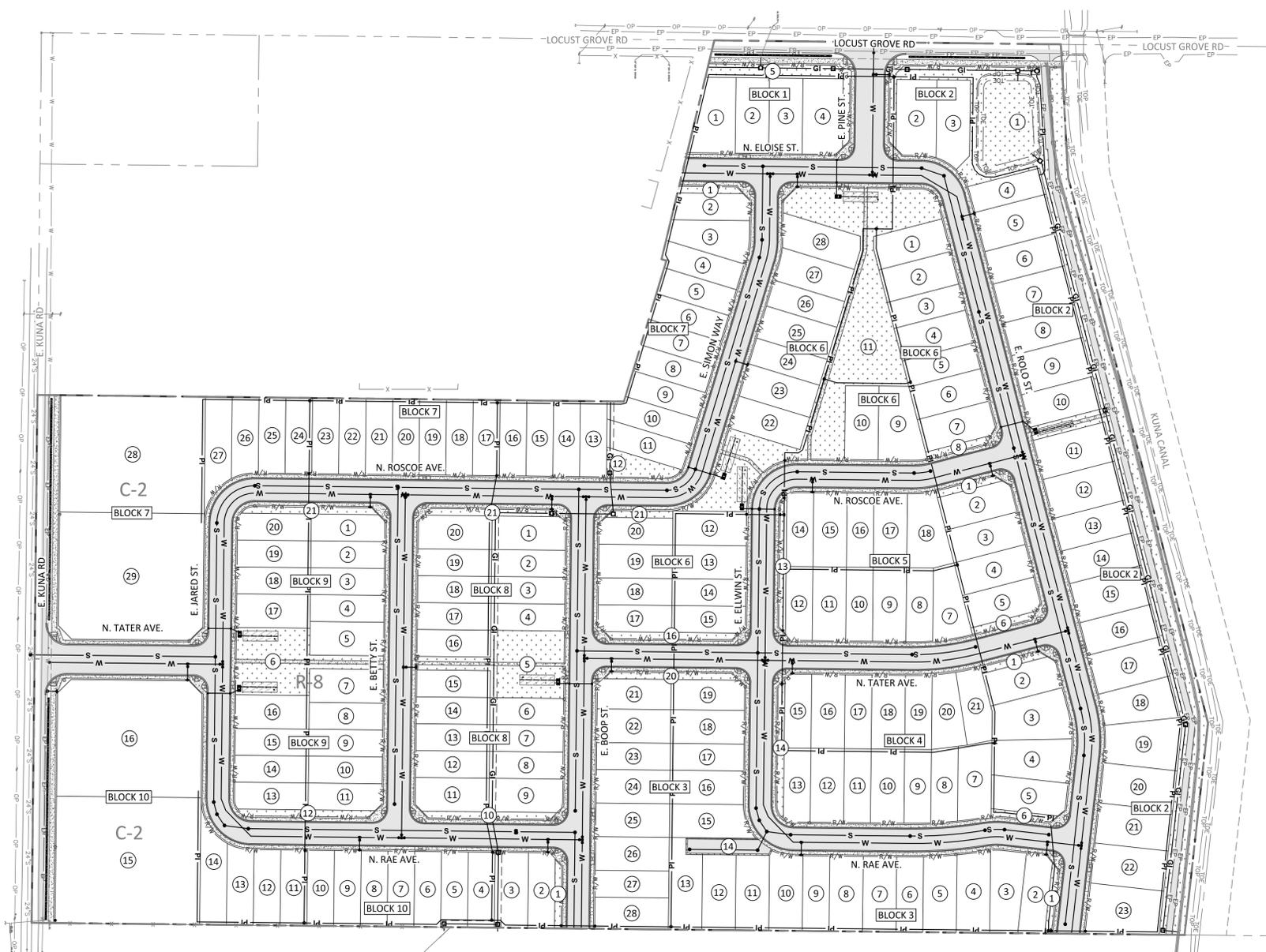


km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

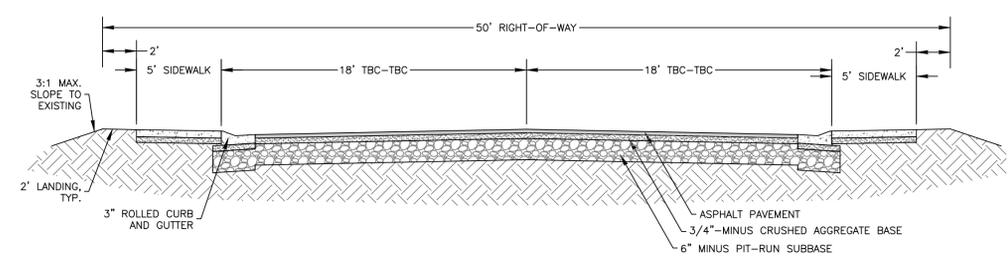
DATE: 10/12/21
PROJECT: 21-018
SHEET NO. PP2.2

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
G	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

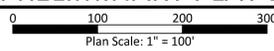


TYPICAL COLLECTOR STREET SECTION (E. KUNA RD/LOCUST GROVE RD)
SCALE: NTS



TYPICAL LOCAL STREET SECTION
SCALE: NTS

PRELIMINARY PLAT ENGINEERING



NOTES

- 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.
- 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.
- WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
- 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.
- 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.
- 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.
- SANITARY SEWER, WATER, AND STORM DRAINAGE FACILITIES LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY WILL BE PROVIDED WITH A PERMANENT PUBLIC UTILITY EASEMENT.
- PEDESTRIAN RAMPS AND CROSSINGS ARE SHOWN IN A CONCEPTUAL MANNER AND WILL BE REFINED AND DETAILED DURING FINAL DESIGN.
- MAINTENANCE EASEMENTS WILL BE PROVIDED TO ACHD IN LOCATIONS WHERE THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY.
- CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH THE STANDARD KUNA CONSTRUCTION NOTES: WATER; DRAINAGE; SEWER; AND PRESSURE IRRIGATION.
- PRESSURE IRRIGATION STORAGE POND AND PUMP STATION SIZE AND LOCATION ARE PRELIMINARY. LOCATION AND SIZING WILL BE DETERMINED DURING FINAL DESIGN.

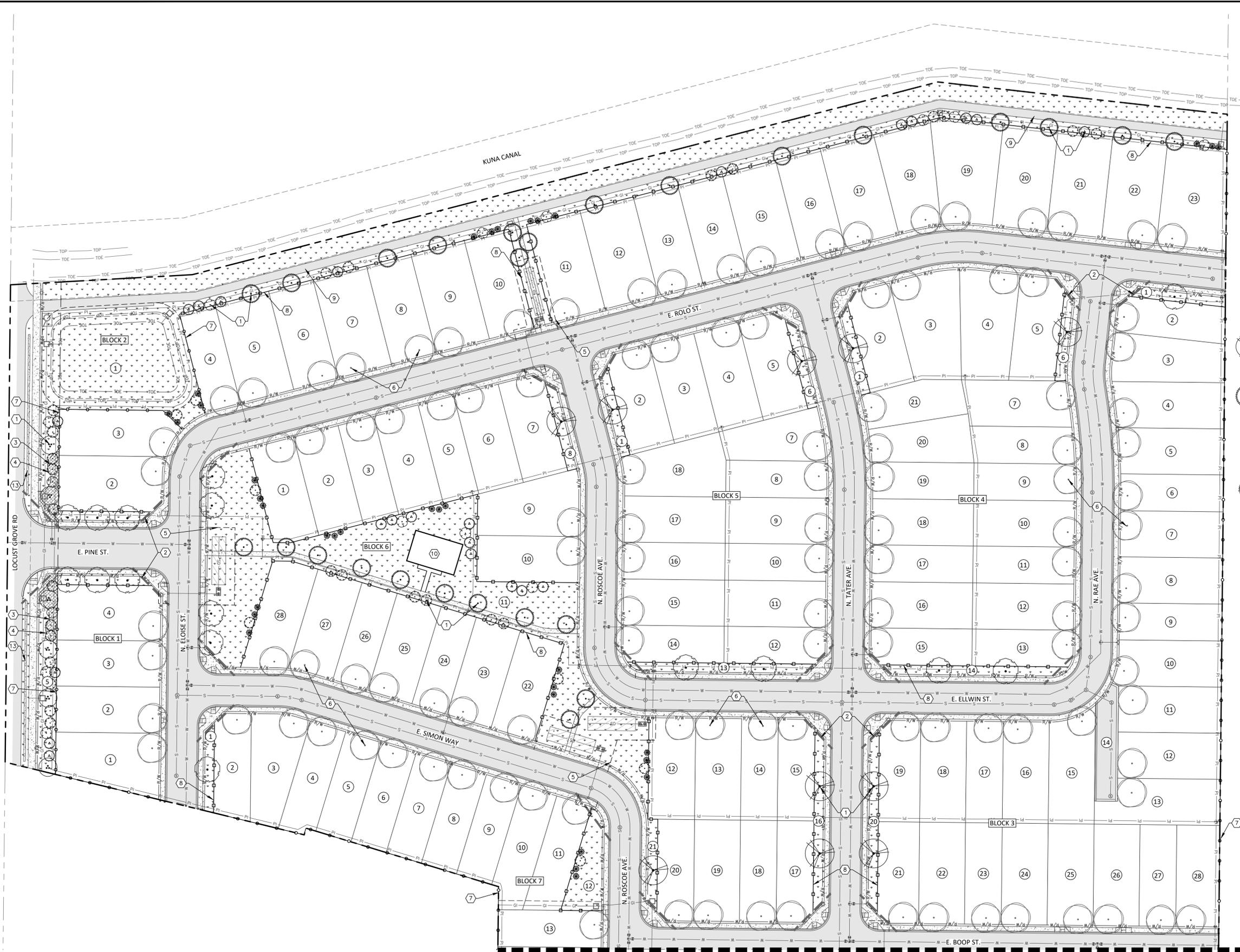
**RIVERTON SUBDIVISION
KUNA, ID
PRELIMINARY PLAT ENGINEERING**

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 13:33:59 -06'00'

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

P:\31-038\04\PLAT\PRELIMINARY\31-038 PRELIM PLAT ENGINEERING.DWG, KARE KALLIOCKSK, 10/12/2021, DWG TO PDF PLO, 2408, [RPT]



KEY NOTES (TYPICAL) (#)

- INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
- 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.
- 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 AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
- INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL3.0-2.
- 10' ACHD FACILITY CLEAR ZONE. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
- 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.
- 6" HEIGHT VINYL PRIVACY FENCE. SEE PPL3.0-3.
- 6" HEIGHT LATTICE TOP FENCE. SEE PPL3.0-4.
- PATHWAY. SEE CIVIL PLANS.
- SCHEMATIC TOT LOT. SEE PPL3.0-5 FOR REFERENCE PHOTO.
- 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.
- 4" METAL FENCE. SEE PPL3.0-7 FOR REFERENCE PHOTO.
- 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'™ 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' HOOPSII 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 CONJUNCTION 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 PPL3.0-6.

PRELIMINARY PLAT LANDSCAPE PLAN

Plan Scale: 1" = 50'

MATCH LINE - SEE SHEET PPL3.0

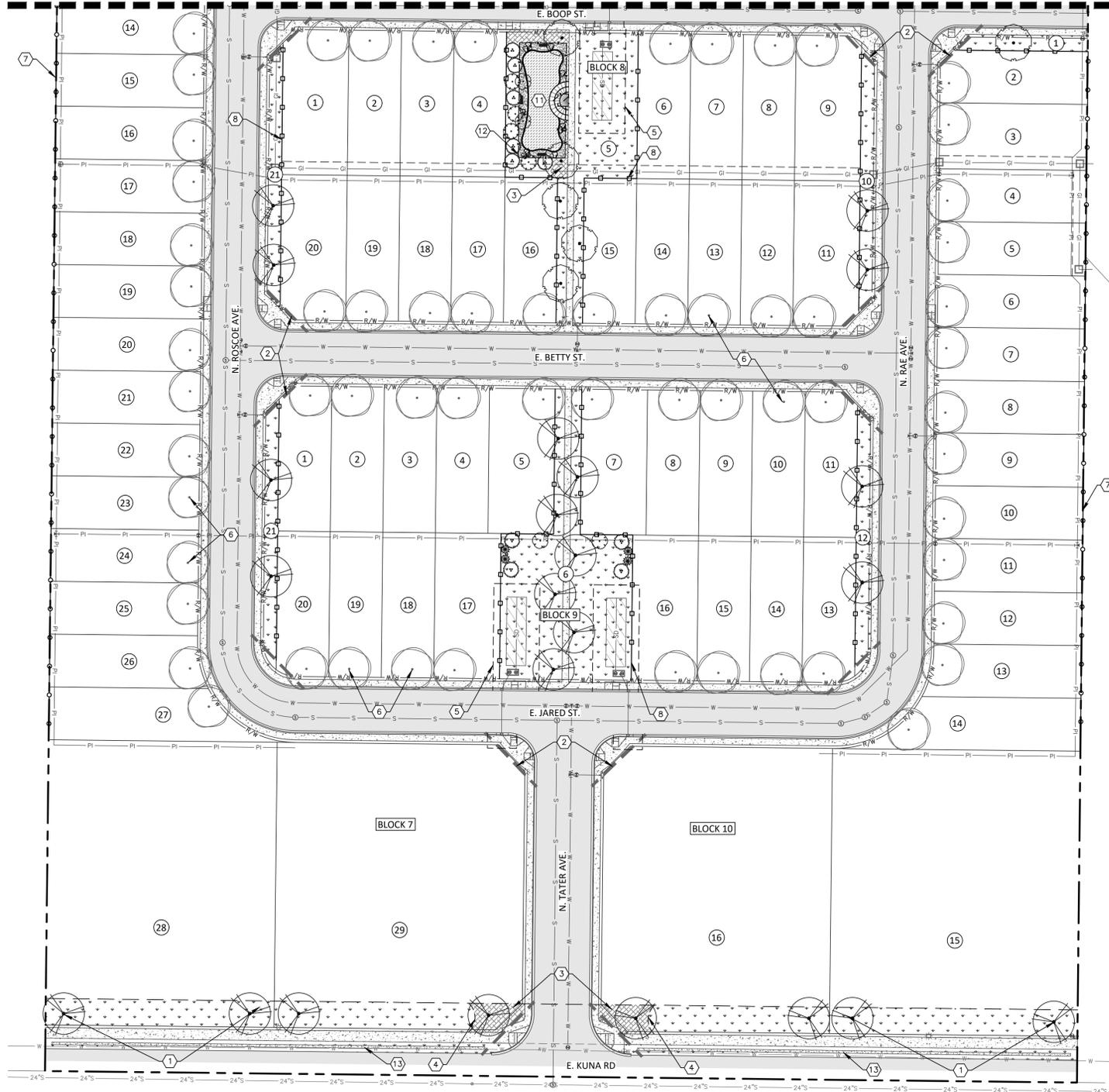
**RIVERTON SUBDIVISION
KUNA, ID
PRELIMINARY PLAT LANDSCAPE PLAN**

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

P:\31-038\LANDSCAPE\PRELIM\21-018\PP LANDSCAPE PLAN DWG. ATSSA VIKENEN, 10/12/2021, DWG TO PDF, PCL, ...

MATCH LINE - SEE SHEET PPL2.0



KEY NOTES (TYPICAL) (7)

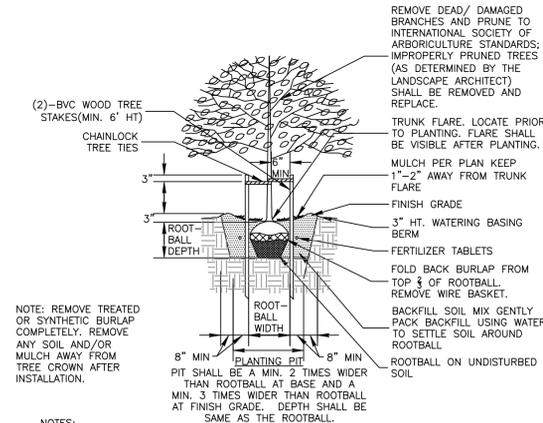
- INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
- 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
- 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 AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
- INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL3.0-2.
- 10' ACHD FACILITY CLEAR ZONE. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
- 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.
- 6' HEIGHT VINYL PRIVACY FENCE. SEE PPL3.0-3.
- 6' HEIGHT LATTICE TOP FENCE. SEE PPL3.0-4.
- PATHWAY. SEE CIVIL PLANS.
- SCHEMATIC TOT LOT. SEE PPL3.0-5 FOR REFERENCE PHOTO.
- 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.
- 4' METAL FENCE. SEE PPL3.0-7 FOR REFERENCE PHOTO.
- ROADSIDE BURROW DITCH SAND WINDOW. TURF NOT ALLOWED. SEE CIVIL PLANS.

FENCE SCHEDULE

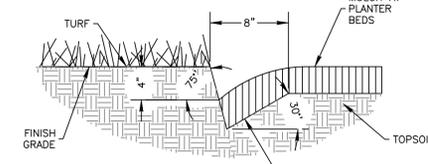
- 6' HEIGHT VINYL PRIVACY FENCE. SEE PPL3.0-3.
- 6' HEIGHT LATTICE TOP FENCE. SEE PPL3.0-4.
- 4' HEIGHT OPEN VISION METAL FENCE. SEE PPL3.0-6.

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 PULPIFERA 'EMERALD CITY'™ EMERALD CITY TULIP TREE	2" CAL B&B
	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERYA 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' HOOPSII 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 CONJUNCTION 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	-



1 DECIDUOUS TREE PLANTING AND STAKING DETAIL NTS



2 SHOVEL CUT EDGE NTS

PRELIMINARY PLAT LANDSCAPE PLAN

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



3 6-FOOT HEIGHT VINYL FENCE NTS



4 6-FOOT HEIGHT LATTICE TOP VINYL FENCE NTS



5 LARGE TOT LOT (TYPICAL) NTS

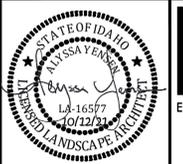


6 DOG PARK REFERENCE PHOTO NTS



7 4' HEIGHT OPEN VISION METAL FENCE NTS

RIVERTON SUBDIVISION
KUNA, ID
PRELIMINARY PLAT LANDSCAPE PLAN



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

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

P:\31-08\LANDSCAPE\PRELIM\PLAT\LANDSCAPE PLAN DWG. ATSSA VIKENEN, 10/12/2021, DWG TO PDF, PCL, ...

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.



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: PATRICK CONNOR

Signature: [Handwritten Signature] Date: 11/10/2021

RIVERTON

CONCEPTUAL, SUBJECT TO CHANGE





Planning & Zoning Department

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

Agency 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) – <i>Riverton Subdivision</i> (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@kmengeering.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. 4 th Street, Kuna, ID 83634
Staff Contact	Troy Behunin, Senior Planner Kuna Planning and Zoning Department 208.922.5274 TBehunin@kunaid.gov
<p>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. <i>No response within 15 business days will indicate you have no objection or comments for this project.</i></p>	



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 as-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

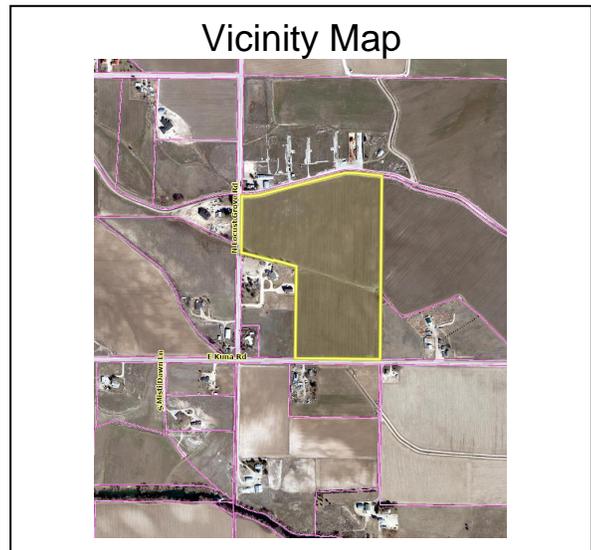
Site Address: N Locust Grove Road

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



A. Findings of Fact

- 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.

- 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)

- Site History:** ACHD has not previously reviewed this site for a development application.
- Adjacent Development:** The following developments are pending or underway in the vicinity of the site:

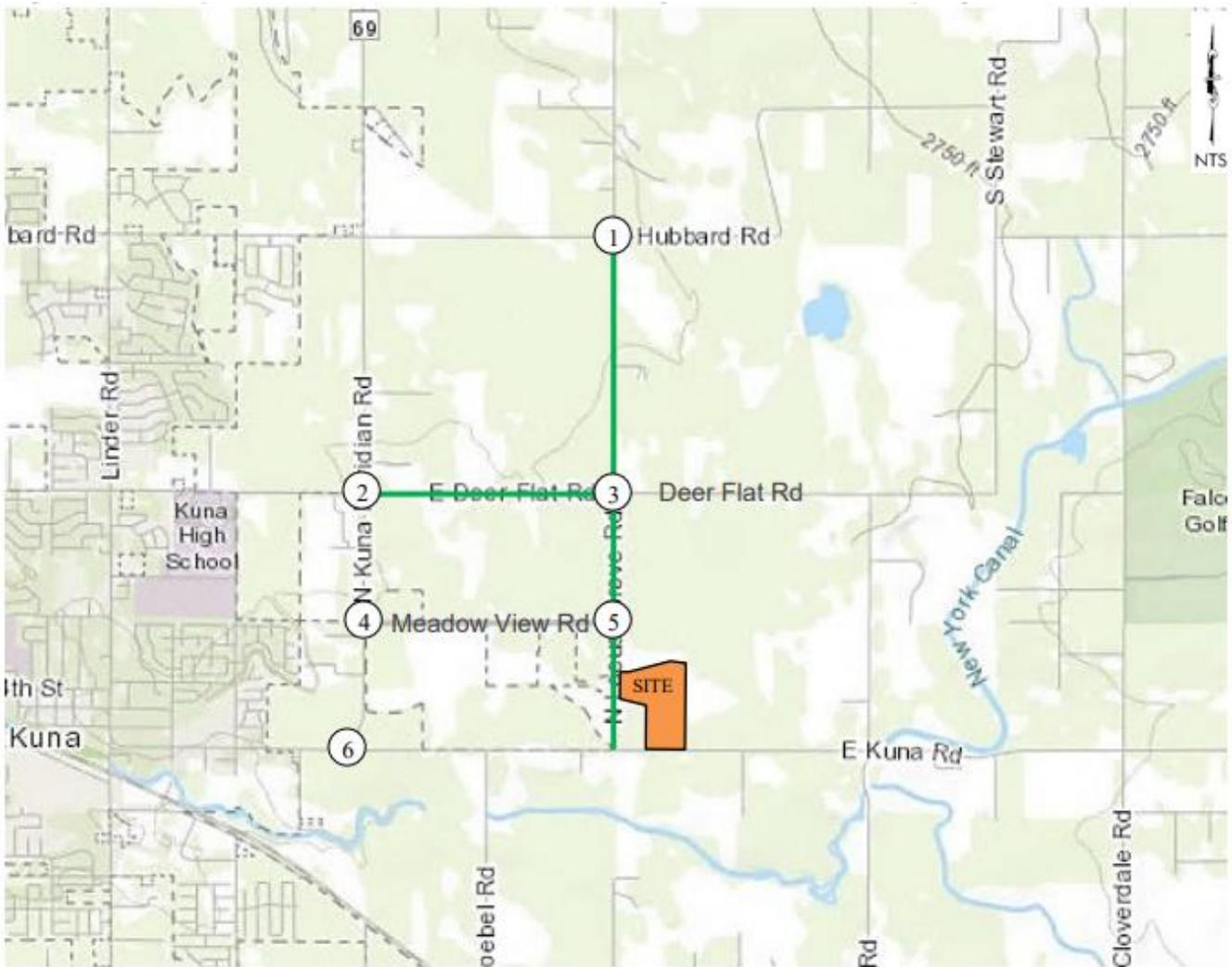
- Rising Sun West, a mixed-use development for 112 lots on 42 acres located west of the site was approved by ACHD on March 10th, 2022.

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 WILL 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 District 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

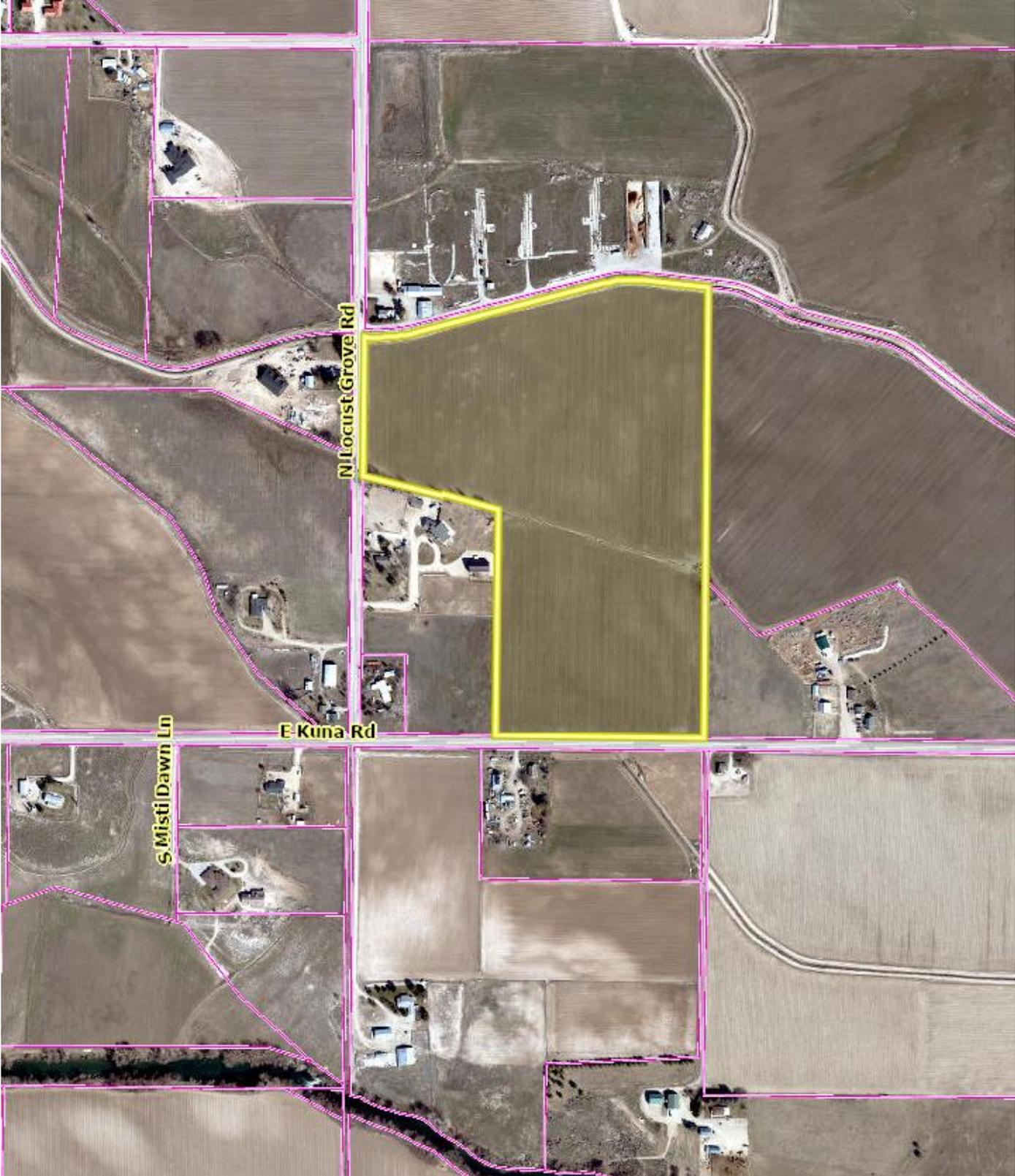
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

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.

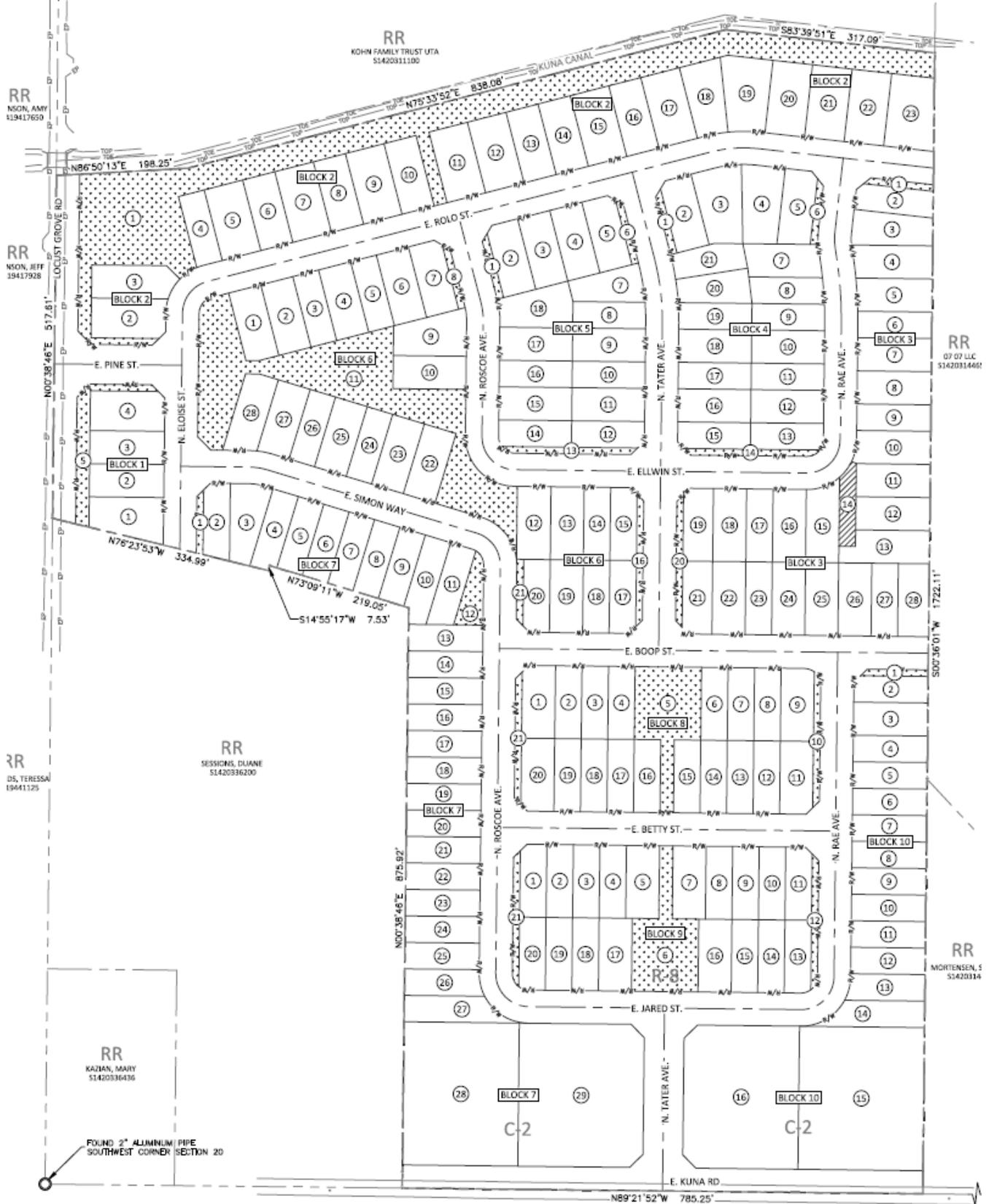
G. Attachments

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



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 phase¹	Dual EB left-turn lanes and SBR overlap phase¹	Dual EB left-turn lanes and SBR overlap phase¹ 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-foot local road spacing on a minor arterial
 - Meets minimum 440-foot 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-foot local road spacing on a minor arterial
 - Meets minimum 440-foot 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.

DAVID 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



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 21-11-5

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: [Signature]
 Date: 2/21/22



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@Kunald.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 Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact 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.

Response to Request for Comment

February 18, 2022

Page 5

- 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,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 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:

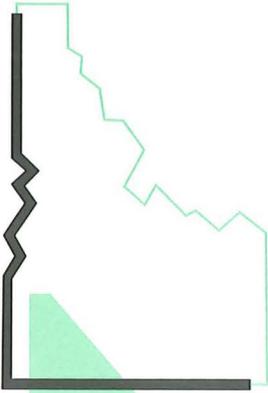
At least one fire hydrant shall be available along approved service roadways and within 600 lineal feet of the furthest exterior portion of each residential building. Hydrants and fire flow shall be designed to meet the minimum requirements of IFC appendix B105 for one- and two-family dwellings.

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

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

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

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.

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
261573	PH - 21-16-AN	07/20/22	07/20/22	1	\$56.62

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount	
						Kuna Planning & Zoning Department
						July 20, 2022 261573

Discount:	\$0.00	Gross:	\$56.62
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$56.62

We Appreciate Your Business!

Suggestions for Testifying at Public Hearings:

Be Informed...

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

Be on time...

Although the item you are interested in may not be first on the agenda, you never know when it will be heard; the governing body has authority to adjust the schedule according to its discretion, thus, anticipate attending from the beginning.

Speak to the Point...

The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write...

Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.



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

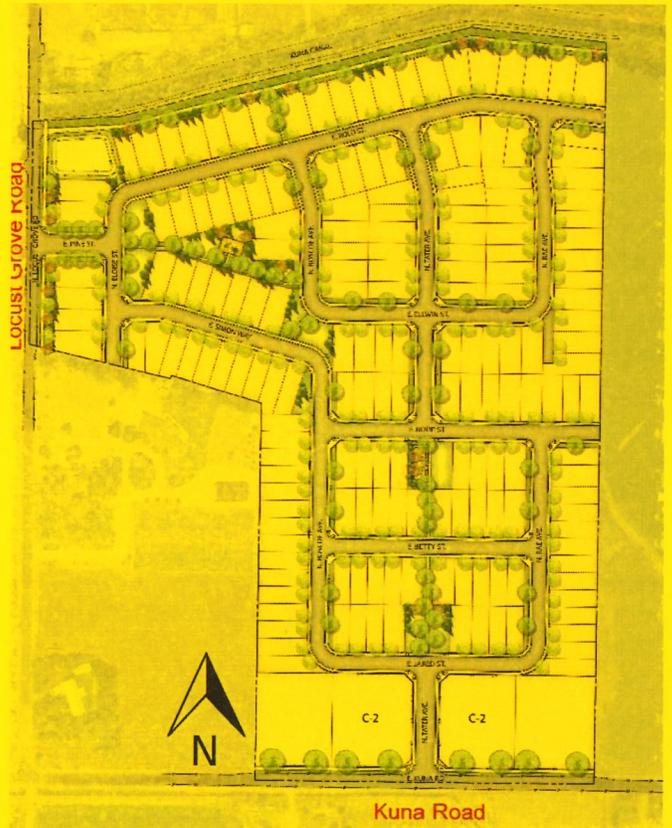
A request for Annexation for approx. 38 acres into the City of Kuna with the C-2 (Area Commercial), and R-8 (High Density Residential) zoning districts; and requests Preliminary Plat approval to subdivide the same lands into 182 single-family lots, 24 common lots, and four (4) commercial lots. The site 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



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 (21-11-5)
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)

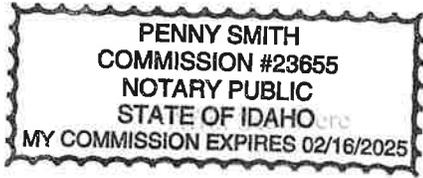
On this 25th day of July, 2022, before me, the
Undersigned, a Notary Public in and for said State, personally appeared before me
(Owner/Developer).

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
Residing at: MC 2918 EMMA ROAD
Meridian ID 83644

My Commission expires: 2-16-2025

[Signature]
Signature



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

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

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

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
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



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



August 9, 2022

To City of Kuna, Planning and Zoning Commission:

For the record of the Riverton Subdivision application: Annexation (21-16-AN) and Preliminary Plat (21-11-S)

Providence Properties and neighbor Duane Sessions have agreed to the following items to mitigate the impact of the Riverton Subdivision:

1. Developer will place a 2'-3' berm with 6' vinyl fence on the shared common property line.
2. Developer agrees to retain as many trees along the shared property line as possible. Tree removal may be conducted with the planned ACHD right of way and the gravity irrigation pipeline. Any trees impacted by the berm will be mutually agreed upon between the two parties.
3. There will be no interference with existing irrigation delivery.

A handwritten signature in blue ink, appearing to read "Patrick Connor", is written over a horizontal line.

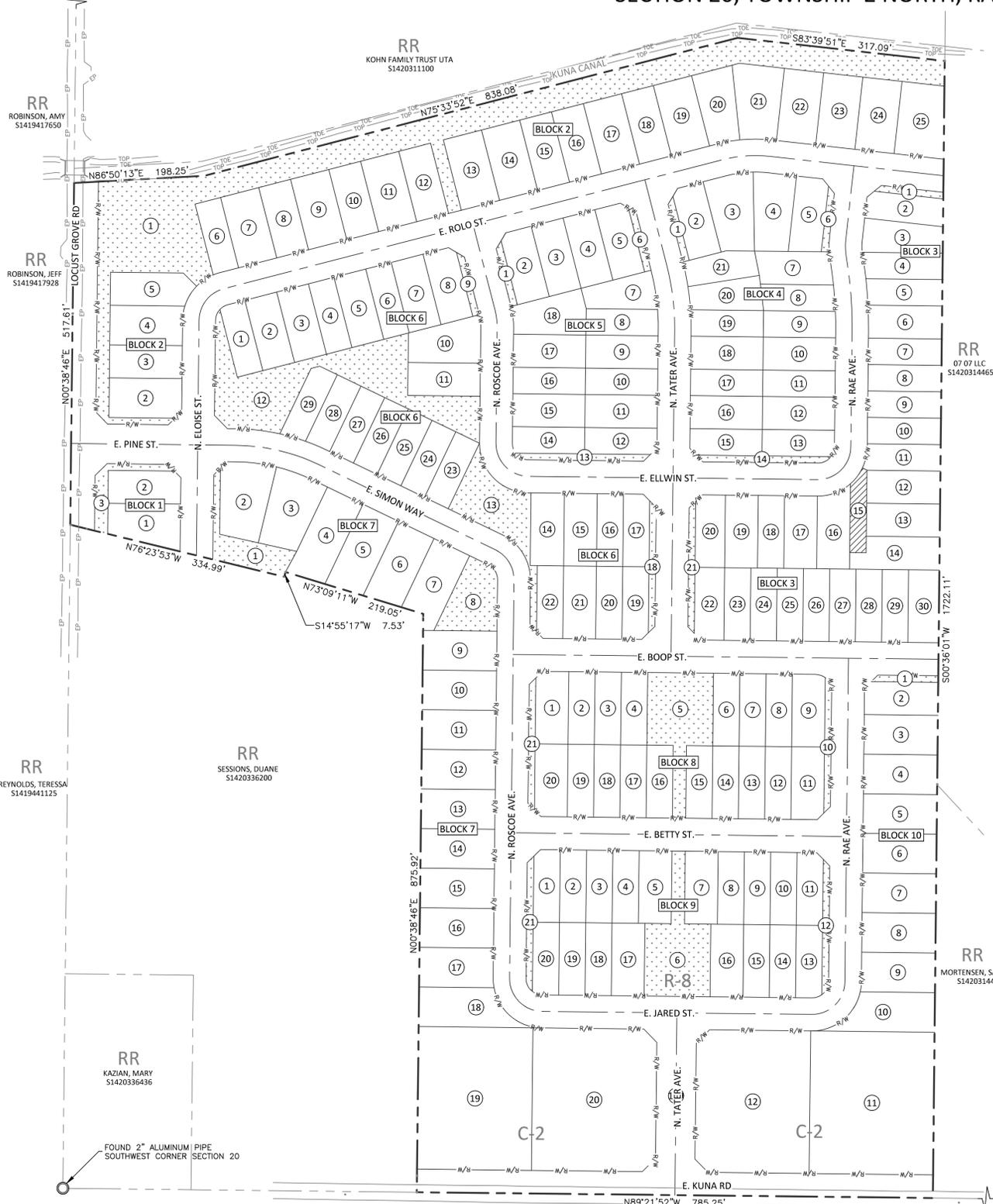
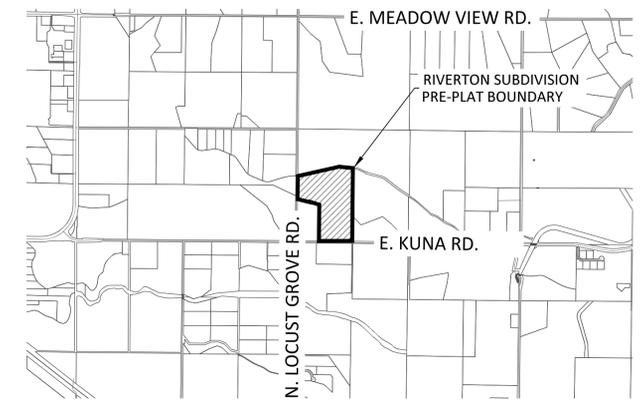
Patrick Connor

Director of Planning and Design
Providence Properties

PRELIMINARY PLAT SHOWING RIVERTON SUBDIVISION

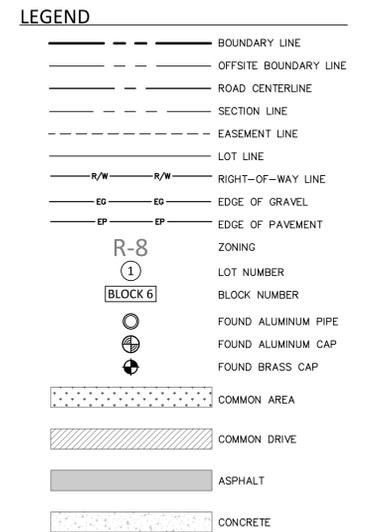
A PARCEL OF LAND SITUATED IN A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO

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	21.42 ACRES
AREA COMMERCIAL	3.58 ACRES
AREA RESIDENTIAL COMMON ACCESS	0.07 ACRES
AREA COMMERCIAL ROW	0.94 ACRES
AREA RESIDENTIAL ROW	8.45 ACRES
AREA COMMERCIAL OPEN SPACE	0.00 ACRES
AREA RESIDENTIAL OPEN SPACE	3.99 ACRES
AREA QUALIFIED COMMON OPEN SPACE	3.99 ACRES
R-8 RESIDENTIAL DENSITY DATA	
TOTAL RESIDENTIAL BUILDABLE LOTS	172 LOTS
RESIDENTIAL BUILDABLE LOT AREA	21.42 ACRES
RESIDENTIAL COMMON AREA	4.06 ACRES
RESIDENTIAL ROW AREA	8.45 ACRES
TOTAL RESIDENTIAL AREA	33.93 ACRES
TOTAL GROSS DENSITY (RES BUILD LOTS/TOTAL RES AREA)	5.07 UNITS/ACRE
TOTAL NET DENSITY (RES BUILD/TOTAL BUILD AND COMMON LOT AREAS)	6.75 UNITS/ACRE
OVERALL LOT DATA	
TOTAL LOTS	200
TOTAL SINGLE FAMILY LOTS	172
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*	40'
RECOMMENDED 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 (SINGLE FAMILY DETACHED)	3,300 SF
PROVIDED (SINGLE FAMILY)	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

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



SURVEY CONTROL NOTES

- 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

- 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).
- ALL EASEMENTS AND BUILDING SETBACKS SHALL CONFORM TO THE CITY OF KUNA ZONING ORDINANCE, OR AS OTHERWISE APPROVED.
- INTERNAL LOT LINES ARE CONCEPTUAL AND MAY CHANGE DURING FINAL PLATTING.
- STREET NAMES AS SHOWN ARE TEMPORARY AND SHALL BE NAMED ACCORDING TO CITY OF KUNA ZONING ORDINANCE PRIOR TO RECORDING OF FINAL PLAT.

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@kmenllp.com

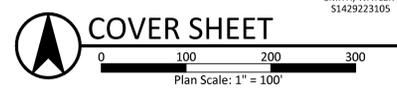
OWNER
 PROVIDENCE PROPERTIES, LLC
 701 S. ALLEN ST. #104
 MERIDIAN, IDAHO 83642
 CONTACT: PATRICK CONNOR

RIVERTON SUBDIVISION
KUNA, ID
COVER SHEET

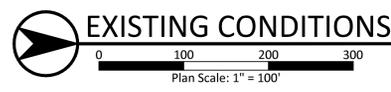
km
 ENGINEERING
 5725 NORTH DISCOVERY WAY
 BOISE, IDAHO 83713
 PHONE (208) 639-6939
 kmenllp.com

Digitally signed by Matthew S. Derr, PE
 Date: 2022.08.17 16:14:50 -06'00'

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



P:\31-038\04\PROJ\PRELIMINARY\31-038 COVER SHEET.DWG TO REF.PC3, 2A08, [EPW]



LEGEND

<ul style="list-style-type: none"> --- 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 	<p>EXISTING IMPROVEMENTS</p> <ul style="list-style-type: none"> — S — S — S — SANITARY SEWER LINE — W — W — W — WATER LINE — G — G — G — GAS LINE — OP — OP — OP — OVERHEAD POWER LINE — GI — GI — GI — GRAVITY IRRIGATION LINE — X — X — X — EXISTING FENCE ⊙ SEWER MANHOLE ⊙ WATER VALVE ⊙ WATER METER 	<ul style="list-style-type: none"> ⊙ FIRE HYDRANT ⊙ POWER POLE ⊙ POWER BOX — EP — EP — EP — EDGE OF PAVEMENT — EG — EG — EG — EDGE OF GRAVEL — ED — ED — ED — EDGE OF DIRT ⊙ TREE DECIDUOUS — 2645 — — — EXISTING GRADE CONTOUR
---	--	---

<p>RIVERTON SUBDIVISION KUNA, ID EXISTING CONDITIONS</p>	
	<p>5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE (208) 639-6939 kmengllp.com</p>
<p>DATE: 10/12/21 PROJECT: 21-018 SHEET NO. PP1.1</p>	

P:\31-038\CAD\PLANS\PRELIMINARY\31-038 PRELIM EXISTING COND.DWG. MATTE DEERR, 8/17/2021, DWG TO PDF, PLOT, 24X36, LIPDT



MATCH LINE - SEE SHEET PP2.2

 PRELIMINARY PLAT LAYOUT NORTH
 0 50 100 150
 Plan Scale: 1" = 50'

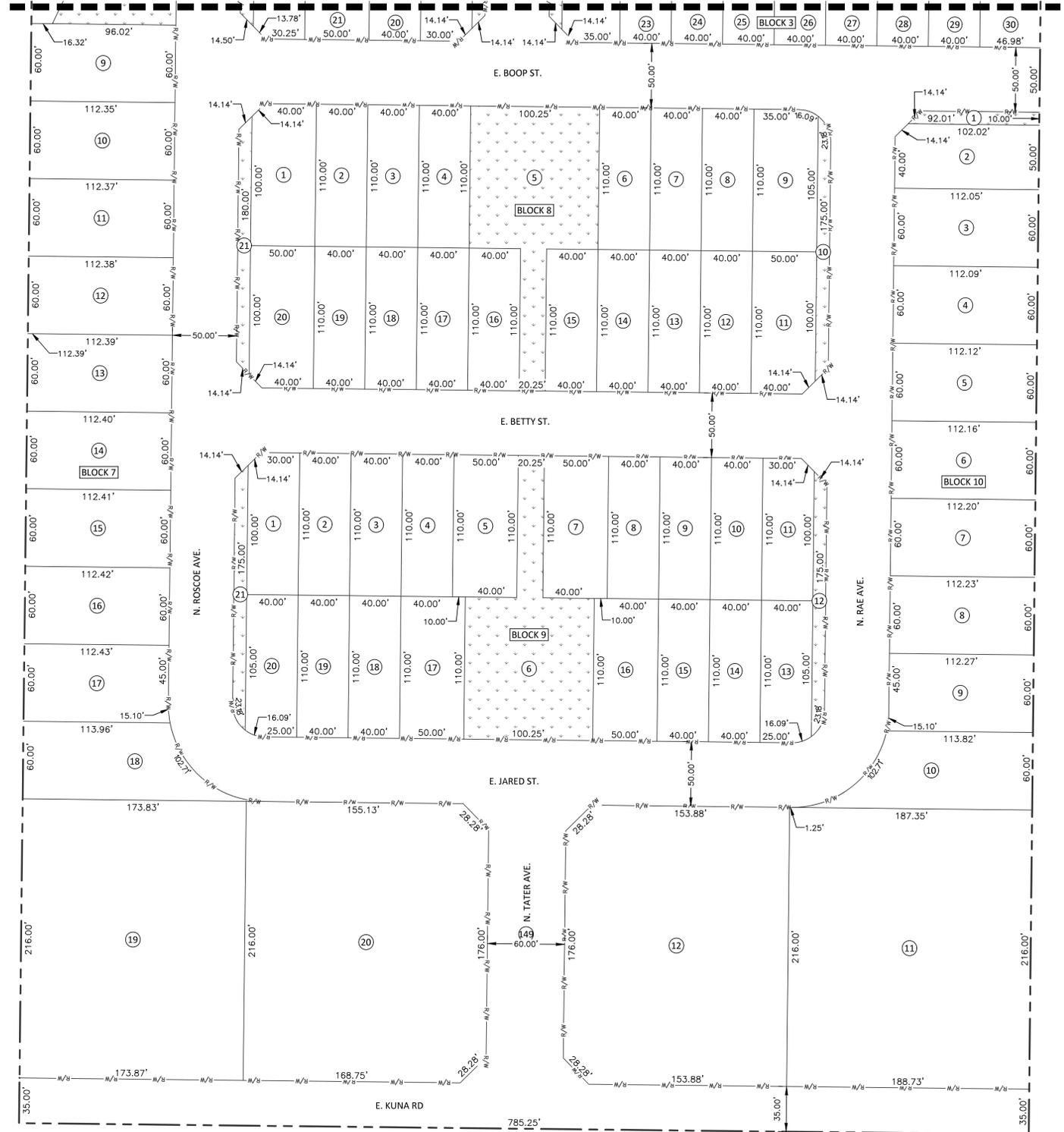
RIVERTON SUBDIVISION
 KUNA, ID
 PRELIMINARY PLAT LAYOUT NORTH



DATE: 10/12/21
 PROJECT: 21-018
 SHEET NO.
 PP.2.1

P:\31-038\CAD\PLAT\PRELIMINARY\31-038 PREL PLAT LAYOUT.DWG, MATT DEIR, 8/17/2022, DWG TO PDF, PLOT, 24.86x11.61 (PP.1)

MATCH LINE - SEE SHEET PP2.1



 **PRELIMINARY PLAT LAYOUT SOUTH**
 0 50 100 150
 Plan Scale: 1" = 50'

**RIVERTON SUBDIVISION
 KUNA, ID
 PRELIMINARY PLAT LAYOUT SOUTH**



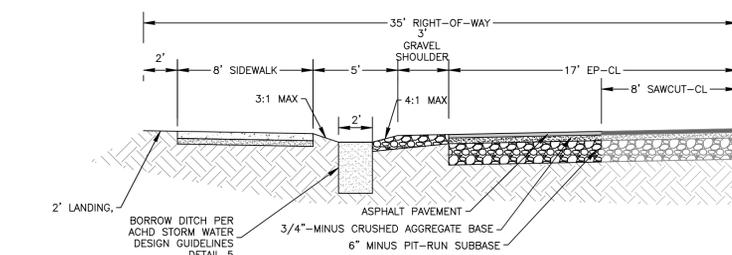
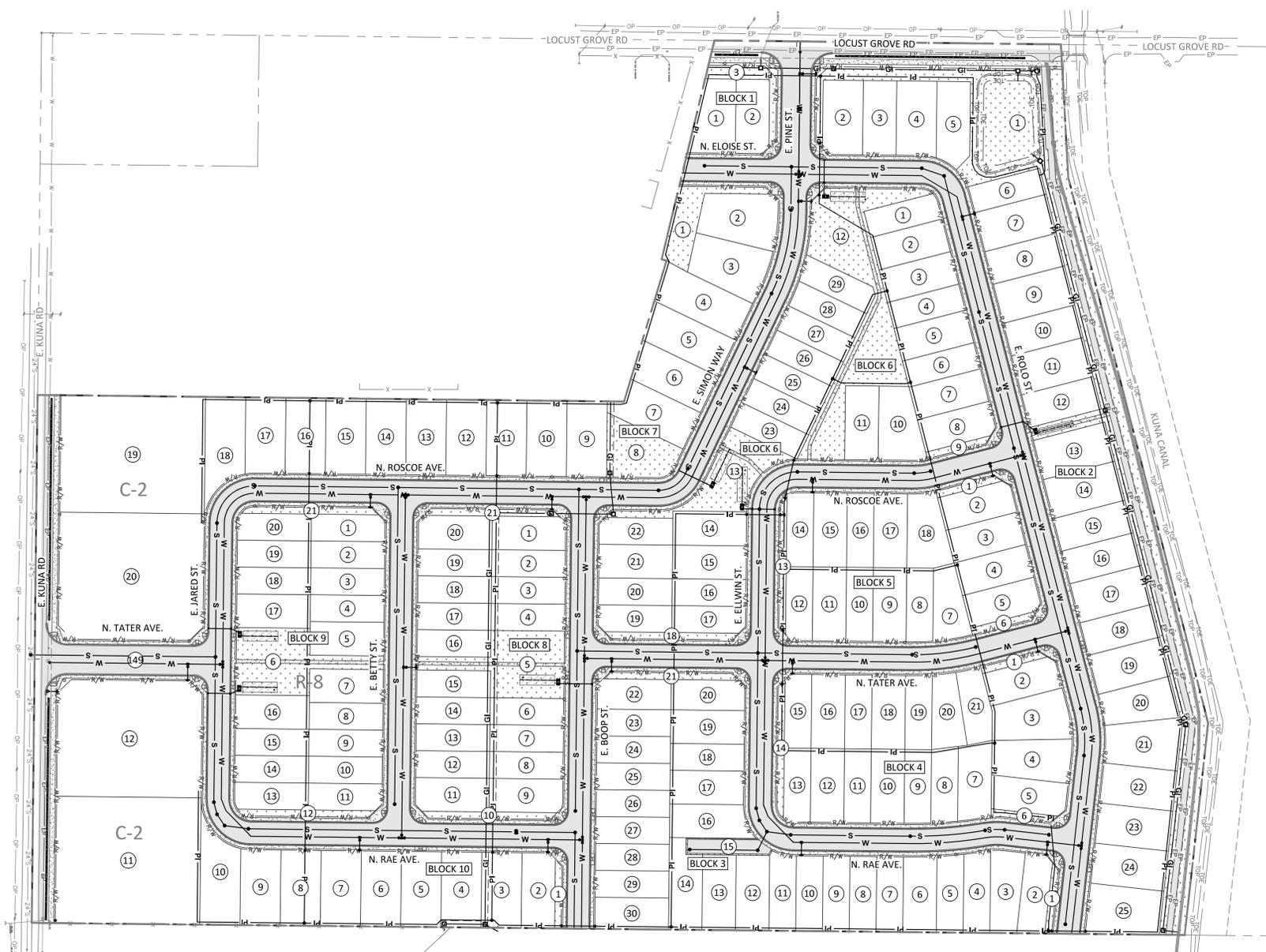
km
 ENGINEERING
 5725 NORTH DISCOVERY WAY
 BOISE, IDAHO 83713
 PHONE (208) 639-6939
 kmengllp.com

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

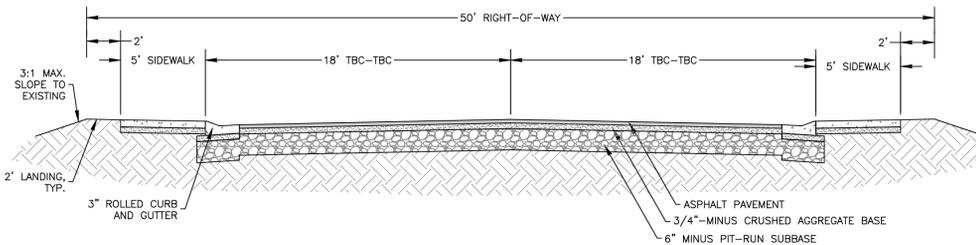
P:\31-038\04\PLAT\PRELIMINARY\31-038 PREL PLAT LAYOUT DWG.MXD (BANK, 8/17/2022, DWG TO PDF, PLOT, 24066, LPPF)

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
G	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

PRELIMINARY PLAT ENGINEERING

Plan Scale: 1" = 100'

NOTES

- 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.
- 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.
- WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
- 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.
- 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.
- 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.
- SANITARY SEWER, WATER, AND STORM DRAINAGE FACILITIES LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY WILL BE PROVIDED WITH A PERMANENT PUBLIC UTILITY EASEMENT.
- PEDESTRIAN RAMPS AND CROSSINGS ARE SHOWN IN A CONCEPTUAL MANNER AND WILL BE REFINED AND DETAILED DURING FINAL DESIGN.
- MAINTENANCE EASEMENTS WILL BE PROVIDED TO ACHD IN LOCATIONS WHERE THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY.
- CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH THE STANDARD KUNA CONSTRUCTION NOTES: WATER; DRAINAGE; SEWER; AND PRESSURE IRRIGATION.
- PRESSURE IRRIGATION STORAGE POND AND PUMP STATION SIZE AND LOCATION ARE PRELIMINARY. LOCATION AND SIZING WILL BE DETERMINED DURING FINAL DESIGN.

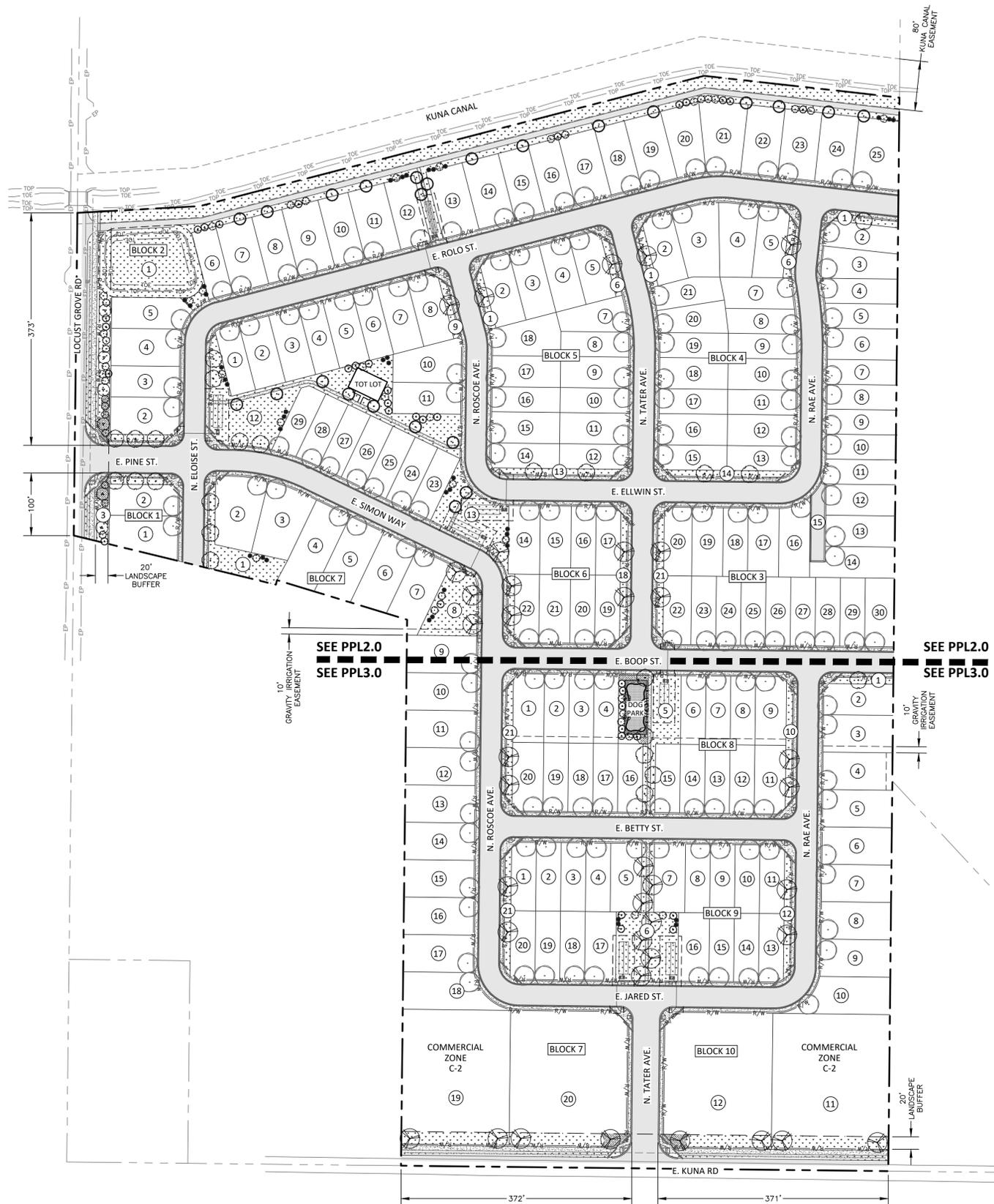
**RIVERTON SUBDIVISION
KUNA, ID
PRELIMINARY PLAT ENGINEERING**

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

Digitally signed by Matthew S. Derr, PE
Date: 2022.08.17 16:12:56 -06'00'

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

P:\31-038\04\PLAT\PRELIMINARY\31-038 PRELIM PLAT ENGINEERING.DWG, MATT DERR, 8/17/2022, DWG TO PDF, PCS, JAKKAL [P01]



PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HWX	CLASS	QTY
	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE	2" CAL B&B	35'X30'	CLASS II	24
	CARPINUS BETULUS EUROPEAN HORNBEAM	2" CAL B&B	50'X40'	CLASS II	38
	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	24
	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" CAL B&B	35'X15'	CLASS II	20
EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HWX	CLASS	QTY
	CEDRUS DEODARA 'KARL FUCHS' FUCHS DEODAR CEDAR	6'-8" B&B	15'X8'	EVERGREEN	38
	PICEA PUNGENS 'HOOPSII' HOOPSII BLUE SPRUCE	6'-8" B&B	35'X15'	EVERGREEN	34
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6'-8" B&B	25'X15'	EVERGREEN	31
OTHER TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HWX	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 CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.	2" CAL B&B		CLASS II	172
GROUND COVERS	BOTANICAL / COMMON NAME	CONT			
	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD			180,160 SF
	ARTIFICIAL TURF SEE KEY NOTES	NONE			1,767 SF
	SHRUBS AND PERENNIALS				4,488 SF
SHRUBS	SIZE	MATURE HWX			
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'			
PHYSCARPUS 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 HWX			
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'			
RUBRICKIA 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 HWX			
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

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

GENERAL LANDSCAPE NOTES

- 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.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
- 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.
- 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

- 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.
- COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- MATCHED PRECIPITATION RATES; SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
- 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.
- 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	3	2,873	1,003	1	3
			EXCLUDES 35' LANDSCAPE BUFFER		
2	1	74,858	44,341	55	57
			EXCLUDES 35' LANDSCAPE BUFFER AND DRAINAGE EASEMENT		
3	1	1,002	1,002	1	1
3	21	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	9	950	950	1	1
6	12	27,068	27,068	34	34
6	13	10,570	10,570	13	13
6	18	1,900	1,900	2	2
7	1	5,821	5,821	7	7
7	8	7,438	7,438	9	9
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				176	180

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.	473	DECIDUOUS = (473/100)*2	9	
		CLASS II DECIDUOUS		7
		**CLASS I ORNAMENTAL(6 TOTAL)		3
		TOTAL DECIDUOUS	9	10
		EVERGREEN = (473/100)*3	14	14
E. KUNA RD.	743	SHRUBS = (473/100)*12	57	0 *
		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	30	32
TOTAL TREES REQUIRED/PROVIDED	206	212

* REQUIRED SHRUBS TO BE PROVIDED ON FINAL PLAT.

PRELIMINARY PLAT LANDSCAPE COVER

Plan Scale: 1" = 100'

CONTACT INFORMATION

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

LANDSCAPE CONSULTANT
 KM ENGINEERING, LLP
 5725 NORTH DISCOVERY WAY
 BOISE, IDAHO 83713
 PHONE: (208) 639-6939
 FAX: (208) 639-6930
 CONTACT: ALYSSA YENSEN, PLA
 EMAIL: ayensen@kmenllp.com

RIVERTON SUBDIVISION KUNA, ID PRELIMINARY PLAT LANDSCAPE COVER

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

DATE: 08/16/22
 PROJECT: 21-018
 SHEET NO. PPL1.0



- KEY NOTES (TYPICAL) (#)**
- INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
 - 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.
 - 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 AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
 - INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL3.0-2.
 - 10' ACHD FACILITY CLEAR ZONE. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
 - 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.
 - 6" HEIGHT VINYL PRIVACY FENCE. SEE PPL3.0-3.
 - 6" HEIGHT LATTICE TOP FENCE. SEE PPL3.0-4.
 - PATHWAY. SEE CIVIL PLANS.
 - SCHEMATIC TOT LOT. SEE PPL3.0-5 FOR REFERENCE PHOTO.
 - 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.
 - 4" METAL FENCE. SEE PPL3.0-7 FOR REFERENCE PHOTO.
 - 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'™ 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' HOOPSII 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 CONJUNCTION 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. COLOR ADOBE. SEE PPL3.0-3.
 - 6" HEIGHT LATTICE TOP FENCE. COLOR ADOBE. 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'

MATCH LINE - SEE SHEET PPL3.0

**RIVERTON SUBDIVISION
 KUNA, ID
 PRELIMINARY PLAT LANDSCAPE PLAN**

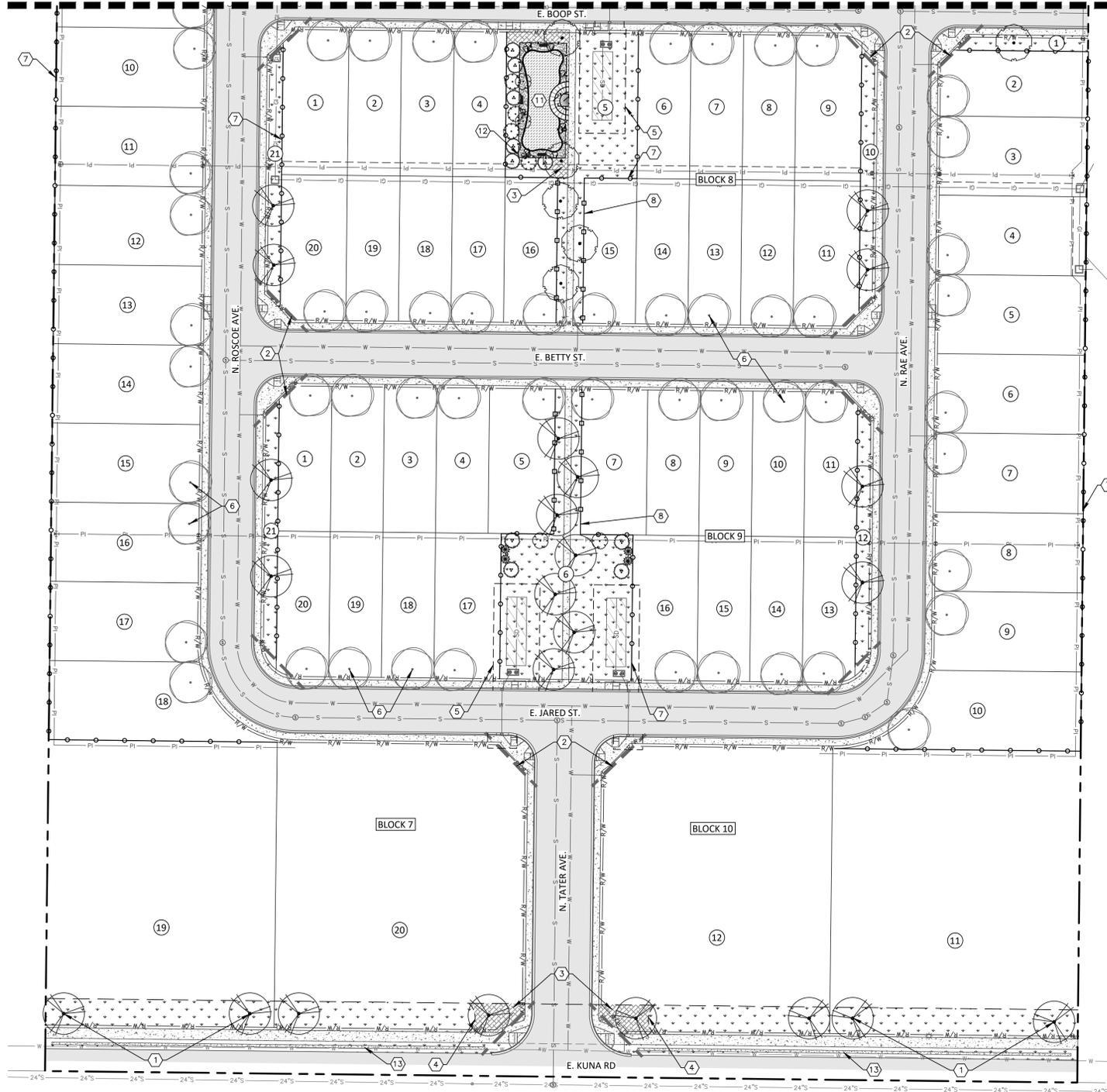


km
ENGINEERING
 5725 NORTH DISCOVERY WAY
 BOISE, IDAHO 83713
 PHONE (208) 639-6939
 kmengllp.com

DATE: 08/16/22
 PROJECT: 21-018
 SHEET NO.
PPL2.0

P:\31-08\LANDSCAPE\PRELIM\21-018\PP LANDSCAPE PLAN DWG. ATSSA VIKENL 8/17/2022. DWG TO PDF AEC...

MATCH LINE - SEE SHEET PPL2.0



KEY NOTES (TYPICAL) (7)

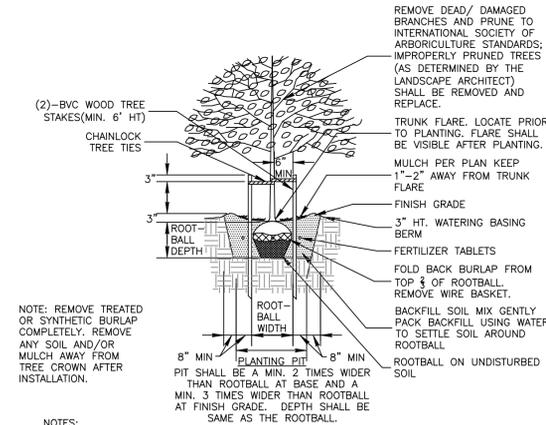
- INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
- 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
- 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 AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
- INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL3.0-2.
- 10' ACHD FACILITY CLEAR ZONE. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
- 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.
- 6' HEIGHT VINYL PRIVACY FENCE. SEE PPL3.0-3.
- 6' HEIGHT LATTICE TOP FENCE. SEE PPL3.0-4.
- PATHWAY. SEE CIVIL PLANS.
- SCHEMATIC TOT LOT. SEE PPL3.0-5 FOR REFERENCE PHOTO.
- 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.
- 4' METAL FENCE. SEE PPL3.0-7 FOR REFERENCE PHOTO.
- ROADSIDE BURROW DITCH SAND WINDOW. TURF NOT ALLOWED. SEE CIVIL PLANS.

FENCE SCHEDULE

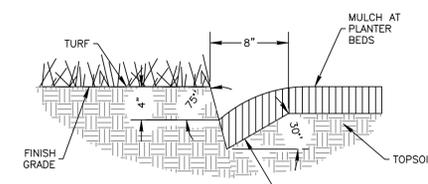
- 6' HEIGHT VINYL PRIVACY FENCE. COLOR ADOBE. SEE PPL3.0-3.
- 6' HEIGHT LATTICE TOP FENCE. COLOR ADOBE. SEE PPL3.0-4.
- 4' HEIGHT OPEN VISION METAL FENCE. SEE PPL3.0-6.

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'™ 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' HOOPSII 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 CONJUNCTION 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	-

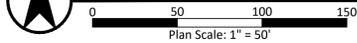


1 DECIDUOUS TREE PLANTING AND STAKING DETAIL NTS



2 SHOVEL CUT EDGE NTS

PRELIMINARY PLAT LANDSCAPE PLAN



3 6-FOOT HEIGHT VINYL FENCE NTS



4 6-FOOT HEIGHT LATTICE TOP VINYL FENCE NTS



5 LARGE TOT LOT (TYPICAL) NTS

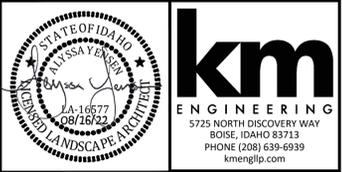


6 DOG PARK REFERENCE PHOTO NTS



7 4' HEIGHT OPEN VISION METAL FENCE NTS

RIVERTON SUBDIVISION
KUNA, ID
PRELIMINARY PLAT LANDSCAPE PLAN



DATE: 08/16/22
PROJECT: 21-018
SHEET NO. PPL3.0

P:\31-08\LANDSCAPE\PRELIM\PLAT\LANDSCAPE PLAN DWG. ATSSA VIKEN, 8/17/2022. DWG TO PDF PLO...

RIVERTON

CONCEPTUAL, SUBJECT TO CHANGE



A TOT LOT



B DOG PARK



P:\21-018\CAD\LANDSCAPE\TITLEMENTS\21-018 PP LANDSCAPE PLAN.DWG, ALYSSA YENSEN, 8/17/2022, DWG TO PDF.PC3, 11X17 L [PDF]

FENCE SCHEDULE

SYMBOLS

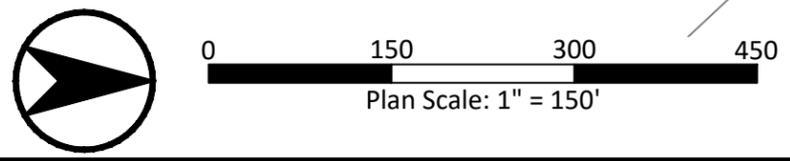
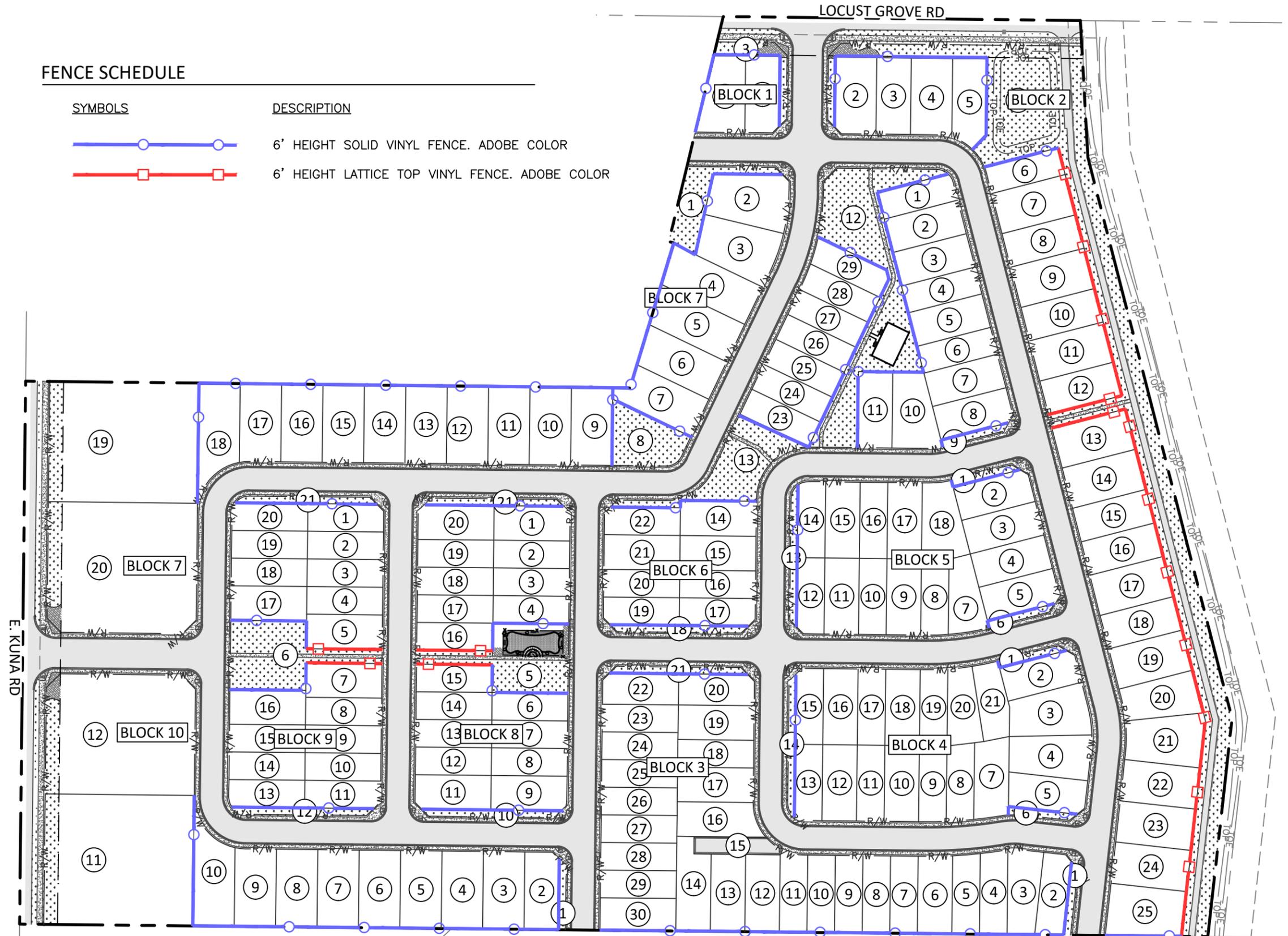
DESCRIPTION



6' HEIGHT SOLID VINYL FENCE. ADOBE COLOR



6' HEIGHT LATTICE TOP VINYL FENCE. ADOBE COLOR



RIVERTON SUBDIVISION
KUNA, IDAHO

FENCE AND AMENITY EXHIBIT



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

DATE: AUGUST 2022

PROJECT: 21-018

1 OF 1

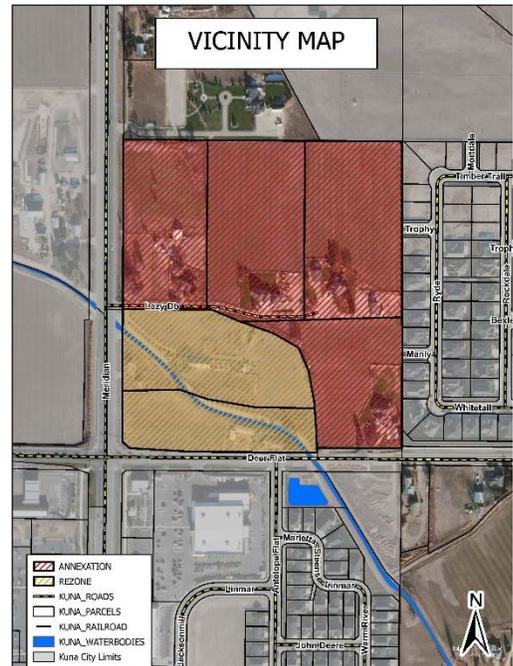


**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATIONS OF) **Case Nos. 22-02-AN (Annexation) &**
) **22-01-ZC (Rezone)**
)
MIRIAM LLC & JAPHETH LLC)
)
)
For Annexation and Rezone at the) **STAFF REPORT FOR THE LAMP**
Northeast Corner of N Meridian Road and) **DISTRICT ANNEXATION AND**
E Deer Flat Road.) **REZONE APPLICATIONS**

TABLE OF CONTENTS

1. Exhibit List
2. Process and Noticing
3. Applicants Request
4. General Project Facts
5. Transportation and Connectivity
6. Staff Analysis
7. Proposed Findings of Fact and Conclusions of Law
8. Proposed Comprehensive Plan Analysis
9. Commission’s Recommendation



**I
EXHIBIT LIST**

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

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1.1	Staff Report			X
2.1	P&Z Application Coversheet			X
2.2	Annexation & Zoning Application			X

2.3	Rezone Application			X
2.12	Narrative			X
2.15	Vicinity Map			X
2.16	Aerial Map			X
2.5	Warranty Deed – 1800 N Meridian Road			X
2.6	Warranty Deed – 1900 E Deer Flat Road			X
2.7	Warranty Deed – 1698 E Lazy DB Lane			X
2.8	Warranty Deed – 1804 E Lazy DB Lane			X
2.9	Warranty Deed – 1920 E Lazy DB Lane			X
2.10	Warranty Deed – 1928 E Deer Flat Road			X
2.11	Affidavits of Legal Interest			X
2.13	Legal Description – Annexation Area			X
2.14	Legal Description – Rezone Area			X
2.18	Preliminary Development Concept			X
2.17	Neighborhood Meeting Certification			X
2.20	Agency Transmittal			X
2.21	Boise Project Board of Control			X
2.22	Developer Response to Meeting with Kuna Joint School District No. 3			X
2.23	Ada County Highway District (ACHD)			X
2.24	COMPASS			X
2.25	Idaho transportation Department (ITD)			X
2.29	Public Works Memo			X
2.26	KMN Publication Proof			X
2.27	Website Notice			X
2.28	300-ft Property Owners Notice			X
2.31	Proof of Property Posting			X

II PROCESS AND NOTICING

2.1 Kuna City Code (KCC), Title 1, Chapter 14, Section 3 states Annexations and Rezones are designated as public hearings, with the Planning and Zoning Commission as the recommending body and City Council as the decision-making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

2.1.1 Notifications

- 2.1.1.1 Neighborhood Meeting: December 14, 2021 (13 Attendees)
- 2.1.1.2 Agency Comments Requested: April 1, 2022
- 2.1.1.3 Kuna Melba News Newspaper: August 3, 2022
- 2.1.1.4 City Website: August 3, 2022

- 2.1.1.5 300 FT Property Owners Notice: August 2, 2022
- 2.1.1.6 Site Posted: August 11, 2022

**III
APPLICANTS REQUEST**

3.1 Riley Planning Services, on behalf of Miriam LLC and Japheth LLC, requests approval to Annex four (4) parcels (APNs: R8528532000, R8528531500, R8528531000, R8528530500) totaling approximately 24.65 acres, into Kuna City Limits with a C-2 (Area Commercial) zone; and to Rezone two (2) parcels (APNs: S1418336401, S1418336332) already within Kuna City Limits, totaling approximately 10.18 acres, to a C-2 (Area Commercial) zone. The subject sites are located on the northeast corner of the N Meridian Road and E Deer Flat Road intersection; Section 18, Township 2 North, Range 1 East. There is no development associated with this application, however, the Applicant has provided a Preliminary Concept Plan on which a future development application(s) will be in substantial compliance with, as ensured by a Development Agreement.

**IV
GENERAL PROJECT FACTS**

4.1 Site History

4.1.1 The two (2) parcels (1800 N Meridian Road and 1900 E Deer Flat Road) are currently within Kuna City Limits with a C-1 (Neighborhood Commercial) zone; the remaining four (4) parcels lay within unincorporated Ada County with an RUT (Rural Urban Transition) zone. The properties have historically been used as single-family residences with an accompanying Agriculture use.

4.2 Surrounding Land Uses

North	RUT R-4	Rural Urban Transition – Ada County Medium Density Residential – Kuna City
South	C-1 R-6	Neighborhood Commercial – Kuna City Medium Density Residential – Kuna City
East	R-4	Medium Density Residential – Kuna City
West	C-2	Area Commercial – Kuna City

4.3 Parcel Number, Owner, Parcel Size, Current Zoning

- 4.3.1** S1418336332 (1800 N Meridian Road)
 - 4.3.1.1** Japheth LLC
 - 4.3.1.2** Approximately 5.89 acres
 - 4.3.1.3** C-1 (neighborhood Commercial)
- 4.3.2** S1418336401 (1900 E Deer Flat Road)
 - 4.3.2.1** Japheth LLC
 - 4.3.2.2** Approximately 4.29 acres
 - 4.3.2.3** C-1 (Neighborhood Commercial)

4.3.3 R8528532000 (1928 E Deer Flat Road)

4.3.3.1 Japheth LLC

4.3.3.2 Approximately 5.11 acres

4.3.3.3 RUT (Rural Urban Transition)

4.3.4 R8528531500 (1920 E Lazy DB Lane)

4.3.4.1 Miriam LLC

4.3.4.2 Approximately 6.93 acres

4.3.4.3 RUT (Rural Urban Transition)

4.3.5 R8528531000 (1804 E Lazy DB Lane)

4.3.5.1 Miriam LLC

4.3.5.2 Approximately 6.93 acres

4.3.5.3 RUT (Rural Urban Transition)

4.3.6 R8528530500 (1698 E Lazy DB Lane)

4.3.6.1 Miriam LLC

4.3.6.2 Approximately 5.68 acres

4.3.6.3 RUT (Rural Urban Transition)

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 Each parcel contains a single-family home with various outbuildings and accompanying Agricultural use. Vegetation on site is consistent with that of either weeds or agricultural fields. The subject sites have an estimated average slope of 1% to 1.4%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 – 40-inches.

4.6 Environmental Issues

4.6.1 Beyond the property being located within the Nitrate Priority Area, staff is not aware of any other environmental issues, health or safety conflicts.

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 of the city. The FLUM indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the approximately 10.18 acres already annexed into Kuna City Limits as Commercial, and the remaining approximately 24.65 acres as Mixed-Use.

4.8 Recreation and Pathways Map

4.8.1 The Recreation and Pathways Master Plan Map indicates a future pathway/trail through the subject site.

4.9 Agency Responses

Agency	Exhibit No.
Boise Project Board of Control (BPBC)	2.21
Ada County Highway District (ACHD)	2.23
COMPASS	2.24
Idaho Transportation Department (ITD)	2.25
Public Works Memo	2.29

V

TRANSPORTATION AND CONNECTIVITY

5.1 The Applicant is not proposing Right-of-Way (ROW) improvements with this application. Per Exhibit 2.23, ACHD has provided comments on what transportation improvements will be required based upon the Preliminary Development Concept (Exhibit 2.18). If the application is Approved, the Applicant shall be required to make all recommended improvements in accordance with ACHD Policy and Kuna City Code (KCC) standards at time of future development.

In Exhibit 2.25, ITD has also provided comments based on future development of the site. ITD staff notes a corridor study is currently underway for SH-69/Meridian Road and future approaches must comply with the study and allow for U-turn features.

Both ACHD and ITD state a Traffic Impact Study (TIS) shall be required upon future development of the site.

VI

STAFF ANALYSIS

6.1 The Applicant held a Neighborhood Meeting with neighboring land owners within 300-ft of the proposed project area on December 14, 2021; there were thirteen (13) attendees. The meeting minutes have been included as a part of this application.

The Applicant requests approval for Annexation of approximately 24.65 acres into Kuna City Limits with a C-2 (Area Commercial) zone; Applicant also requests approval to Rezone approximately 10.18 acres already within Kuna City Limits, from a C-1 (Neighborhood Commercial) to a C-2 (Area Commercial) zone. The subject sites are located on the northeast corner of the Meridian Road and Deer Flat Road intersection (APNs: R8528532000, R8528531500, R8528531000, R8528530500, S1418336401, S1418336332).

As stated, this request is limited to Annexation and Rezone only, there is no associated development. A Development Agreement will also accompany this application laying out responsibilities of both the Developer and city. The Applicant will be required to return for approval of a Preliminary Plat in substantial conformance with the Preliminary Development Concept provided in Exhibit 2.18, and associated Design Review application for landscaping.

Per City Engineer's comments in Exhibit 2.29, the subject properties are located within the Danskin Sewer Basin; these specific subject sites would flow into the Patagonia Lifts Station, then into the Danskin Lift Station. Currently, the Patagonia Lift Station has capacity but could face issues in the future, depending on the timeline of other developments within the area and the progression of the Mason Creek Trunk Line; and the Danskin Lift Station is at capacity. Public Works staff states they could support approval of this application contingent upon the Development Agreement acknowledging the City of Kuna is currently unable to service the project until capacity within the Danskin Lift Station is relieved by either the operating 18-inch Danskin Force Main Project or the operating Mason Creek Trunk Line; Annexation nor approval of future construction drawings guarantees Pressurized Irrigation, Water or Sewer capacity will be available at time of development.

The Boise Project Board of Control, Exhibit 2.21, points out the Kuna Canal lies within the boundary of the proposed future development and has asserted the Federal Easement, as well as provided additional comments regarding future development of the site.

Staff has made multiple attempts via email, phone and in-person, to request comments from Kuna Joint School District No. 3 (KSD) regarding this Case but have yet to receive them. On April 21, 2022, the Applicant and their representative met with KSD to review the district's "voluntary support fees" (Exhibit 2.22). Though the proposed Annexation and Rezone did not provide enough impact data, the Applicant stated they look forward to following up with KSD in the future when specific uses are identified, and how they will impact the district's needs.

Staff has determined the Applicant's Annexation request is in technical compliance with Idaho Statute §50-222 to request Annexation, the Rezone request is in compliance with Idaho Statute §67-65, Title 5 of Kuna City Code (KCC) and the goals and policies set in Kuna's Comprehensive Plan. Staff recommends that if the Commission recommends Approval of the Annexation and Rezone to the City Council, the Applicant be subject to the Conditions of Approval listed in section "IX" (9) of this report, as well as any additional Conditions designated by this recommending-body.

6.2 Applicable Standards

6.2.1 Idaho Code, Title 50, Chapter 2, Section 2 - Annexation by Cities

6.2.2 Idaho Code, Title 67, Chapter 65 - the Local Land Use Planning Act

6.2.2 Title 5 of Kuna City Code

6.2.3 City of Kuna Comprehensive Plan

VII PROPOSED FINDINGS OF FACT

Based upon the record contained in Case Nos. 22-02-AN (Annexation) & 22-01-ZC (Rezone), including the Comprehensive Plan, Kuna City Code, Idaho 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 the Findings of Fact and Conclusions of Law for Case Nos. 22-02-AN & 22-01-ZC, a request from Riley Planning Services, on behalf of Miriam LLC and Japheth LLC, to Annex four (4) parcels (APNs: R8528532000, R8528531500, R8528531000, R8528530500) totaling approximately 24.65 acres, into Kuna City Limits with a C-2 (Area Commercial) zone; and to Rezone two (2) parcels (APNs: S1418336401, S1418336332) already within Kuna City Limits, totaling approximately 10.18 acres, to a C-2 (Area Commercial) zone.

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. 22-02-AN & 22-01-ZC, 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 Kuna City Code Title 5.*

- 7.2 The public notice requirements *have/have not* been met and the Neighborhood Meeting *was/was not* conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: *The Applicant held a Neighborhood Meeting on December 14, 2021; there were thirteen (13) attendees. Neighborhood Notices were mailed out to property owners within 300-FT of the proposed project site on August 2, 2022, a legal notice was published in the Kuna Melba Newspaper on August 3, 2022, and on the city's website August 3, 2022. The Applicant posted sign on the property on August 11, 2022.*

- 7.3 Based on the evidence contained in Case Nos. 22-02-AN & 22-01-ZC, 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 sites as Commercial and Mixed-Use. The Applicant is requesting a C-2 (Area Commercial) zone which meets the Commercial zoning designation, and intends return in the future with a development application with multiple uses, which will meet the Mixed-Use requirements as each portion is Rezoned.*

- 7.4 All private landowners *have/have not* consented to the Annexation.

Staff Finding: *The property owners have consented to the Annexation.*

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

Staff Finding: *The application proposes no new development at this time, therefore existing public services and infrastructure will be unaffected. ACHD (Exhibit 2.23) and ITD (Exhibit 2.25) have provided comments on what transportation improvements and additional items will be required, based on the Preliminary Development plan as shown in Exhibit 2.18.*

- 7.6 The proposed subject sites are eligible for Annexation into Kuna City Limits.

Staff Finding: *The parcels to be Annexed have a contiguous touch to Kuna City Limits on the South and/or West.*

- 7.7 The Applicant and/or Owner of the property have the right to request a written regulatory taking analysis.

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

VIII PROPOSED COMPREHENSIVE PLAN ANALYSIS

The Kuna Planning and Zoning Commission may *Accept/Reject* the Comprehensive Plan components, and shall determine if the proposed Annexation and Rezone request for the site *is/is not* consistent with the following Comprehensive Plan components:

- 8.1** Goal Area 3: Kuna's Land uses will support a desirable, distinctive and well-designed community.
- Goal 3.A.: Ensure community design directs growth and implements sustainable land use patterns
 - Objective 3.A.1.: Use the Future Land Use Map and land use regulations to direct development, encourage complementary and compatible land uses, and achieve good community design.
 - Goal 3.G.: Respect and protect private property rights.
 - Objective 3.G.1.: Ensure land use policies, restrictions, and fees do not violate private property rights.
 - Policy 3.G.1.b: Ensure City land use actions, decision, and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.
 - Policy 3.G.1.c: Ensure 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 COMMISSION'S RECCOMENDATION

Note: These Motions are for recommendation of Approval, Conditional Approval or Denial of the Annexation and Rezone application to the City Council. However, if the Planning and Zoning Commission wishes to Approve or Deny specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (*Approval/Conditional Approval/Denial*) for Case Nos. 22-02-AN & 22-01-ZC, a request from Riley Planning Services, on behalf of Miriam LLC and Japheth LLC, to Annex four (4) parcels (APNs: R8528532000, R8528531500, R8528531000, R8528530500) totaling approximately 24.65 acres, into Kuna City Limits with a C-2 (Area Commercial) zone; and to Rezone two (2) parcels (APNs: S1418336401, S1418336332) already within Kuna City Limits, totaling approximately 10.18 acres, to a C-2 (Area Commercial) zone, subject to the following Conditions of Approval:

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

- 9.1.1** The City Engineer shall approve the sewer 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 (KMIS) 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 KMIS of the City.
- 9.5** The Applicant/Developer/Owner, 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.
- 9.6** The Applicant/Developer/Owner shall follow staff, City Engineers and other agency recommended requirements as applicable.
- 9.7** The Applicant/Developer/Owner shall comply with all local, state and federal laws.
- 9.8** The Applicant/Developer/Owner shall obtain a City of Kuna Business License prior to receiving a Certificate of Occupancy.
- 9.9** The Applicant/Developer/Owner 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.

9.10 The Applicant/Developer/Owner/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.

9.11 The Applicant/Developer/Owner shall return for Design Review Approval for the church buildings, parking lot and landscaping.

DATED this 23rd 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): 22-02-AN, 22-01-ZC, 22-02-DA

Project Name: The Lamp District

Date Received: 02.09.2022

Date Accepted as Complete: 04.01.2022

Type of review requested (check all that apply):

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

Owner of Record

Name: Miriam LLC / Japheth LLC

Address: 715 Blue Spruce Road, Alpine, UT 84004-2302

Phone: _____ Email: _____

Applicant (Developer) Information

Name: Penelope Constantikes, Riley Planning Services LLC

Address: P.O. Box 405, Boise, ID 83701

Phone: 208.908.1609 Email: penelope@rileyplanning.com

Engineer/Representative Information

Name: N/A

Address: _____

Phone: _____ Email: _____

Subject Property Information

Site Address: 1800 N. Meridian Road; 1900 E. Deer Flat Road; 1695, 1804, and 1920 Lazy DB Lane and 1928 E. Deer Flat Road

Nearest Major Cross Streets: NE Corner of Deer Flat Road and Meridian Road

Parcel No.(s): S1418336401; S1418336332; R852530500; R8528531000; R8528531500; R8528532000

Section, Township, Range: 18, 2N, 1E

Property Size: 37.57

Current Land Use: Vacant / residential Proposed Land Use: Mixed Use / Commercial

Current Zoning: C-1 / RUT Proposed Zoning: C-2

Project Description

Project Name: The Lamp District

General Description of Project: Commercial and Mixed Use including residential, higher density residential; neighborhood retail/commercial and regional commercial

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: TBD

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO YES

If YES, please describe: Existing residential accessed by Lazy DB Lane to be removed

Will any existing buildings remain? YES NO 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): TBD

Gross Density (Dwelling Units ÷ Total Acreage): TBD

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

Percentage of Open Space provided: TBD Acreage of Open Space: TBD

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

Non-Residential Project Summary (If Applicable)

Number of building lots: TBD 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 TBD

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO **Project will be Dark Sky Compliant**

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

TBD

Applicant Signature: P. CONSTANTILLES Date: 2/8/22

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

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



Annexation & Zoning 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): 22-02-AN, 22-01-ZC, 22-02-DA

Project Name: The Lamp

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

Date Received: 02.09.2022

Date Accepted as Complete: 04.01.2022

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: P. CONSTANTINES Date: 2/8/22

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

Rezone Application

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



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

****Office Use Only****

Case No(s): 22-02-AN, 22-01-ZC, 22-02-DA

Project Name: The Lamp District

Date of Pre-Application Meeting: _____

Date Received: 02.09.2022

Date Accepted as Complete: 04.01.2022

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

- Complete Planning & Zoning Application Coversheet.
- Complete Rezone Application.
- Detailed narrative or justification for the application, describing the reasons for the proposed Rezone.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Legal Description of Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Development Agreement & complete Development Agreement Application (if applicable).
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the Applicant/Agent.

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

Information to Note:

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

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

Applicant Signature: P. CONSTANTINES Date: 2/8/22

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

February 4, 2022

City of Kuna
City Council
Planning & Zoning Commission
Planning & Zoning Department Staff
751 W. 4th Street
Kuna, ID 83634

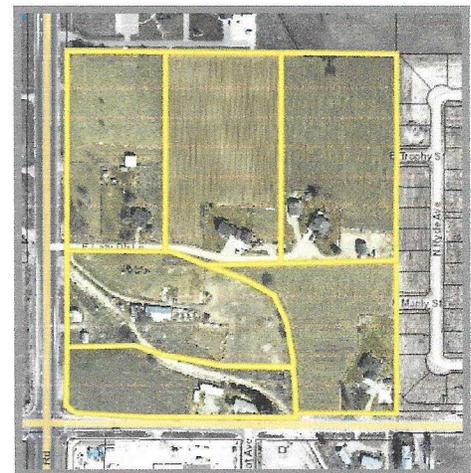
**RE: ANNEXATION AND ZONING APPLICATION
REZONE APPLICATION
NORTHEAST CORNER OF DEER FLAT ROAD AND MERIDIAN ROAD**

Dear Mr. Hellman:

On behalf of Miriam LLC, please accept the enclosed applications for the 6 parcels located at the northeast corner of Deer Flat Road and Meridian Road / HWY 69 in Kuna, Idaho.



The two parcels at the corner (1800 North Meridian Road and 1900 East Deer Flat Road) were previously annexed into the City of Kuna with a C-1 Zoning Designation. A rezone to C-2 is proposed.



The remaining 4 parcels north of Lazy DB Lane and the parcel at the SE corner of the site are proposed to be annexed into the City with a C-2 Zone. These parcels are:

- 1928 E. Deer Flat Road;
- 1698 E. Lazy DB Lane;
- 1804 E. Lazy DB Lane; and
- 1920 E. Lazy DB Lane.

The purpose of these requests is to position this important corner for development consistent with the City of Kuna FLUM, with the adjacent development as well as the recently approved Annexation and Zoning under the name Black Rock Marketplace / Village at the NW corner of Deer Flat and Meridian Road.

A conceptual site design is provided with these applications to provide the City with an understanding of the applicant's vision of the development of the site.

One of the themes incorporated into the site is the belief that there are missing housing elements in Kuna which this schematic attempts to remedy by understanding that there are empty nesters who would like to live in Kuna. They would be looking for a residence that permits more time for grandchildren and other pursuits desirable for those who have moved on the next stage of life rather than a large yard and family style traditional home.



The paired townhomes along the east boundary of the site are envisioned for over 55 residents and will buffer the existing residences from the more commercial uses. Apartments are proposed for the north boundary of the site with commercial uses along the west and south boundaries adjacent to higher classified roads. The heart of the project is the 'Lamp District' where the mixed use is depicted.

This Lamp District is planned to be a pedestrian oriented neighborhood retail / commercial area with the intent of providing the residents, including those adjacent to the site, with day to day services and destinations such as a yoga studio, coffee and deli shops, and dining opportunities. Condominiums with individual ownership will be located above the neighborhood retail shops and are a third residential type proposed for the site with reserved parking. A letter and an attached set of images provided by Spring Creek Enterprise in association with Miriam LLC depicts the vision of all of the different elements of the site. Generous distribution of open space is anticipated for the residential and pedestrian oriented retail and commercial areas.

The proposed conceptual vision for the site is consistent with Kuna's vision for these parcels as shown on the Future Land Use Map with commercial, three types of residential living (range of housing choices) and mixed use including a pedestrian oriented centerpiece.

Based on Idaho Statute 50-222, this is a Category 'A' annexation. A neighborhood meeting was held with the neighbors in the vicinity of site using the City of Kuna notification list at the Kuna Public Library on December 14, 2021. Two Pre-Application conferences took place – November 18, 2021 and February 3, 2022.

The current City of Kuna Comprehensive Plan (2019) provides strong support for the proposed annexation and zoning and rezone applications. A sample of selections from the Envision Kuna includes:

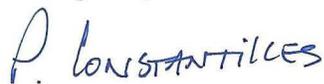
- Development should be planned, designed and built to...allow additional strong mixed-use commercial activity centers to flourish and serve residents throughout the community.
- The site is located on a entryway corridor.
- With three different housing options, community and neighborhood commercial, and neighborhood retail and commercial, the development vision is consistent with the City of Kuna vision.
- The site layout concentrates a mix of medium to high density residential, commercial and mixed use along main entryway corridors.
- The conceptual visioning for the site includes several scales with single structures for retail, residential and commercial with access to the Meridian Road transportation corridor.

Availability of public utility facilities will be supported with this project through pooling of resources to enhance upgrades to public facilities such as the Danskin Lift Station and distributes the cost across several projects.

An initial zoning designation of C-2 will allow the applicant to develop the site with committed users with the understanding that some of the proposed uses will require an ultimate zone that is different.

Please do not hesitate to contact me if you have questions or need additional materials. The applicant and project team look forward to working with the city to

Best regards,



Penelope Constantikes
Principal

February 4, 2022

City of Kuna City Council, P&Z Commissioners and Planning Staff:

Spring Creek Enterprise in association with Miriam LLC is excited to participate in the submission of the attached Annexation and Zoning, and Rezone Applications for 6 parcels at the northeast corner of Deer Flat Road and Meridian Road / State Highway 69 in Kuna, Idaho. The project team understands the importance of this site for future commercial and mixed use development to Kuna's vision and hope that conceptual information included in the application packet will resonate with the City.

This project has been designed as a transitional development that re-imagines the site with a mix of residential options, commercial services and mixed use that combined create a unified and creative space at this important intersection.

As shown on the conceptual site layout, there are three types of residential living. The paired 55 and over townhomes along the east boundary provide transition from the traditional residential development gradually into multi-family along the north and individually owned condos will be located above neighborhood retail and neighborhood commercial in the center of the site. 'The Lamp District' – the signature area of the site, is envisioned to include a public plaza setting designed for market place activity and shopping.

The southeast portion of the site adjacent to Deer Flat is where families and residents will go to exercise, get coffee and find personal services. The mission of this area of the site is to help create a self-contained living atmosphere for all types of residents that enjoy thriving in a community that has what they need within walking distance.

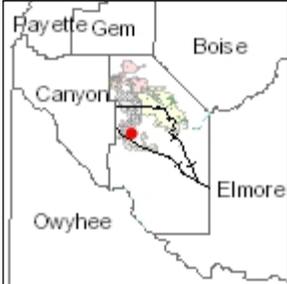
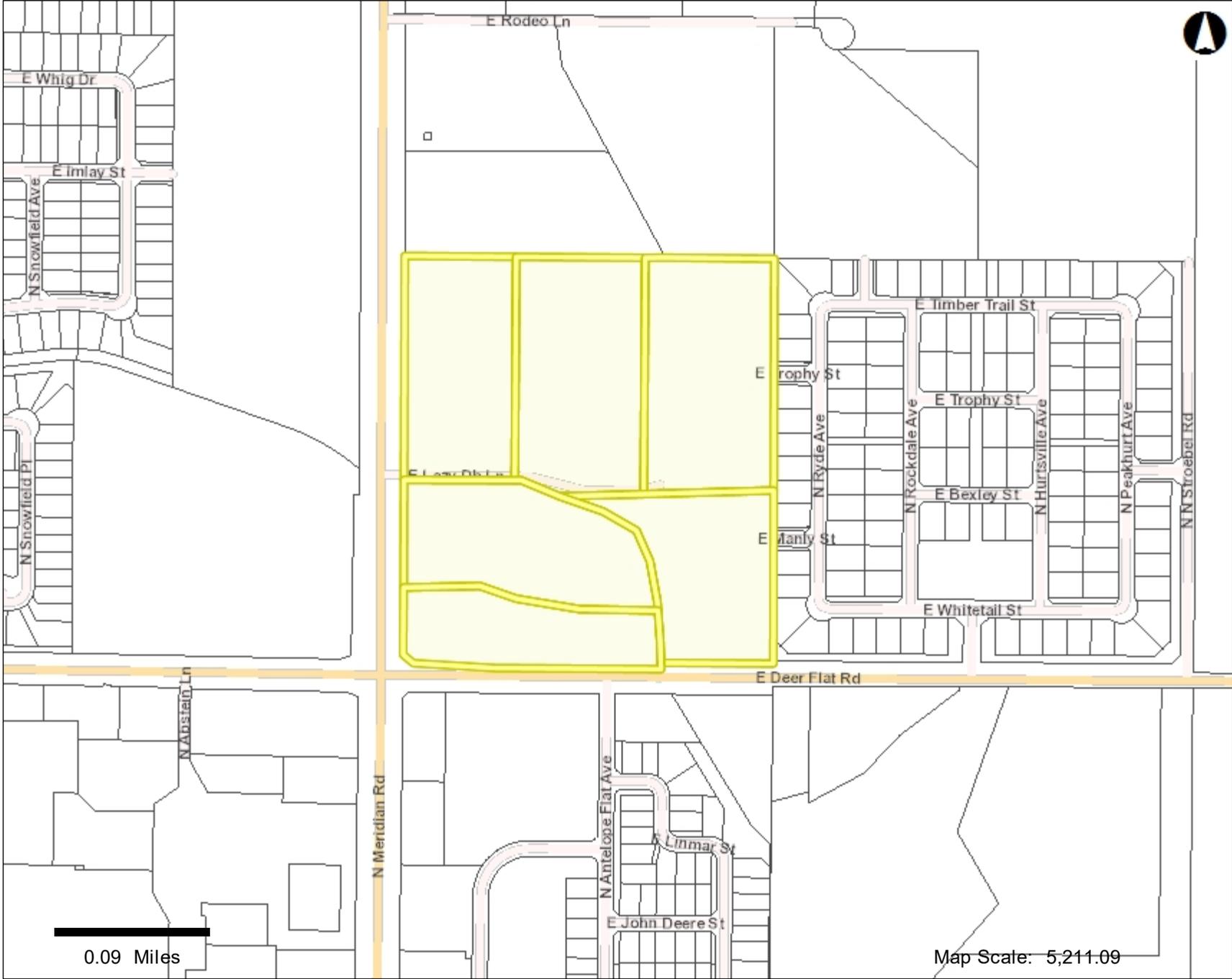
As you move towards the intersection of Deer Flat and Meridian Road the site transitions to the main grocery store and commercial services section of the overall site.

Based on pre-application discussions with the City, the site philosophy and themes are in alignment with Kuna's vision and the project team looks forward to moving through the process of approval for this exciting development. If you have questions or if additional information is needed, please contact us through Riley Planning Services.

Douglas B. Clegg, CEO
Spring Creek Enterprise

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



Legend

- + Railroad
- Roads (4,000 - 8,000 s)
 - <all other values>
 - Interstate
 - Ramp
 - Principal Arterial
 - Collector
 - Minor Arterial
 - Local
 - Parks
 - Alley
 - Driveway
- Parks
- Water
- Condos
- Parcels

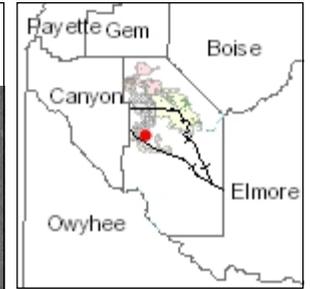
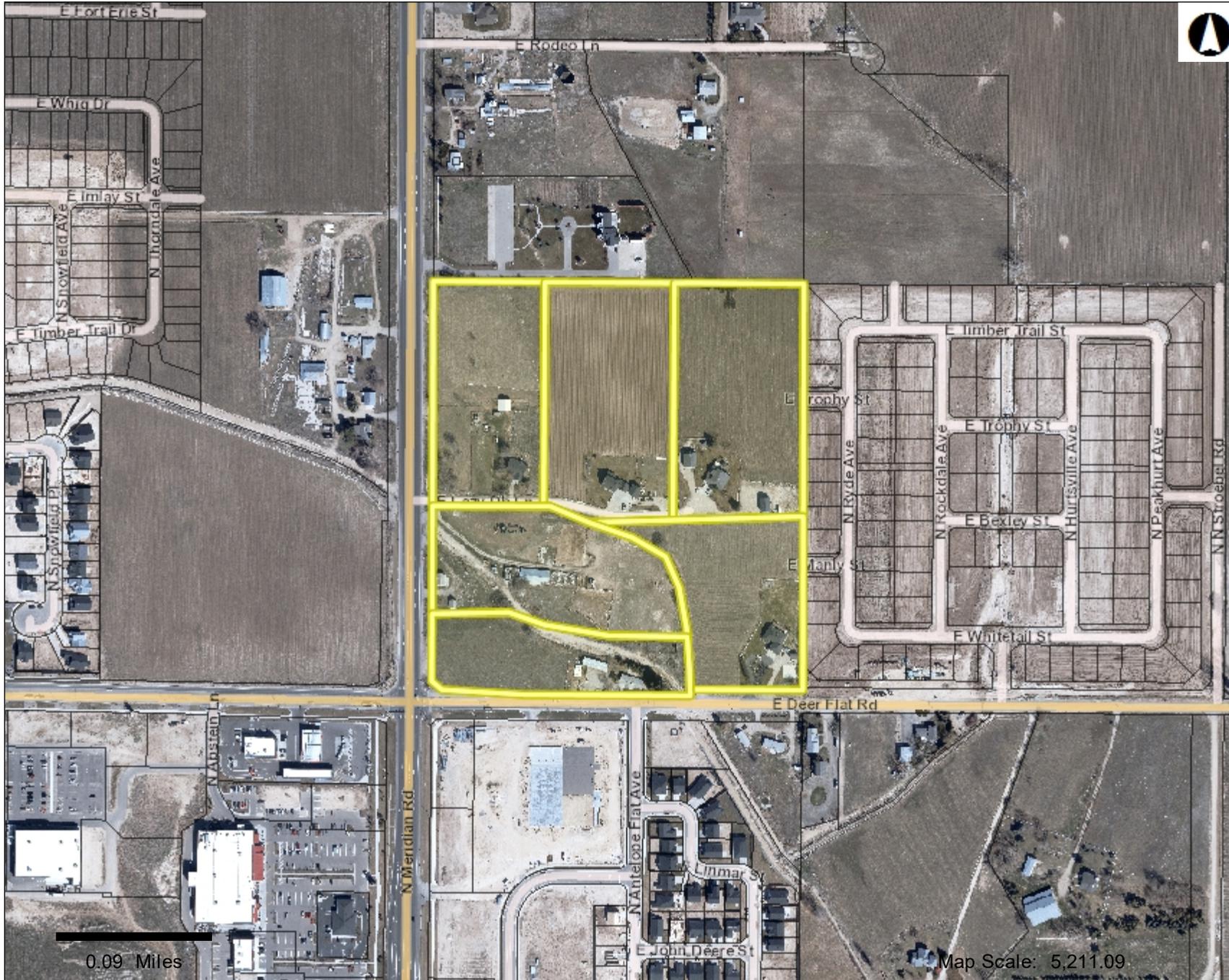
0.09 Miles

Map Scale: 5,211.09

1/23/2022

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



Legend

- + Railroad
- Roads (4,000 - 8,000 s)
 - <all other values>
 - Interstate
 - Ramp
 - Principal Arterial
 - Collector
 - Minor Arterial
 - Local
 - Parks
 - Alley
 - Driveway
- Parks
- Water
- Condos
- Parcels



8151 W. Rifleman Street
Boise, ID 83704

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

File No. 649622 MV/MA

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 BONNIE OBERBILLIG
PIONEER TITLE COMPANY OF ADA COUNTY
2018-051630
06/05/2018 02:39 PM
\$15.00

WARRANTY DEED

For Value Received Innovative Technologies, Inc., an Idaho corporation
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Japheth, LLC, an Idaho limited liability company
hereinafter referred to as Grantee, whose current address is

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: May 31, 2018

Innovative Technologies, Inc., an Idaho Corporation

By: David F. Hills
David F. Hills, Director
State of Idaho, County of Ada Canyon

This record was acknowledged before me on June 5th 2018 by David F. Hills as Director of
Innovative Technologies, Inc .

[Signature]
Signature of notary public Residing in Nampa, Idaho
Commission Expires: My Commission Expires 4-19-2023

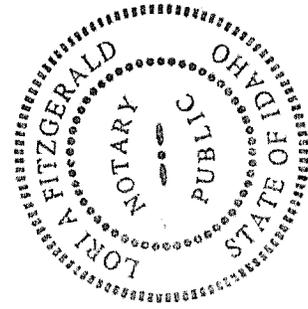


EXHIBIT A

A parcel of land being a portion of Government Lot 4 of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Beginning at a 1 1/2" pipe marking the Southwest corner of said Section 18, which is also the intersection of the centerline of State Highway 69, also known as Kuna-Meridian Road and Deer Flat Road;
Thence North 00°12'36" West, a distance of 271.99 feet along the Westerly boundary of said Section 18, which is also the centerline of said State Highway 69;
Thence departing said centerline North 89°47'24" East, 70.00 feet to an iron pin, said pin being on the Easterly right-of-way of said State Highway 69;
Thence along said right-of-way along a non-tangent curve to the left 5.39 feet, said curve having a central angle of 00°00'19" a radius of 57,365.78 feet, tangents of 2.70 feet, and a long chord of 5.39 feet, bearing North 00°11'54" West to an iron pin, said iron pin being the Real Point of Beginning;
Thence continuing along said right-of-way along said curve to the left, 9.09 feet, said curve having a central angle of 00°00'33", a radius of 57,365.78 feet, tangents of 4.54 feet and a long chord of 9.09 feet, bearing North 00°12'20" West to an iron pin marking the point of ending of curve, said point also being at Station Equation 118+62.17 Back=118+62.16 ahead per State Highway 69 Survey Project No. BR-RS-3782(9);
Thence continuing North 00°12'36" West, 330.76 feet along the Easterly right-of-way of said State Highway 69, to an iron pin;
Thence departing the Easterly right-of-way of said State Highway 69, the following courses and distance to iron pins;
Thence North 89°47'24" East, 368.85 feet;
Thence South 67°46'25" East, 132.20 feet;
Thence South 71°10'07" East, 144.20 feet;
Thence South 60°27'08" East, 121.73 feet;
Thence South 24°09'41" East, 105.17 feet;
Thence South 10°44'23" East, 129.54 feet;
Thence South 04°30'00" East, 29.42 feet;
Thence North 89°18'02" West, 247.38 feet;
Thence North 80°53'52" West, 202.59 feet;
Thence North 71°06'38" West, 121.00 feet;
Thence South 88°29'46" West, 240.05 feet to the Point of Beginning.

Also shown as Parcel 2 on Record of Survey No. 2474, recorded May 17, 1993 as Instrument No. 9337004.

ACCOMMODATION

Recording Requested By and
When Recorded Return to:

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=3 LISA BATT
PIONEER TITLE COMPANY OF ADA COUNTY

2017-083560
09/05/2017 02:54 PM
\$15.00

JAPHETH, LLC
715 Blue Spruce
Alpine, UT. 84004

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), made as of the 30th day of August, 2017 is **between #335 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER, LLC**, an Idaho limited liability company ("**Grantor**"), and **JAPHETH, LLC, AN IDAHO LIMITED LIABILITY COMPANY** ("**Grantee**"), whose legal address is: 715 Blue Spruce, Alpine, UT. 84004.

WITNESSETH, That Grantor, for and in consideration of One Dollar and No/100 (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, all the real property, together with improvements, located in the County of Ada, State of Idaho, more particularly described as follows:

See legal description attached hereto and made a part thereof as Exhibit A

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of in and to the above bargained premises, with the hereditaments, easements, rights of way and appurtenances, and with all of Grantor's interest, if any, in and to any and all minerals, water, ditches, wells, reservoirs and drains, and all water, ditch, well, reservoir and drainage rights which are appurtenant to, located on, now or hereafter acquired under or above or used in connection with the property (collectively, the "**Property**").

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, and its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents, Grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, as of June 15, 2017.

The Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof BY, THROUGH OR UNDER Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date set forth above.

#335 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER, LLC,
an Idaho limited liability company

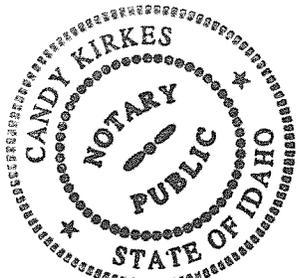
By: Pioneer 1031 Company, Member

By: 
Its: Sr. Vice President

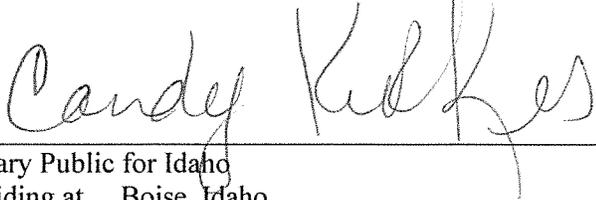
STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this 30th day of August, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Jesse Hamilton , known to me to be the Sr. Vice President of Pioneer 1031 Company, an Idaho corporation, which corporation is the Sole Member of #335 Pioneer Exchange Accommodation Titleholder, LLC, an Idaho limited liability company, and acknowledged to me that she/he executed the within and foregoing instrument for and on behalf of said corporation as Sole Member of said limited liability company and in said corporation's name as Sole Member of said limited liability company.

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



(NOTARIAL SEAL)



Notary Public for Idaho
Residing at Boise, Idaho
My Commission Expires: 3/1/2019

EXHIBIT A

A parcel of land being a portion of Government Lot 4 of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho and more particularly described as follows:

Beginning at a 1 1/2" pipe marking the Southwest corner of said Section 18, which is also the intersection of the centerline of State Highway 69, also known as Kuna-Meridian Road and Deer Flat Road, which is the Real Point of Beginning;

Thence North 00°12'36" West, a distance of 271.99 feet along the Westerly boundary of said Section 18, which is also the centerline of said State Highway 69, to an iron pin; thence departing said centerline

North 89°47'24" East, a distance of 70.00 feet to an iron pin, said pin being on the Easterly right-of-way of said State Highway 69;

Thence along said right-of-way along a non-tangent curve to the left, a distance of 5.39 feet, said curve having a central angle of 00°00'19", a radius of 57,365.78 feet, tangents of 2.70 feet and a long chord of 5.39 feet bearing

North 00°11'54" West to an iron pin;

Thence departing the Easterly right-of-way of said State Highway 69 the following courses and distance to iron pins;

Thence North 88°29'46" East, a distance of 240.05 feet;

Thence South 71°06'38" East, a distance of 121.00 feet;

Thence South 80°53'52" East, a distance of 202.59 feet;

Thence South 89°18'02" East, a distance of 247.38 feet;

Thence South 04°30'00" East, a distance of 98.84 feet;

Thence South 02°07'13" East, a distance of 111.24 feet to an iron pin, said pin being on the Southerly boundary of said Section 18, which is also the centerline of said Deer Flat Road;

Thence along the centerline of said Deer Flat Road

North 90°00'00" West, a distance of 882.70 feet to the Point of Beginning.

Also shown as Parcel 1 on Record of Survey, recorded May 17, 1993 as Instrument No. 9337004, records of Ada County, Idaho..

Excepting Therefrom that portion deeded to State of Idaho, Idaho Transportation Department, by and through the Idaho Transportation Board, by Warranty Deed recorded September 12, 1996 as Instrument No. 96076225, records of Ada County, Idaho.

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

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=3 CHE FOWLER
TITLEONE BOISE

2021-114382
07/30/2021 02:45 PM
\$15.00



TitleOne
a title & escrow co.

Order Number: 21422324

Warranty Deed

For value received,

Kim Renee Mills, an unmarried woman

the grantor, does hereby grant, bargain, sell, and convey unto

Japheth, LLC, an Idaho limited liability company

whose current address is 715 W Blue Spruce Rd Alpine, UT 84004

the grantee, the following described premises, in Ada County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Order Number: 21422324

Warranty Deed - Page 1 of 3



TitleOne
a title & escrow co.

Order Number: 21422324

Warranty Deed

For value received,

Kim Renee Mills, an unmarried woman

the grantor, does hereby grant, bargain, sell, and convey unto

Japheth, LLC, an Idaho limited liability company

whose current address is 715 W Blue Spruce Rd Alpine, UT 84004

the grantee, the following described premises, in Ada County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: July 28, 2021

Kim Renee Mills
Kim Renee Mills

State of Idaho, County of Ada, ss.

On this 29th day of July in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Kim Renee Mills, known or identified to me 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.

[Signature]

Notary Public
Residing In: Boise, ID
My Commission Expires: 7/11/24
(seal)



EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Lot 1 in Block 1 of Trinity View Estates Subdivision, according to the official plat thereof, filed in Book 64 of Plats at Page(s) 6467; Amended by an Affidavit recorded January 25, 1994 as Instrument No. 94006899, records of Ada County, Idaho.

ASSIGNMENT
RECORDING

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=3 CHE FOWLER
TITLEONE BOISE

2021-060764
04/15/2021 02:41 PM
\$15.00

When recorded, return to:
Tyree Bauer Baldner, PLLC
Attn: Timothy W. Tyree
618 W Franklin St.
Boise, ID 83702

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

214/0562

SPECIAL WARRANTY DEED

Todd McCauley, Inc., an Idaho corporation ("Grantor") does hereby transfer, remise, release and convey to Miriam, LLC, an Idaho limited liability company, whose address is 715 W. Blue Spruce Road, Alpine, UT 84004 ("Grantee"), all of Grantor's right, title and interest in the real property legally described as follows (collectively the "Property"):

Lot 2 in Block 1 of Trinity View Estates Subdivision, according to the official plat thereof, filed in Book 64 of Plats at Pages 6467 and 6468, and as Amended by an Affidavit recorded January 25, 1994 as Instrument No. 94006899, official records of Ada County, Idaho.

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; all water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all estate, right, title, and interest in and to the property, as well in law as in equity.

And Grantor and Grantor's successors and assigns shall and will warrant and by these presents forever defend the premises in the quiet and peaceable possession of Grantee, Grantee's successors and assigns, against Grantor and Grantor's successors and assigns and against all and every person or persons whomsoever, lawfully claiming the same, except as shown on Exhibit A attached hereto and made a part hereof. The foregoing warranties and obligations to defend are limited to the extent Grantor has title insurance coverage or is entitled to claim coverage by any predecessor in interest of Grantor, if any, and to the extent such claims and expenses are covered by such title insurance or are actually recovered from such predecessor in interest, net of any costs of recovery, including attorney fees and costs. In no event shall Grantor incur any liability to Grantee, or Grantee's successors or assigns, for liabilities, costs or expenses not covered by title insurance, if any, for amounts which exceed any such title insurance coverage, if any, or are not actually recovered from any predecessor in interest, net of any costs of recovery, including attorney fees and costs.

Grantor does also hereby assign to Grantee the warranty of title provided to Grantor in the instrument by which the Property was conveyed to Grantor. Said assignment is without warranty.

ACCOMMODATION
RECORDING

When recorded, return to:
Tyree Bauer Baldner, PLLC
Attn: Timothy W. Tyree
618 W Franklin St.
Boise, ID 83702

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

SPECIAL WARRANTY DEED

Todd McCauley, Inc., an Idaho corporation ("Grantor") does hereby transfer, remise, release and convey to Miriam, LLC, an Idaho limited liability company, whose address is 715 W. Blue Spruce Road, Alpine, UT 84004 ("Grantee"), all of Grantor's right, title and interest in the real property legally described as follows (collectively the "Property"):

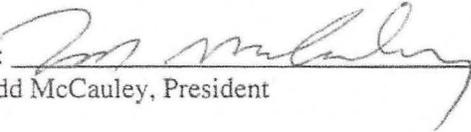
Lot 2 in Block 1 of Trinity View Estates Subdivision, according to the official plat thereof, filed in Book 64 of Plats at Pages 6467 and 6468, and as Amended by an Affidavit recorded January 25, 1994 as Instrument No. 94006899, official records of Ada County, Idaho.

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; all water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all estate, right, title, and interest in and to the property, as well in law as in equity.

And Grantor and Grantor's successors and assigns shall and will warrant and by these presents forever defend the premises in the quiet and peaceable possession of Grantee, Grantee's successors and assigns, against Grantor and Grantor's successors and assigns and against all and every person or persons whomsoever, lawfully claiming the same, except as shown on Exhibit A attached hereto and made a part hereof. The foregoing warranties and obligations to defend are limited to the extent Grantor has title insurance coverage or is entitled to claim coverage by any predecessor in interest of Grantor, if any, and to the extent such claims and expenses are covered by such title insurance or are actually recovered from such predecessor in interest, net of any costs of recovery, including attorney fees and costs. In no event shall Grantor incur any liability to Grantee, or Grantee's successors or assigns, for liabilities, costs or expenses not covered by title insurance, if any, for amounts which exceed any such title insurance coverage, if any, or are not actually recovered from any predecessor in interest, net of any costs of recovery, including attorney fees and costs.

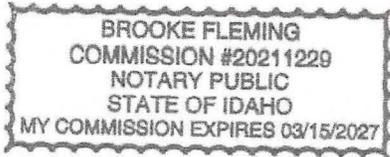
Grantor does also hereby assign to Grantee the warranty of title provided to Grantor in the instrument by which the Property was conveyed to Grantor. Said assignment is without warranty.

GRANTOR:
Todd McCauley, Inc.

By: 
Todd McCauley, President

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on April 15th, 2021 by Todd McCauley as the President of Todd McCauley, Inc.



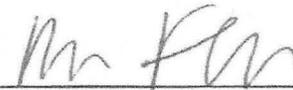

Signature of notary public
My commission expires 03/15/2027

EXHIBIT A TO
SPECIAL WARRANTY DEED

8. Taxes, including any assessments collected therewith, for the year 2021 which are a lien not yet due and payable.

Taxes for the year 2020 are paid in full.

Parcel Number: R8528531000

Original Amount: \$2,535.54

9. The land described herein is located within the boundaries of Ada County (208-287-6800) and is subject to any assessments levied thereby.

10. The land described herein is located within the boundaries of Boise Kuna Irrigation District (208-922-5608) and is subject to any assessments levied thereby.

11. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.

12. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded September 10, 1942 in Book 257 of Patents, at Page 374.

13. Easements, reservations, restrictions, and dedications as shown on the official plat of said subdivision.

14. Covenants, Conditions, and Restrictions, and Easements but omitting any covenants or restrictions, if any, to the extent that such covenants, conditions or restrictions violate 42 USC 3604 (c) or any other ordinance, statute or regulation.

Recorded: December 15, 1993

Instrument No: 93106304

Amendments, Supplements, or Modifications of said Covenants, Conditions, and Restrictions.

Recorded: February 11, 1994

Instrument No: 94013408

15. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted to: Idaho Power Company

Purpose: Public Utilities

Recorded: October 3, 1994

Instrument No.: 94088612

16. Terms, covenants, conditions, restrictions, easements, and obligations, if any, contained in Joint Use and Maintenance Agreement for Roads.

Recorded: April 22, 1998

Instrument No.: 98038136

ACCOMMODATION
RECORDING

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=3 BONNIE OBERBILLIG
TITLEONE BOISE

2021-060756
04/15/2021 02:34 PM
\$15.00

When recorded, return to:
Tyree Bauer Baldner, PLLC
Attn: Timothy W. Tyree
618 W Franklin St.

ELECTRONICALLY RECORDED
BOISE ID 88702
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT

21410559

SPECIAL WARRANTY DEED

Todd McCauley, Inc., an Idaho corporation ("Grantor") does hereby transfer, remise, release and convey to Miriam, LLC, an Idaho limited liability company, whose address is 715 W. Blue Spruce Road, Alpine, UT 84004 ("Grantee"), all of Grantor's right, title and interest in the real property legally described as follows (collectively the "Property"):

Lot 3 in Block 1 of Trinity View Estates Subdivision, according to the official plat thereof, filed in Book 64 of Plats at Pages 6467 and 6468, and as Amended by an Affidavit recorded January 25, 1994 as Instrument No. 94006899, official records of Ada County, Idaho.

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; all water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all estate, right, title, and interest in and to the property, as well in law as in equity.

And Grantor and Grantor's successors and assigns shall and will warrant and by these presents forever defend the premises in the quiet and peaceable possession of Grantee, Grantee's successors and assigns, against Grantor and Grantor's successors and assigns and against all and every person or persons whomsoever, lawfully claiming the same, except as shown on Exhibit A attached hereto and made a part hereof. The foregoing warranties and obligations to defend are limited to the extent Grantor has title insurance coverage or is entitled to claim coverage by any predecessor in interest of Grantor, if any, and to the extent such claims and expenses are covered by such title insurance or are actually recovered from such predecessor in interest, net of any costs of recovery, including attorney fees and costs. In no event shall Grantor incur any liability to Grantee, or Grantee's successors or assigns, for liabilities, costs or expenses not covered by title insurance, if any, for amounts which exceed any such title insurance coverage, if any, or are not actually recovered from any predecessor in interest, net of any costs of recovery, including attorney fees and costs.

Grantor does also hereby assign to Grantee the warranty of title provided to Grantor in the instrument by which the Property was conveyed to Grantor. Said assignment is without warranty.

ACCOMMODATION
RECORDING

When recorded, return to:
Tyree Bauer Baldner, PLLC
Attn: Timothy W. Tyree
618 W Franklin St.
Boise, ID 83702

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

SPECIAL WARRANTY DEED

Todd McCauley, Inc., an Idaho corporation ("Grantor") does hereby transfer, remise, release and convey to Miriam, LLC, an Idaho limited liability company, whose address is 715 W. Blue Spruce Road, Alpine, UT 84004 ("Grantee"), all of Grantor's right, title and interest in the real property legally described as follows (collectively the "Property"):

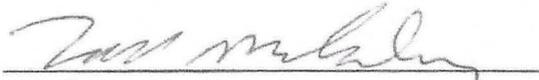
Lot 3 in Block 1 of Trinity View Estates Subdivision, according to the official plat thereof, filed in Book 64 of Plats at Pages 6467 and 6468, and as Amended by an Affidavit recorded January 25, 1994 as Instrument No. 94006899, official records of Ada County, Idaho.

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; all water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all estate, right, title, and interest in and to the property, as well in law as in equity.

And Grantor and Grantor's successors and assigns shall and will warrant and by these presents forever defend the premises in the quiet and peaceable possession of Grantee, Grantee's successors and assigns, against Grantor and Grantor's successors and assigns and against all and every person or persons whomsoever, lawfully claiming the same, except as shown on Exhibit A attached hereto and made a part hereof. The foregoing warranties and obligations to defend are limited to the extent Grantor has title insurance coverage or is entitled to claim coverage by any predecessor in interest of Grantor, if any, and to the extent such claims and expenses are covered by such title insurance or are actually recovered from such predecessor in interest, net of any costs of recovery, including attorney fees and costs. In no event shall Grantor incur any liability to Grantee, or Grantee's successors or assigns, for liabilities, costs or expenses not covered by title insurance, if any, for amounts which exceed any such title insurance coverage, if any, or are not actually recovered from any predecessor in interest, net of any costs of recovery, including attorney fees and costs.

Grantor does also hereby assign to Grantee the warranty of title provided to Grantor in the instrument by which the Property was conveyed to Grantor. Said assignment is without warranty.

GRANTOR:
Todd McCauley, Inc.

By: 
Todd McCauley, President

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on April 15th, 2021 by Todd McCauley as the President of Todd McCauley, Inc.

BROOKE FLEMING
COMMISSION #20211229
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 03/15/2027


Signature of notary public
My commission expires 03/15/2027

EXHIBIT A TO
SPECIAL WARRANTY DEED

8. Taxes, including any assessments collected therewith, for the year 2020 for which the first installment is paid, and the second installment is due and payable on or before June 20, 2021.

Parcel Number: R8528531500

Original Amount: \$3,351.08

9. The land described herein is located within the boundaries of Ada County (208-287-6800) and is subject to any assessments levied thereby.

10. The land described herein is located within the boundaries of Boise Kuna Irrigation District (208-922-5608) and is subject to any assessments levied thereby.

11. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.

12. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded September 10, 1942 in Book 257 of Patents, at Page 374.

13. Easements, reservations, restrictions, and dedications as shown on the official plat of said subdivision.

14. Covenants, Conditions, and Restrictions, and Easements but omitting any covenants or restrictions, if any, to the extent that such covenants, conditions or restrictions violate 42 USC 3604 (c) or any other ordinance, statute or regulation.

Recorded: December 15, 1993

Instrument No: 93106304

Amendments, Supplements, or Modifications of said Covenants, Conditions, and Restrictions.

Recorded: February 11, 1994

Instrument No: 94013408

15. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted to: Idaho Power Company

Purpose: Public Utilities

Recorded: October 3, 1994

Instrument No.: 94088612

16. Terms, covenants, conditions, restrictions, easements, and obligations, if any, contained in Joint Use and Maintenance Agreement for Roads.

Recorded: April 22, 1998

Instrument No.: 98038136



TitleOne
a title & escrow co.

Order Number: 20366988

Warranty Deed

For Value Received,

David L. Andrus and Roslyn Andrus, husband and wife, the Grantor, does hereby grant, bargain sell and convey unto, **Japheth, LLC, an Idaho limited liability company**, whose current address is **715 W. Blue Spruce Rd, Alpine, UT 84004**, the Grantee, the following described premises, in **Ada County, Idaho**, To Wit:

Lot 4 in Block 1 of Trinity View Estates Subdivision, according to the official plat thereof, filed in Book 64 of Plats at Page(s) 6467 and 6468, and as amended by an Affidavit recorded January 25, 1994 as Instrument No. 94006899, official records of Ada County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of this page intentionally left blank.

NOT TO BE RECORDED
UNLESS THE FRONT PAGE HEREOF
IS RECORDED AS PART OF
THE SAME INSTRUMENT



TitleOne
a title & escrow co.

Order Number: 20366988

Warranty Deed

For Value Received,

David L. Andrus and Roslyn Andrus, husband and wife, the Grantor, does hereby grant, bargain sell and convey unto, **Japheth, LLC, an Idaho limited liability company**, whose current address is **715 W. Blue Spruce Rd, Alpine, UT 84004**, the Grantee, the following described premises, in **Ada County, Idaho**, To Wit:

Lot 4 in Block 1 of Trinity View Estates Subdivision, according to the official plat thereof, filed in Book 64 of Plats at Page(s) 6467 and 6468, and as amended by an Affidavit recorded January 25, 1994 as Instrument No. 94006899, official records of Ada County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of this page intentionally left blank.

Dated: 7-31-2020

[Signature]
David L. Andrus

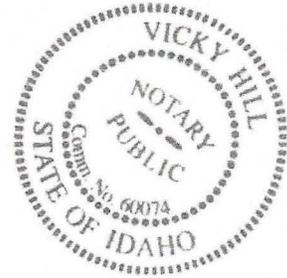
[Signature]
Roslyn Andrus

State of Idaho, County of Ada, ss.

On this 31st day of July in the year of 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared David L. Andrus and Roslyn Andrus, known or identified to me 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.

[Signature]
Notary Public
Residing In:
My Commission Expires:
(seal)

Residing In: Boise, ID
Commission expires: 08/02/2024



**AFFIDAVIT OF
LEGAL INTEREST**



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

State of ~~Idaho~~) UTAH
) ss
County of ~~Ada~~) UTAH

MANAGEMENT MEMBER

I, MIRIAM LLC / CAPITAL LLC - Douglas B Clegg
705 W BRUCE SPRUCE RD ALPINE UTAH 84004
Boise, ID 83701

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 Penelope Constantikes, Riley Planning Services

P.O. Box 405 Boise, ID 83701
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 30 day of September, 2021

Signature

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

Zion Payton

Residing at: 5513 W 11000 N
Highland UT 84003

Affix Seal Here

My Commission expires: 08-24-2025

Signature



**AFFIDAVIT OF
LEGAL INTEREST**



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

State of Idaho) UTAH
) ss
County of ~~Ada~~) UTAH

MANAGING MEMBER

I, Miriam LLC, JAPHETH LLC *Douglas B Cleary*
715 W Blue Spruce RD. *ALPINE UTAH* Boise ID 83701 *84004*

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 Penelope Constantikes, Riley Planning Services

P.O. Box 405 Boise, ID 83701

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 30 day of SEPTEMBER, 2021

Signature *[Handwritten Signature]*

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

Zion Payton

Residing at: 5513 11000 N Highland UT 84003

Affix Seal Here

My Commission expires: 08-24-2025

Signature *[Handwritten Signature]*



Annexation Description for
Japeth LLC
October 10, 2021

A portion of Government Lot 4 of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the Section corner common to Sections 13 and 24, T.2N., R.1W., B.M, and 18 and 19, T.2N., R.1E., B.M. from which the 1/4 corner common to said Sections 13 and 18 bears, North 00°12'36" West, 2650.42 feet; thence on the south boundary line of said Section 18, North 90°00'00" East, 882.70 feet to the southerly extension of the westerly boundary line of Trinity View Estates Subdivision as filed in Book 64 of Plats at Pages 6467 and 6468, records of Ada County, Idaho and the **REAL POINT OF BEGINNING**;

thence on said westerly boundary line and the southerly and westerly extension thereof the following eight (8) courses bearings and distances:

North 02°07'13" West, 111.23 feet;

North 04°30'00" West, 128.26 feet;

North 10°44'23" West, 129.54 feet;

North 24°09'41" West, 105.17 feet;

North 60°27'08" West, 121.73 feet;

North 71°10'07" West, 144.20 feet;

North 67°46'25" West, 132.20 feet;

South 89°47'24" West, 438.84 feet to the west boundary line of said Section 18;

thence on said west boundary line, North 00°12'36" West, 707.98 feet to the westerly extension of the north boundary line of said Trinity View Estates Subdivision;



thence South 89°57'01" East, 1,234.68 feet to the Northeast corner of said Trinity View Estates Subdivision;

thence on the east boundary line of said Trinity View Estates Subdivision and the southerly extension thereof, South 00°15'29" East, 1,324.14 feet to the south boundary line of said Section 18;

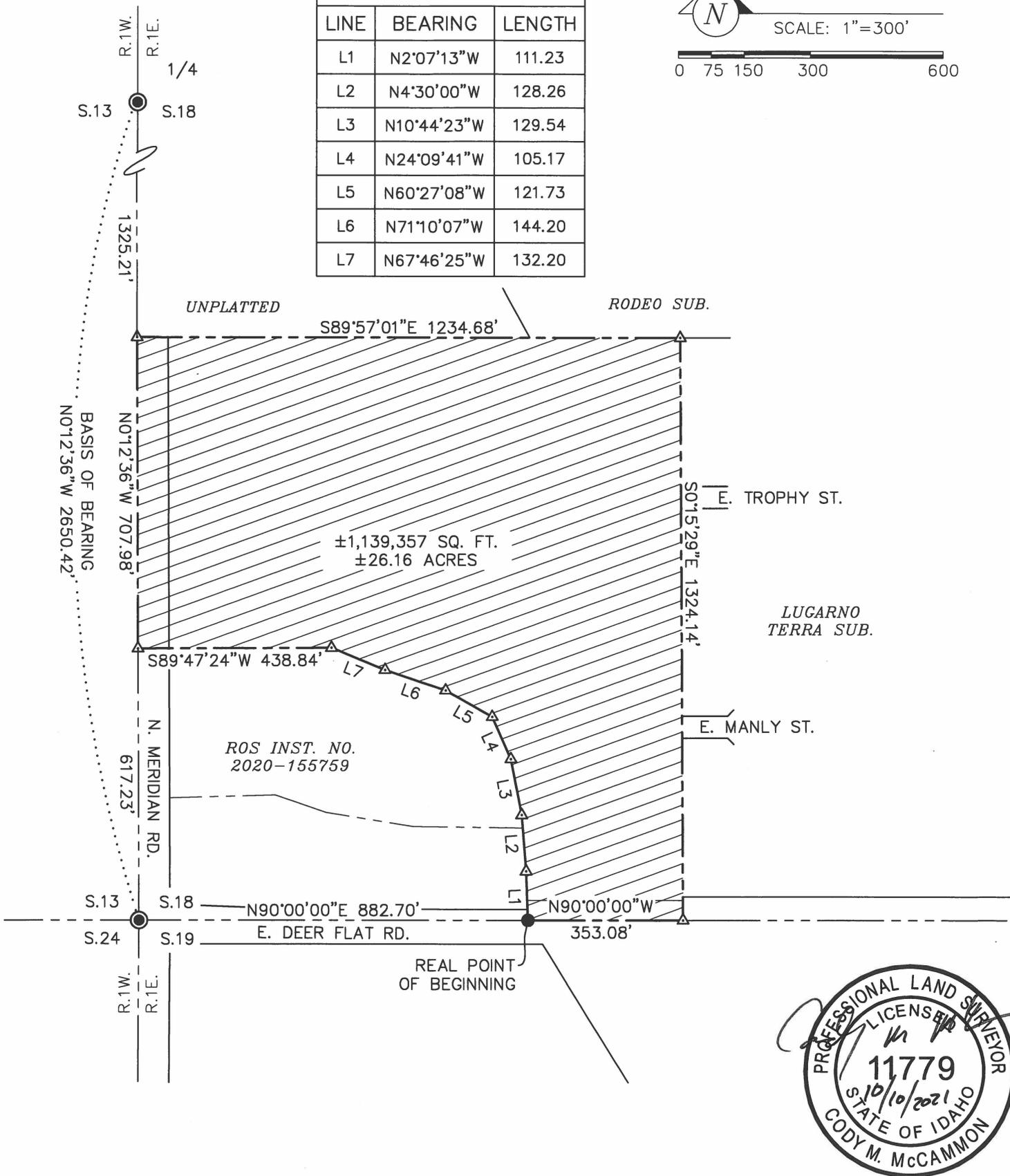
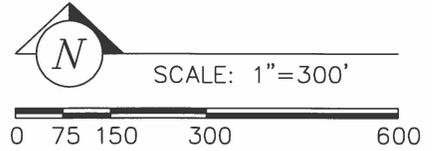
thence on said south boundary line, North 90°00'00" West, 353.08 feet to the **REAL POINT OF BEGINNING.**

Containing 1,139,357 square feet or 26.16 acres, more or less.

End of Description.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N2°07'13"W	111.23
L2	N4°30'00"W	128.26
L3	N10°44'23"W	129.54
L4	N24°09'41"W	105.17
L5	N60°27'08"W	121.73
L6	N71°10'07"W	144.20
L7	N67°46'25"W	132.20

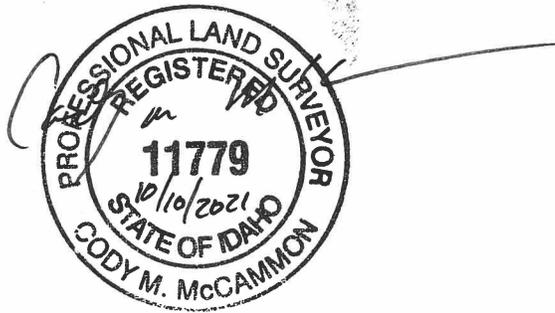
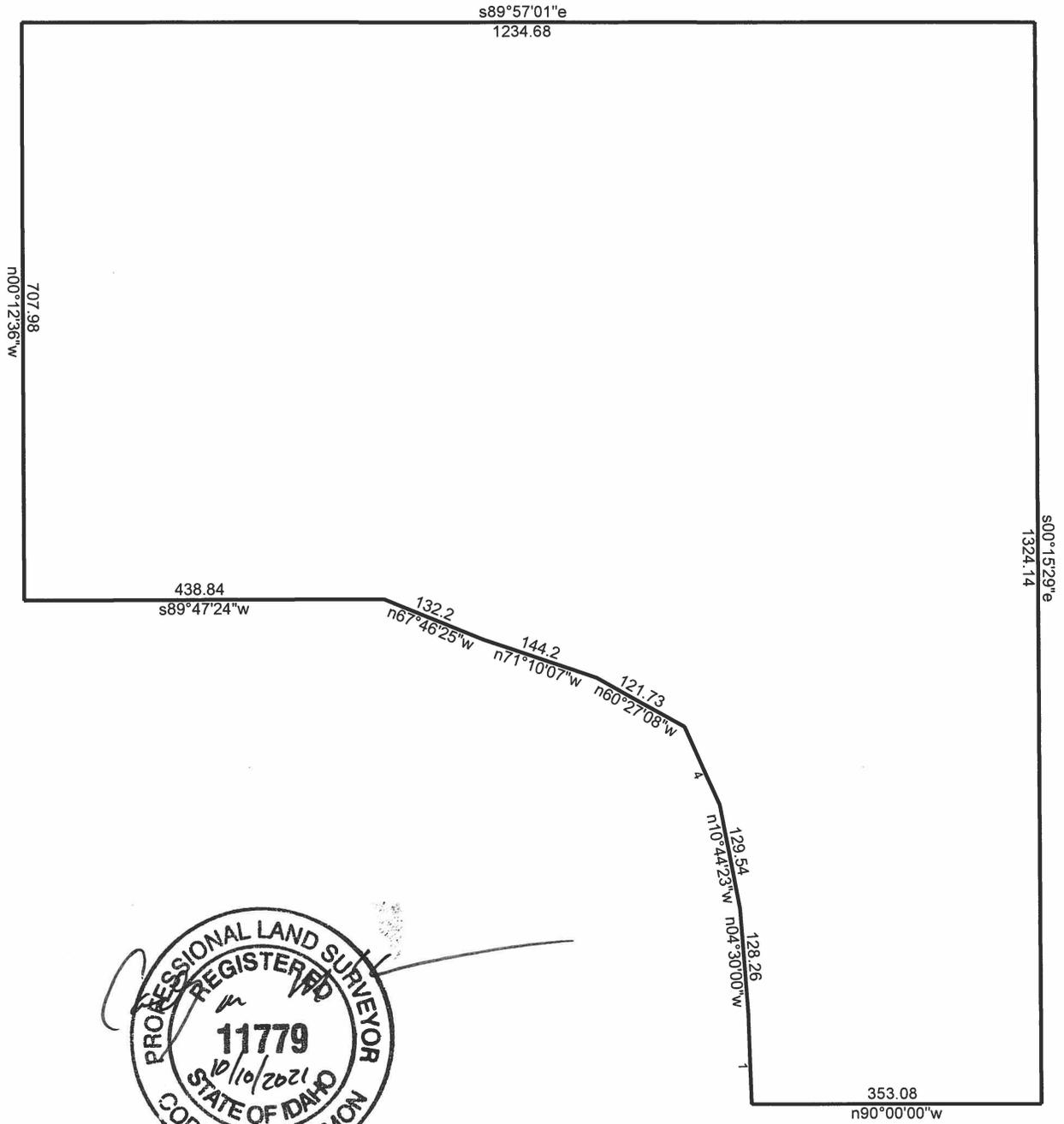


P:\1804 Lozy DB Lone 20-514\dwg\20514 Annex Ex.dwg 10/10/2021 5:48:31 AM

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

ANNEXATION EXHIBIT FOR
JAPHETH LLC
 A PORTION OF GOVERNMENT LOT 4 OF SECTION 18,
 T.2N., R.1E., B.M., ADA COUNTY, IDAHO

JOB NO. 20-514
SHEET NO. 1
DWG. DATE 10/10/2021



10/10/2021

Scale: 1 inch= 200 feet

File: Japeth LLC Annexation Parcel.ndp

Tract 1: 26.1560 Acres, Closure: n80.2657w 0.01 ft. (1/496939), Perimeter=4931 ft.

- 01 n02.0713w 111.23
- 02 n04.3000w 128.26
- 03 n10.4423w 129.54
- 04 n24.0941w 105.17
- 05 n60.2708w 121.73
- 06 n71.1007w 144.2
- 07 n67.4625w 132.2
- 08 s89.4724w 438.84
- 09 n00.1236w 707.98

- 10 s89.5701e 1234.68
- 11 s00.1529e 1324.14
- 12 n90.0000w 353.08

Description for
C-2 Zone
November 12, 2021

A portion of Government Lot 4 of Section 18, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho more particularly described as follows:

BEGINNING at the Section corner common to Sections 13 and 24, T.2N., R.1W., B.M, and Sections 18 and 19, T.2N., R.1E., B.M. from which the 1/4 corner common to said Sections 13 and 18 bears, North 00°12'36" West, 2650.42 feet;

thence on the west boundary line of said Section 18, North 00°12'36" West, 617.23 feet to the westerly extension of the exterior boundary line of Trinity View Estates Subdivision as filed in Book 64 of Plats at Pages 6467 and 6468, records of Ada County, Idaho;

thence on said exterior boundary line and the westerly and southerly extension thereof the following eight (8) courses and distances:

North 89°47'24" East, 438.84 feet;

South 67°46'25" East, 132.20 feet;

South 71°10'07" East, 144.20 feet;

South 60°27'08" East, 121.73 feet;

South 24°09'41" East, 105.17 feet;

South 10°44'23" East, 129.54 feet;

South 04°30'00" East, 128.26 feet;

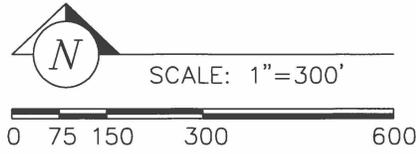
South 02°07'13" East, 111.23 feet to the south boundary line of said Section 18;

thence on said south boundary line, North 90°00'00" West, 882.70 feet to the **REAL POINT OF BEGINNING**.

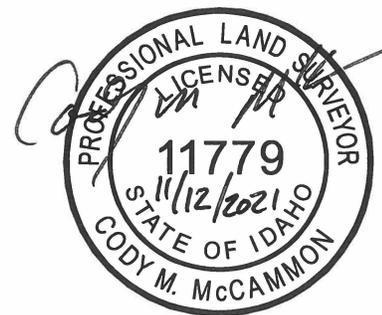
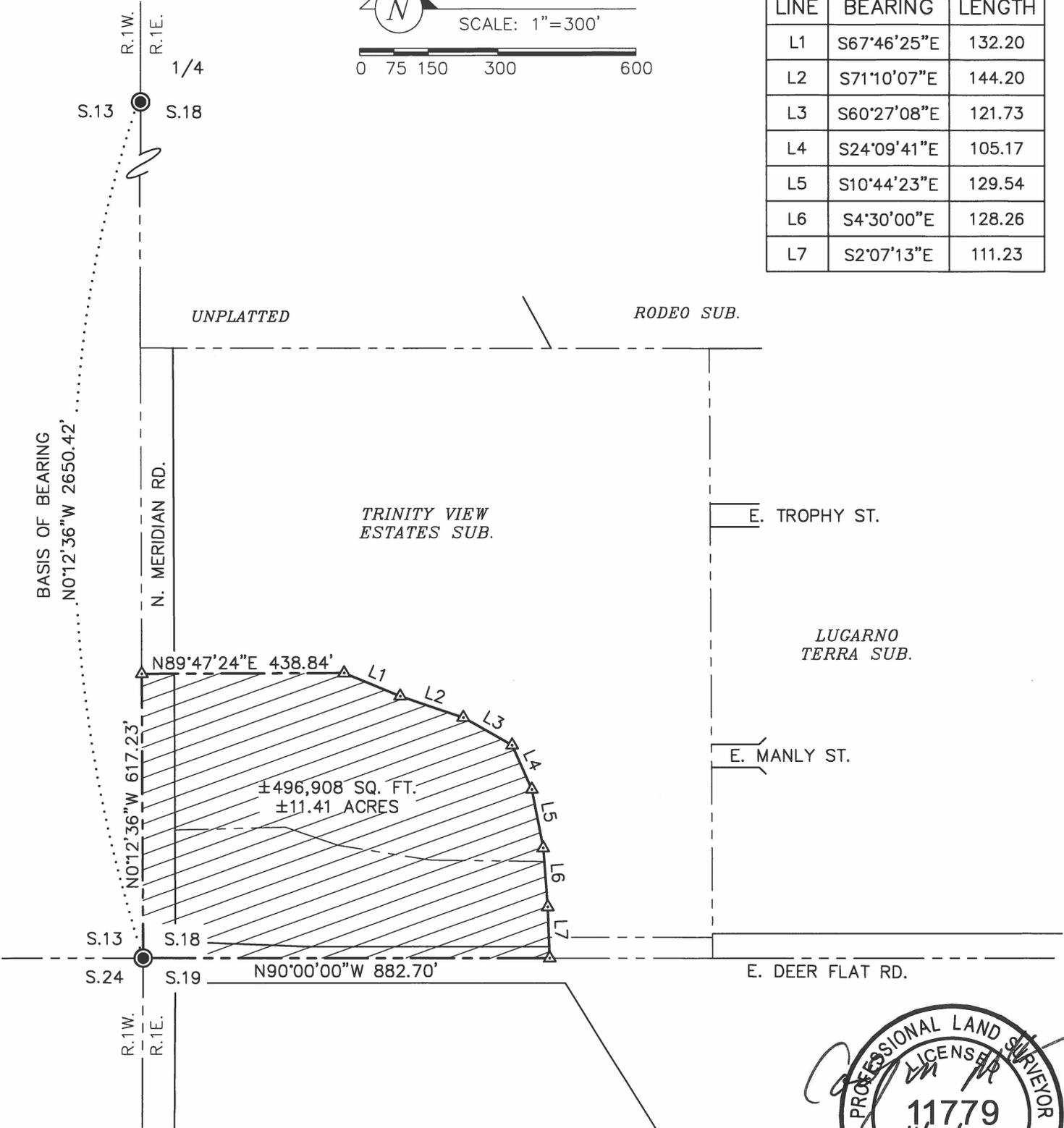
Containing 496,908 square feet or 11.41 acres, more or less.

End of Description.





LINE TABLE		
LINE	BEARING	LENGTH
L1	S67°46'25"E	132.20
L2	S71°10'07"E	144.20
L3	S60°27'08"E	121.73
L4	S24°09'41"E	105.17
L5	S10°44'23"E	129.54
L6	S4°30'00"E	128.26
L7	S2°07'13"E	111.23

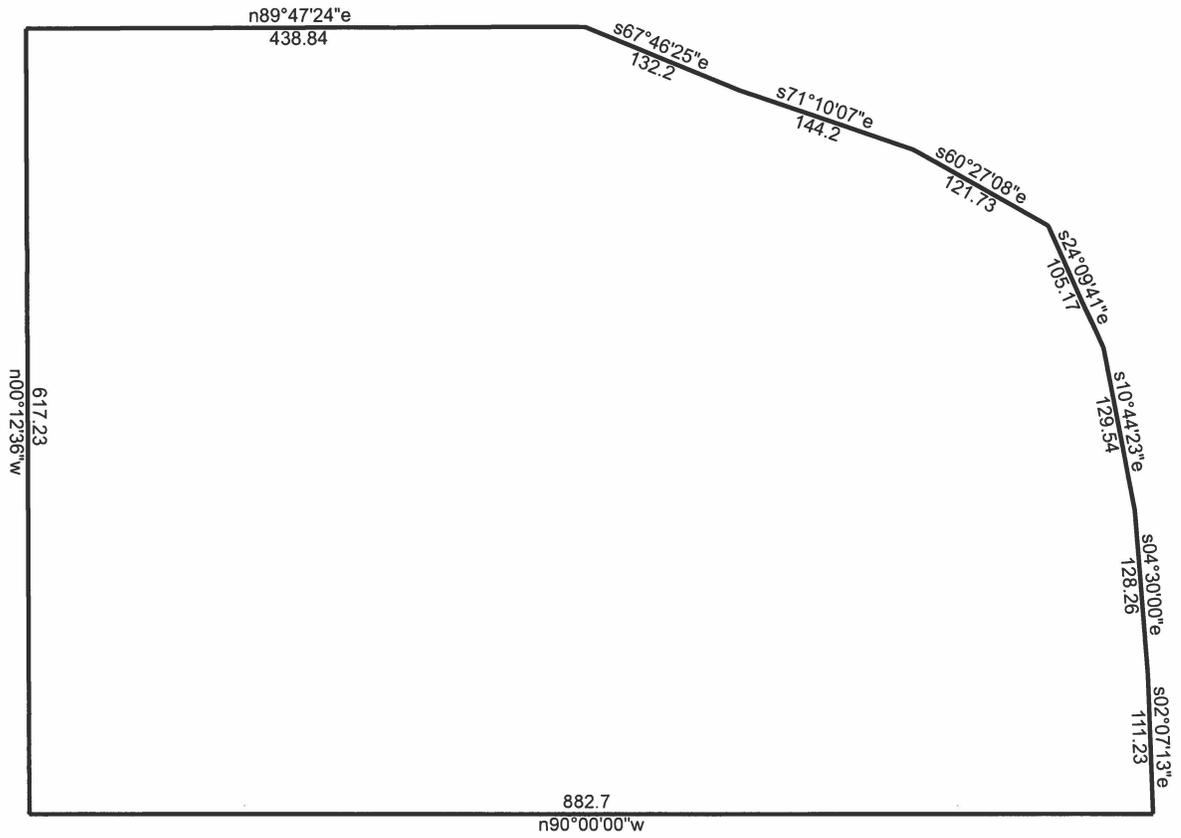


P:\1804 Lozy DB Lone 20-514\dwg\C2 Zone Ex.dwg 11/12/2021 7:45:01 AM

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

EXHIBIT MAP FOR
C-2 ZONE
 A PORTION OF GOVERNMENT LOT 4 OF SECTION 18,
 T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

JOB NO. 20-514
SHEET NO. 1
DWG. DATE 11/12/2021



11/12/2021

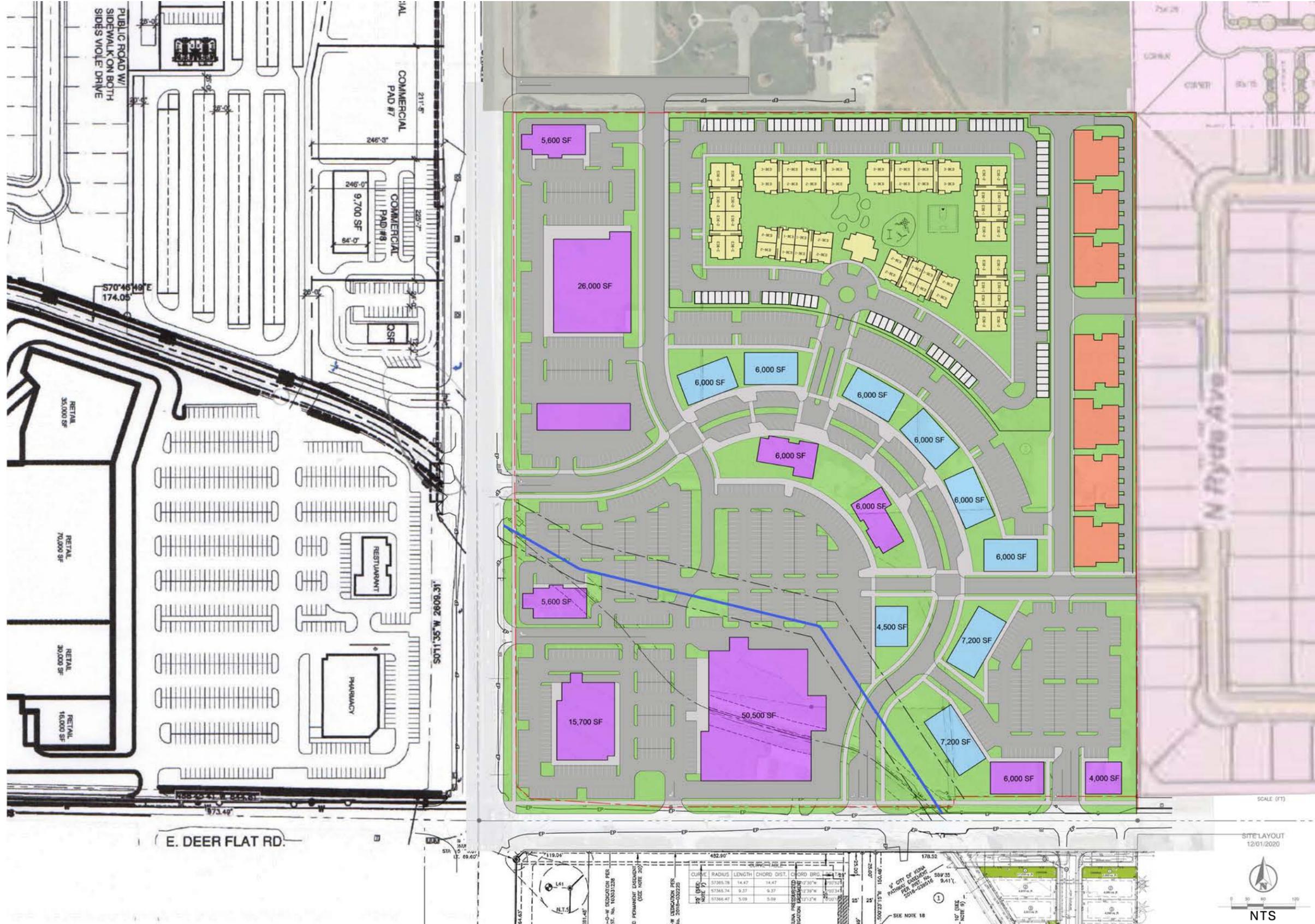
Scale: 1 inch= 150 feet

File: C-2 Zone.ndp

Tract 1: 11.4074 Acres, Closure: s37.2118e 0.01 ft. (1/475370), Perimeter=2811 ft.

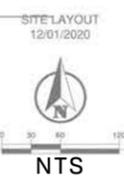
01 e37.50 n129.69
 02 n00.1236w 617.23
 03 n89.4724e 438.84
 04 s67.4625e 132.2
 05 s71.1007e 144.2
 06 s60.2708e 121.73
 07 s24.0941e 105.17
 08 s10.4423e 129.54
 09 s04.3000e 128.26

10 s02.0713e 111.23
 11 n90.0000w 882.7



- PAIRED HOMES/
TOWNHOMES
- 3 STORY WALK-UP
APARTMENTS
- MIXED USE
- COMMERCIAL
- OPEN SPACE

SCALE (FT)



CL. NO.	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.
1	57365.78	14.47	14.47	90°
2	57365.74	9.37	9.37	270°
3	57366.47	5.09	5.09	90°

KUNA DEVELOPMENT
PRELIMINARY CONCEPT MASTER PLAN | CONCEPT PLAN
 MARCH 09, 2021

FFKR | LANDSCAPE & PLANNING

MIXED USE HOUSING/RETAIL AND OFFICES



3 STORY WALK-UP APARTMENTS



PAIRED HOMES/TOWNHOMES



3 STORY WALK-UP APARTMENTS



NOTE: IMAGES ARE TAKEN FROM GOOGLE AND ARE REPRESENTATIVE ONLY AND ARE ONLY INCLUDED TO CONVEY FORM AND SIZE.

**KUNA DEVELOPMENT
PRECEDENT IMAGERY**

MARCH 09, 2021

FFKR | LANDSCAPE & PLANNING

PUBLIC PLAZA



OUTDOOR DINING



RETAIL AND DRIVE-THRU'S



FUEL STATION



NOTE: IMAGES ARE TAKEN FROM GOOGLE AND ARE REPRESENTATIVE ONLY AND ARE ONLY INCLUDED TO CONVEY FORM AND SIZE.

**KUNA DEVELOPMENT
PRECEDENT IMAGERY**
MARCH 09, 2021

FFKR | LANDSCAPE & PLANNING

DRIVE-THRU PHARMACY



WALMART NEIGHBORHOOD MARKET



FITNESS



FAST FOOD



NOTE: IMAGES ARE TAKEN FROM GOOGLE AND ARE REPRESENTATIVE ONLY AND ARE ONLY INCLUDED TO CONVEY FORM AND SIZE.

**KUNA DEVELOPMENT
PRECEDENT IMAGERY**

MARCH 09, 2021



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: Annexation and Zoning; Rezone

Date of Meeting: 12/14/21 Time: 6-7:15 PM

Meeting Location: Kuna Public Library

Site Information

Location: Section 18 Township 2N Range 1E Total Acres 37.57

Subdivision Name: Section Land / Trinity View Estates Lot 1-4 Block 1

Address: 1698, 1804 & 1920 Lazy DB Lane; 1900 & 1928 E. Deer Flat; 1800 N. Meridian Road

Parcel No(s): 128528530500; 128528531000; 128528531500 128528532000

Include ALL addresses and parcel numbers for your application.
S 1418336332; S 1418336401
/ Current Property Owner

Name: Miriam LLC / Japheth LLC

Address: 715 W. Blue Spruce Road, Alpine, UT 84004

Contact Person

Name: Penelope Constantikes

Business Name (if applicable): Riley Planning Services

Address: P.O. Box 405, Boise, ID 83701

Phone: 208.908.1609

Email: penelope@rileyplanning.com

Applicant

Name: SAME

Address:

Phone:

Email:

I, Penelope Constantikes, 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: P. Constantikes

Date: 2/8/22

**NEIGHBORHOOD MEETING SIGN-IN SHEET - 6:00 TO 6:30 PM, DECEMBER 14, 2021
NORTHWEST CORNER - DEER FLAT ROAD & MERIDIAN ROAD/HWY
ANNEXATION INTO CITY OF KUNA AND ZONING DESIGNATION C-2**

NAME	ADDRESS	EMAIL ADDRESS
MR BCABINET5.COM BILL GALLETINI		909-720-7122
Robert Di Birolamo		rdibiolamo@gmail.com
Vicki Ogle		vicki.ogle@gmail.com
Tom Ogle		tom.ogle@gmail.com
DAVE FOSSUM		DJFOSSUM ^u ATT. ^{NET} NSI
Dave Miller		Rme.Dave@lcloud.com
Becky Miller		millers.becky-j@gmail.com
JEAN FOSSUM		DJFOSSUM@ATT.NET
BILLY EDWARDS		WEDWARDS@SELECTBEV.COM
REBECCA GETZEN		Getzrams92691 ¹ @AOL.COM
ERIC GETZEN		ASTRO92692@HOTMAIL.COM
JOSHUA REDDICK		NUT19@GMAIL.COM
SARAH LETT		CLIENTCARE@goporch.com

NEIGHBORHOOD MEETING MINUTES

Meeting Date: December 14, 2021 Number of Attendees: 13

Location: Kuna Public Library

Project Description: Annexation & Zoning / Rezone

Attendee Comments or Concerns: _____

Transition from traditional residential

Traffic on Deer Flat Road & future road improvements

School capacity

Attendees excited about walkable access to future services (coffee shop, etc.)

How will Kuna Canal be handled

Inquired about what commercial users would be located on site

Separation between Over 55 Townhomes and traditional residential/ # of stories

Liked 'Lamp District' concept and marketplace/plaza

I, _____, 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: _____

November 30, 2021

Dear Neighbor:

Please join me at a neighborhood meeting about a proposed annexation and zoning application for the property located at the NE corner of Deer Flat Road and Meridian Road / HWY 69. A map of the subject site is included below.

The purpose of the meeting is to provide residents in the vicinity of the site with information about the proposed annexation into the City of Kuna with a zoning designation of C-2, and to answer any questions you may have.

WHERE: City of Kuna Library – 457 N. Locust, Kuna

WHEN: Tuesday, December 14, 2021 – 6:00 to 6:30 PM

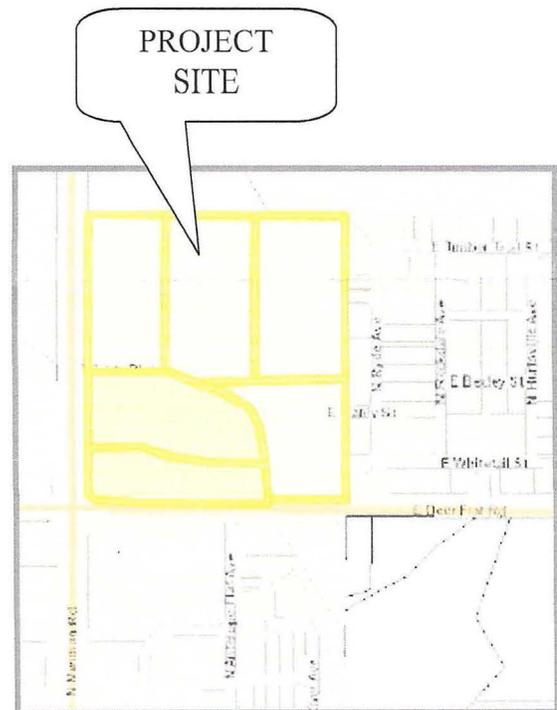
This is an informational meeting and no public appointed or elected officials will be present. The applicant's representative will be present for the meeting.

I can be reached by email at penelope@rileyplanning.com if you have questions.

Thank you in advance for your interest.

Best regards,

Penelope Constantikes
Principal



RILEY PLANNING SERVICES
P.O. BOX 405
BOISE, ID 83701

BOISE ID 836

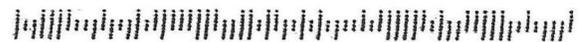
30 NOV 2021 PM 1 L



Riley Planning Services
P.O. Box 405
Boise, ID 83701

REC 12/3/21

83701-040505



Neighborhood Meeting - Deer Flat & Meridian

From: "Penelope Constantikes" <penelope@rileyplanning.com>

Date: 12/14/2021 08:36PM

To: penelope@rileyplanning.com

Robert Digirolamo <rdigirolamo@gmail.com>, Vicki Ogle <vickiloyogle@gmail.com>, Tom Ogle <tom.ogle@gmail.com>, Dave Fossum <djfossum@att.net>, Dave Miller <rmedave@icloud.com>,

Bcc: Becky Miller <miller.becky.j@gmail.com>, Dave & Jean Fossum <djfossum@att.net>, Rebecca Getzen <getzrams92691@aol.com>, Eric Getzen <astro92692@hotmail.com>, Joshua Reddick <nut190@gmail.com>, Sarah Lett <clientcafe@goporch.com>, dclegg@springcreekenterprise.com

Dear Neighbors:

Thank you for participating in the neighborhood meeting this evening. I appreciated the opportunity to meet you!

Just a reminder - the applications will just be for Annexation and Zoning of the site initially. More detailed applications will be in the future and that is when specific comments will become more relevant.

Thank you!



RILEY PLANNING SERVICES

Penelope Constantikes
Principal

P.O. Box 405, Boise, ID 83701
208.908.1609

300 W. Myrtle Street, Suite 200 B

Fwd: Neighborhood Meeting - Deer Flat & Meridian

From: "Penelope Constantikes" <penelope@rileyplanning.com>

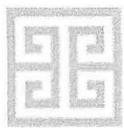
Date: 12/14/2021 08:44PM

To: Sarah Lett <clientcare@goporch.com>

Sarah:

I didn't get your email correctly entered the first time. Below is the email I sent initially and then I followed up with the attachment.

The concept plan is attached.



RILEY PLANNING SERVICES

Penelope Constantikes
Principal

P.O. Box 405, Boise, ID 83701
208.908.1609

300 W. Myrtle Street, Suite 200 B

----- Original Message -----

Subject: Neighborhood Meeting - Deer Flat & Meridian

Date: Tue, 14 Dec 2021 22:36:20 -0500

From: "Penelope Constantikes" <penelope@rileyplanning.com>

To: penelope@rileyplanning.com

Dear Neighbors:

Thank you for participating in the neighborhood meeting this evening. I appreciated the opportunity to meet you!

Just a reminder - the applications will just be for Annexation and Zoning of the site initially. More detailed applications will be in the future and that is when specific comments will become more relevant.

Thank you!



RILEY PLANNING SERVICES

Penelope Constantikes
Principal

P.O. Box 405, Boise, ID 83701
208.908.1609

300 W. Myrtle Street, Suite 200 B

Attachments (1 file, 1.7 MB)

- Deer Flat & Meridian - Conceptual Layout.pdf (1.7 MB)

Deer Flat & Meridian - Conceptual Layout

From: "Penelope Constantikes" <penelope@rileyplanning.com>

Date: 12/14/2021 08:39PM

To: penelope@rileyplanning.com

Joshua Reddick <nut190@gmail.com>, Rebecca Getzen <getzrams92691@aol.com>, Sarah Lett <clientcafe@goporch.com>, Dave Miller <rmedave@icloud.com>, Becky Miller

Bcc: <miller.becky.j@gmail.com>, Dave & Jean Fossum <djfossum@att.net>, Eric Getzen <astro92692@hotmail.com>, Robert Digirolamo <rdigirolamo@gmail.com>, Vicki Ogle <vickiloyogle@gmail.com>, Tom Ogle <tom.ogle@gmail.com>, dclegg@springcreekenterprise.com

Oops! I forgot to attach the conceptual layout.

Thanks!



RILEY PLANNING SERVICES

Penelope Constantikes
Principal

P.O. Box 405, Boise, ID 83701
208.908.1609

300 W. Myrtle Street, Suite 200 B

Attachments (1 file, 1.7 MB)

- Deer Flat & Meridian - Conceptual Layout.pdf (1.7 MB)

Re: Deer Flat & Meridian - Conceptual Layout

From: "Penelope Constantikes" <penelope@rileyplanning.com>

Date: 12/14/2021 08:51PM

To: Vicki Ogle <vickiloyogle@gmail.com>

Bcc: dclegg@springcreekenterprise.com

You are welcome!



RILEY PLANNING SERVICES

Penelope Constantikes
Principal

P.O. Box 405, Boise, ID 83701
208.908.1609

300 W. Myrtle Street, Suite 200 B

On Tue, 14 Dec 2021 20:44:53 -0700, Vicki <vickiloyogle@gmail.com> wrote:

Thank you for your time tonight and for the image of the proposed site!

Sent from my iPhone

> On Dec 14, 2021, at 8:39 PM, Penelope Constantikes wrote:

>

>

> Oops! I forgot to attach the conceptual layout.

>

> Thanks!

>

>

>

> Penelope Constantikes

> Principal

>

> P.O. Box 405, Boise, ID 83701

> 208.908.1609

>

> 300 W. Myrtle Street, Suite 200 B

>

From: [Jessica Reid](#)
To: [PWoffice](#); [Scott FCCNWI](#); [Chief Fratusco](#); [TLawrence Kuna Fire](#); [J&M Sanitation](#); ["David Reinhart"](#); [Robbie Reno](#); [ACHD](#); [ITD](#); [Boise Project Board of Control](#); [COMPASS](#); [DEQ](#); [Idaho Power \(PDickerson@idahopower.com\)](#); [Intermountain Gas](#); [Power - Easements \(easements@idahopower.com\)](#)
Subject: The Lamp District Agency Transmittal
Date: Friday, April 1, 2022 10:36:15 AM
Attachments: [image001.png](#)
[Lamp District Agency Transmittal Packet 04.01.2022.pdf](#)

Agency Transmittal – April 1, 2022

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

CASE NUMBER:	22-02-AN (Annexation), 22-01-ZC (Rezone) & 22-02-DA (Development Agreement) – The Lamp District
PROJECT DESCRIPTION	<p>Riley Planning Services, on behalf of Miriam LLC, requests to Annex four (4) parcels (APNs: R8528532000, R8528531500, R8528531000, R8528530500) totaling approx. 24.65 acres with a C-2 (Area Commercial) zone; and to Rezone approx. 10.18 acres (APNs: S1418336401, S1418336332), already Annexed into Kuna City Limits, to a C-2 (Area Commercial) zone. The subject sites are located on the northeast corner of the N Meridian & E Deer Flat intersection; Section 18, Township 2 North, Range 1 East.</p> <p>The Applicant intends to return in the future & Rezone a portion of the subject properties as to develop Mixed Use, Townhome & Multi-Family aspects; a development concept plan is provided as part of this packet. The Applicant is aware of current serviceability limitations for the Sewer Basin(s) in which the subject properties will feed into, as such, a Development Agreement shall accompany this application.</p>
SITE LOCATION	Northeast Corner of N Meridian Road & E Deer Flat Road intersection
REPRESENTATIVE	Penelope Constantikes Riley Planning Services LLC penelope@rileyplanning.com
SCHEDULED HEARING DATE	Tuesday, July 26, 2022 at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4 th Street, Kuna, ID 83634
STAFF CONTACT	Jessica Reid 208.387.7731 jreid@kunaid.gov
<p>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. <i>If your agency needs different or additional information to review & provide comments, please notify our office.</i> 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. <i>No response by Friday July 8, 2022, will indicate you have no objection or comments for this project.</i></p>	

Sincerely,

Jessica Reid

Planner I

751 W 4th Street • Kuna, ID 83634

jreid@kunaid.gov • Ph: (208) 387-7731



Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the lateral is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

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

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

NO DISCHARGE into any live irrigation system is permitted.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractor.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a full-size hard copy of the irrigation and drainage plans.

Whereas this property lies within the Boise-Kuna Irrigation District it is important that representatives of this development contact the BKID office as soon as possible to discuss the pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

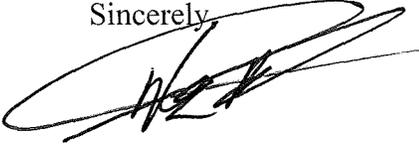
Boise Project Board of Control must receive a written response from the Boise-Kuna Irrigation District as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

Prior to any construction being done next to or within the easements listed previously, the contractor and/or developer must contact our Division 2 watermaster at 208-342-5086.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'TR', is written over a large, loopy scribble.

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc: Clint McCormick Watermaster, Div; 2 BPBC
Alicia Flavel Secretary – Treasurer, BKID
File



SPRING CREEK
ENTERPRISE

April 21, 2022

Mr. Davit Reinhart, Assistant Superintendent
Kuna School District
711 Porter St.
Kuna, ID 83634

RE: LAMP DISTRICT ANNEXATION AND ZONING/REZONE

Dear Mr. Reinhart:

Thank you for meeting with us today to review the district's voluntary support fees.

We recognize the Kuna School District's current circumstances, and are committed to supporting the districts needs for additional resources. The current applications for annexation and zoning are conceptual and do not hold credible impact data for us to determine specific sizing and detailed end users. As discussed, rezoning in the future for specific residential types of housing may need to be considered.

We look forward to following up with the School District when these specific uses are identified, and know how these uses will impact the school districts needs.

Best regards,

SPRINGCREEK ENTERPRISE

Douglas Clegg
CEO

cc: Kuna Planning & Zoning Department

East	Medium Density Residential	R-6
West	Single Family/ Rural Residential (Ada County)	RUT

3. **Site History:** ACHD staff/Commission previously reviewed this site as NEC of SH-69/Meridian Road and Deer Flat Road/KUNA17-0007/ 16-11-AN in June 2017. The requirements of this staff report are consistent with those of the prior action.
4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
 - Ashton Estates 1 is located directly south of the site and consist of 35 single family building lots (10 common lots) and was approved by ACHD on December 02, 2020.
 - Lugarno Terra Subdivision is located directly south of the site and consist of 8 single family building lots (6 common lots) and was approved by ACHD on January 15, 2021.
 - Blackrock Market place and Village (Blackrock Retail Center) is located directly west of the site and consist of 40.8 acres mixed-use project to include both multi-family and commercial properties and was approved by ACHD on May 1, 2020.
5. **Transit:** Transit services are not available to serve this site.
6. **Pathway Crossings:** United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.
7. **New Center Lane Miles:** The proposed development includes 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):**
 - Deer Flat Road is listed in the CIP to be widened to 2-lanes from SH-69/ Meridian Road to Locust Grove Road between 2036 and 2040.
 - The intersection of SH-69/ Meridian Road and Deer Flat Road is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 7-lanes east, and 6-lanes on the west leg, and signalized between 2031 and 2035.
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 Deer Flat Road as an existing Level 3 facility.

B. Traffic Findings for Consideration

1. **Trip Generation:** Below is a list of land uses and estimated trip generation rates for uses that may be included within the site. The applicant is requesting C-2 (Area Commercial) as the proposed zoning designation and has provided a concept plan showing a mixed use development with commercial and multi-family type uses. There are an estimated 76 existing vehicle trips per day with 9 vehicle trips per hour in the PM peak hour. Trip generation rates are based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

Use (1,000 sf)	Average Daily Trips (ADT)	PM Peak Hour
General Office Building	10.84	1.44
Medical/ Dental Office Building-Stand Alone	36.00	3.93
Drive-in Bank	100.35	21.01
Fast Casual Restaurant	97.14	12.55
Single Tenant Office Building	13.07	1.76
Strip Retail Plaza	54.45	6.59
Convenience Store w/ Gas Station-VFP 9-15 (1,000 sf)	700.43	54.52
Multi-Family Housing (Low-Rise 2 to 3 Floors)	6.74	0.51
Single Family Attached Housing (unit)	7.20	0.57
Single Family Detached Housing (unit)	9.43	0.94
Senior Adult Housing-Single Family (unit)	4.31	0.30

2. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
State Highway 69, Meridian Road	1283-feet	Principal Arterial	N/A	N/A
Deer Flat Road	1160-feet	Minor Arterial	253	Better Than "E"

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

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

3. Average Daily Traffic Count (VDT)

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

- There are no average daily traffic counts for SH-69/ Meridian Road north of King Road.
- The average daily traffic count for Deer Flat Road west of Locust Grove Road was 3,345 on August 26, 2021.

C. Findings for Consideration

This application is for annexation and rezone only. Listed below are some of the findings for consideration that the District may identify when it reviews future development application(s). The District may add additional findings for consideration when it reviews a specific redevelopment application.

1. Traffic Impact Study

Trip Generation: This site is anticipated to generate more than 100 new vehicle trips in the PM peak hour and that consistent with ACHD policy traffic impact study will be required as part of a future development application.

2. State Highway SH-69 /Meridian Road

SH-69/Meridian Road is under the jurisdiction of the Idaho Transportation Department (ITD). The applicant, City of Kuna, and ITD should work together to determine if additional right-of-way or improvements are necessary on SH-69/ Meridian Road.

3. Deer Flat Road

a. Existing Conditions: Deer Flat Road is improved with 2-travel lanes, and no curb, gutter or sidewalk abutting the site. Existing right-of-way varies between 73 to 95 feet for Deer Flat Road (25 to 48 feet from centerline).

b. Policy:

Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

Street Section and Right-of-Way Width Policy: District Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-

feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter, and additional pavement widening may be required (See Section 7205.5.5).

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Deer Flat Road is designated in the MSM as a Transitional /Commercial Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 100-feet of right-of-way.

- c. **Staff Comments/Recommendations:** With the future development application, the applicant should be required to widen the pavement on Deer Flat Road abutting the site to 17-feet from the centerline of the roadway and with a 3-foot wide gravel shoulder. The applicant should also be required to construct a 5-foot wide detached concrete sidewalk located a minimum of 42-feet from the centerline of Deer Flat Road abutting the site. The applicant should provide a permanent right-of-way easement for any public sidewalk placed outside of the dedicated right-of-way.

Consistent with the MSM, as part of a future development application, the application should be required to dedicate additional right-of-way to total 50-feet from the centerline of Deer Flat Road abutting the site.

4. Internal Local Roads

- a. **Existing Conditions:** There are no roadways within the site.
- b. **Policy:**

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

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

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

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system.
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

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

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

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Cul-de-sac Streets Policy: District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 50-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

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

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

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

c. **Staff Comments/Recommendations:** If public local roadways are proposed with the future development application, the application should be subject to the District Policies listed above.

5. Roadway Offsets

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

b. **Policy:**

Local Street Intersection Spacing on Principal 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 1,320-feet as measured from all other existing roadways as identified in Table 1b (7205.4.7).

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).

c. **Staff Comments/Recommendations:** The future development application should be subject to the District Policy listed above. The development should be oriented to use the minor arterial roadway at the site's south property line as the primary access to Deer Flat Road.

6. Stub Streets

a. Existing Conditions: There are three streets that stub to the site.

Trophy Street and Manly Street stub the site's east property line and are improved as a 36-foot wide street sections with curb, gutter, and 5-foot wide attached concrete sidewalks within 50-foot if right-of-way. These stub streets were constructed as part of Lugarno Terra Subdivision, which final platted in 2019.

b. Policy:

Stub Street Policy: District policy 7205.2.3 (arterials) and 7207.2.4.3 (local) 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 7205.2 (arterials) and 7207.2.4 (local), except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." Or "THIS IS A DESIGNATED LOCAL ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

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

Temporary Dead End Streets Policy: District policy 7205.2.4 (arterials) and 7207.2.4.4 (local) requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

c. Staff Comments/Recommendations: The future development application should be subject to the District Policy listed above

7. Driveways

a.1 Deer Flat Road

a. Existing Conditions: There are three existing driveways and one canal driveway approach from the site onto Deer Flat Road. The locations are as follows:

- 25-foot improved concrete paved residential curb return type driveway located approximately 1073-feet east of SH-69/Meridian Road (measured centerline to centerline).
- 30-foot concrete paved commercial curb return driveway located approximately 646-feet east of SH-69/Meridian Road (measured centerline to centerline).
- 17-foot unimproved residential curb return type driveway located approximately 595-feet east of SH-69/Meridian Road (measured centerline to centerline).
- 12-foot concrete paved canal driveway approach located approximately 797-feet east of SH-69/Meridian Road (measured centerline to centerline).

b. Policy:

Access Points Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Driveway Location Policy: District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 50 MPH to align or offset a minimum of 425-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

Cross Access Easements/Shared Access Policy: District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

- c. **Staff Comments/Recommendations:** As part of any future development application, the applicant should be required to comply with all policies and guidelines listed above

8. Private Roads

- a. **Private Road Policy:** District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:
- Designed to discourage through traffic between two public streets,
 - Graded to drain away from the public street intersection, and

- If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

- b. Staff Comments/Recommendations:** The future development application will be subject to the District Policy listed above.

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

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.

9. Traffic Calming

- a. Speed Control and Traffic Calming Policy:** District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.

- b. Staff Comments/Recommendations:** The future development application will be subject to the District Policy listed above.

10. Bridge for Kuna Canal Crossing

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

11. 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.

12. 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.

13. Other Access

Meridian Road is classified as a principal arterial roadway; Deer Flat Road is classified as minor arterial roadway. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

D. Site Specific Conditions of Approval

This application is for annexation and rezone only. Site specific conditions of approval will be established as part of the future development application.

1. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
2. Payment of impact fees is due prior to issuance of a building permit.
3. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter, and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards

unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property, which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

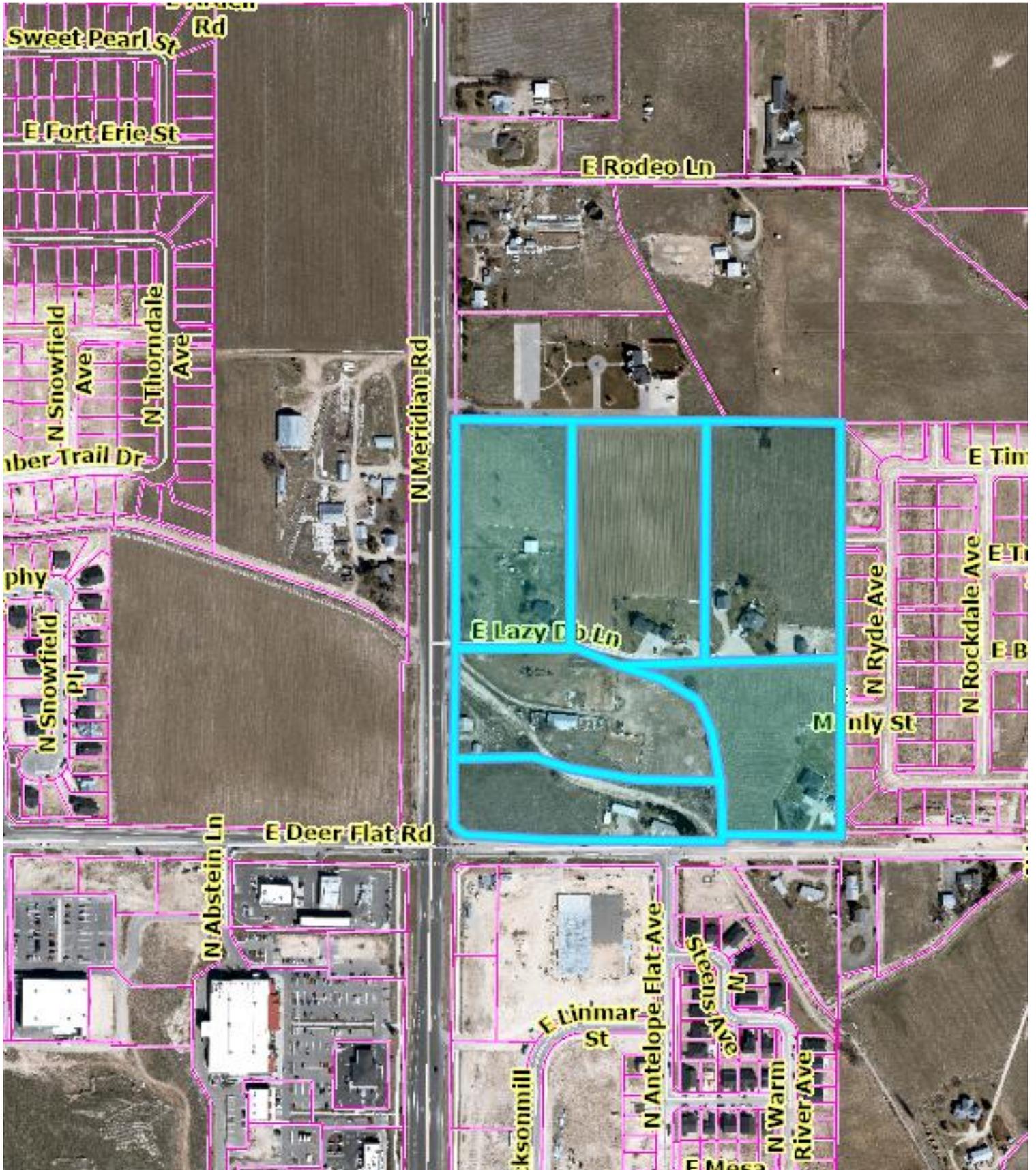
F. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Appeal Guidelines

VICINITY MAP



SITE PLAN



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.

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:

CIM Vision Category:

New Jobs:

CIM Corridor:

New Households:



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:

Communities in Motion 2050
[2020 Change in Motion Report](#)
[Development Review Process](#)

Web: www.compassidaho.org
 Email: info@compassidaho.org





**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

July 29, 2022

Jessica Reid
City Planner
751 W 4th Street
P.O. Box 13
Kuna, Idaho 83634

VIA EMAIL

Development Application	22-02-AN, 22-01-ZC, 22-02-DA
Project Name	THE LAMP DISTRICT
Project Location	NEC of corner Deer Flat Road and SH-69, east of SH-69 milepost 3.25
Project Description	Annexation of C-2 (Area Commercial) and rezone to C-2 (Area Commercial). Applicant intends to return in the future and rezone a portion of subject properties as to develop mixed use, townhome, and multi-family aspects.
Applicant	Penelope Constantikes

The Idaho Transportation Department (ITD) reviewed the referenced annexation, rezone, and development agreement applications and has the following comments:

1. This project abuts the State Highway system.
2. Neither of the approaches shown in the concept plan have been documented or approved by ITD. Future development of this parcel will require submittal of trip generations to ITD, and will require a Traffic Impact Study (TIS) to evaluate the proposed approaches and determine if mitigation will be required.
3. ITD currently has a corridor study underway for SH-69. Proposed approaches must comply with the traffic study and allow for u-turn features identified in the traffic study. Also per the Idaho Administrative Procedures Act (IDAPA) 39.03.42.400.07(b): *Traffic movements into and out of a business shall be designed, whenever possible, to utilize existing local roads. Existing approaches along traveled way should serve as exits only from the business onto the highway. Entrance to the property should be made from a local road.*





**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

4. These approaches have not been properly documented with an ITD permit. Applicant will need to submit an ITD Right-of-Way Encroachment Application and Permit – Approaches or Public Streets in order to have it properly documented. This application can be found on the ITD website at www.itd.idaho.gov by selecting “click for more topics” in the purple Business box, then selecting “Form Finder” from the drop down menu, and finally scrolling down to form number 2109 and clicking on the blue number. For assistance please contact Ken Couch at (208) 332-7190 or Ken.Couch@itd.idaho.gov. Connection to or modification of an existing access to the State Highway system will require a permit from ITD. Once permitted, should the use of the parcel change causing any increase in trip generation, or the parcel be split, property owner will need to re-apply for access at that time.
5. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State Highway.
6. The Idaho Administrative Procedure Act (IDAPA) 39.03.60 governs advertising along the State Highway system. The applicant may contact Justin Pond, Program Manager for ITD’s Headquarters Right-of-Way Section at (208) 334-8832 for more information.
7. ITD does not object to the proposed annexation and rezone of the parcels however the concept plan shows approaches not approved by ITD. ITD requests that the City require, should the property develop further, a Traffic Impact Study and that the applicant will need to work with ITD concerning the possibility of access to SH-69.

If you have any questions, you may contact me at (208) 334-8338.

Sincerely,

Sarah Arjona
Development Services Coordinator
Sarah.Arjona@itd.idaho.gov



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: 16 August 2022
RE: Public Works Comments
Lamp District, 22-02-AN (Annexation), 22-01-ZC (Rezone), 22-02-DA (Development Agreement)

The Lamp District property, 22-02-AN, 22-01-ZC, 22-02-DA, annexation, rezone, and development agreement request dated 1 April 2022 has been reviewed. The applicant wishes to annex and rezone with a City of Kuna (City) 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.

This project will contribute flows to the Patagonia lift station, which pumps into the Danskin lift station. The Danskin lift station basin currently does not have capacity. The Patagonia lift station currently has capacity, but could potentially be facing capacity issues dependent on the timeline of other developments in this basin and the progression of the Mason Creek Trunkline. Annexation of this project and approval of subsequent construction drawings does not guarantee pressurized irrigation, sewer, and/or water capacity will be available. Public Works can support approval of this project contingent that the development agreement acknowledges that 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.

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 rezoned within the City.
- b) Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this development is approximately 567. Additional mixed use projected population will be determined at a later date.
- c) Areas for outside activities are incorporated into the project. Connection to the City of Kuna Pathways Master Plan presents a long-term goal that should be considered.
- d) A construction drawing approval letter from the local irrigation district will be required if this project affects irrigation supply/delivery in any way.
- e) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
- f) All positional information shall be from the most recent state plane coordinate system.
- g) Provide engineering certification on all final engineering drawings.
- h) 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.
- i) Fire suppression shall be available and approved by KRFD.
- j) No building permits will be issued and no construction can begin without adequate fire protection.
- k) Fiber conduit 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 representative, must approve fire/public safety 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 city is unable to service this development until capacity in the Danskin lift station is relieved by either the operating 18" Danskin force main project or the operating Mason Creek Trunkline.

- b) The applicant's property is not connected to City services. The closest possible connection to gravity sewer is located directly east and south of the proposed development.
- 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 is not connected to City services. The closest possible connection to water is located directly east and south of the proposed development.
- b) The applicant shall design and construct 12-in. water line along all mile and mid-mile roads.
- c) Flow modeling will be used to determine if adequate water pressure is available for a future development.
- d) 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.
- e) 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.
- f) All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
- g) All water infrastructure must meet or exceed City of Kuna requirements.
- h) Water connection fees apply to each lot containing a home or other facility.
- i) 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 possible connection to pressurized irrigation is located directly east and south of the proposed development.
- b) The applicant shall design and construct 12-in. PI along all mile and mid-mile roads.
- c) Relying on municipal drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
- d) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- e) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
- f) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply. All associated costs shall be paid by the developer.

- g) Surface water rights shall be transferred to the City prior to the completion of the final plat.

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) No maps are included to support Public Works comments.



ADVERTISING PROOF

c/o ISj Payment Processing Center
 PO Box 1570,
 Pocatello, ID 83204
 Ph. (208) 465-8129 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
08/01/22	21880

LEGAL NOTICE

**Case No. 22-02-AN
 (Annexation),
 22-01-ZC (Rezone)
 for The Lamp District**

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

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing Tuesday, August 23, 2022, at 6:00 PM, or as soon as can be heard; in connection with an Annexation (AN) request to annex four (4) parcels (APNs: R8528532000, R8528531500, R8528531000, R8528530500) totaling approx. 24.65 acres into Kuna City Limits with a C-2 (Area Commercial) zoning district; and to Rezone (ZC) approx. 10.18 acres (APNs: S1418336401, S1418336332), already annexed into Kuna City Limits, to a C-2 (Area Commercial) zone. The subject sites are located on the northeast corner of the N Meridian and E Deer Flat intersection; Section 18, Township 2 North, Range 1 East.

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

The public is invited to provide written or oral testimony; the City 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

August 3, 2022 267088

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
267088	22-02-an, 22-01-zc t	08/03/22	08/03/22	1	\$52.18

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
------	--------	-----------	---------------	-------	--------

Discount:	\$0.00	Gross:	\$52.18
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$52.18

We Appreciate Your Business!

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

**Case No. 22-02-AN (Annexation), 22-01-ZC (Rezone)
for The Lamp District**

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing **Tuesday, August 23, 2022, at 6:00 PM**, or as soon as can be heard; in connection with an **Annexation (AN)** request to annex four (4) parcels (APNs: R8528532000, R8528531500, R8528531000, R8528530500) totaling approx. 24.65 acres into Kuna City Limits with a C-2 (Area Commercial) zoning district; and to **Rezone (ZC)** approx. 10.18 acres (APNs: S1418336401, S1418336332), already annexed into Kuna City Limits, to a C-2 (Area Commercial) zone. The subject sites are located on the northeast corner of the N Meridian and E Deer Flat intersection; Section 18, Township 2 North, Range 1 East.

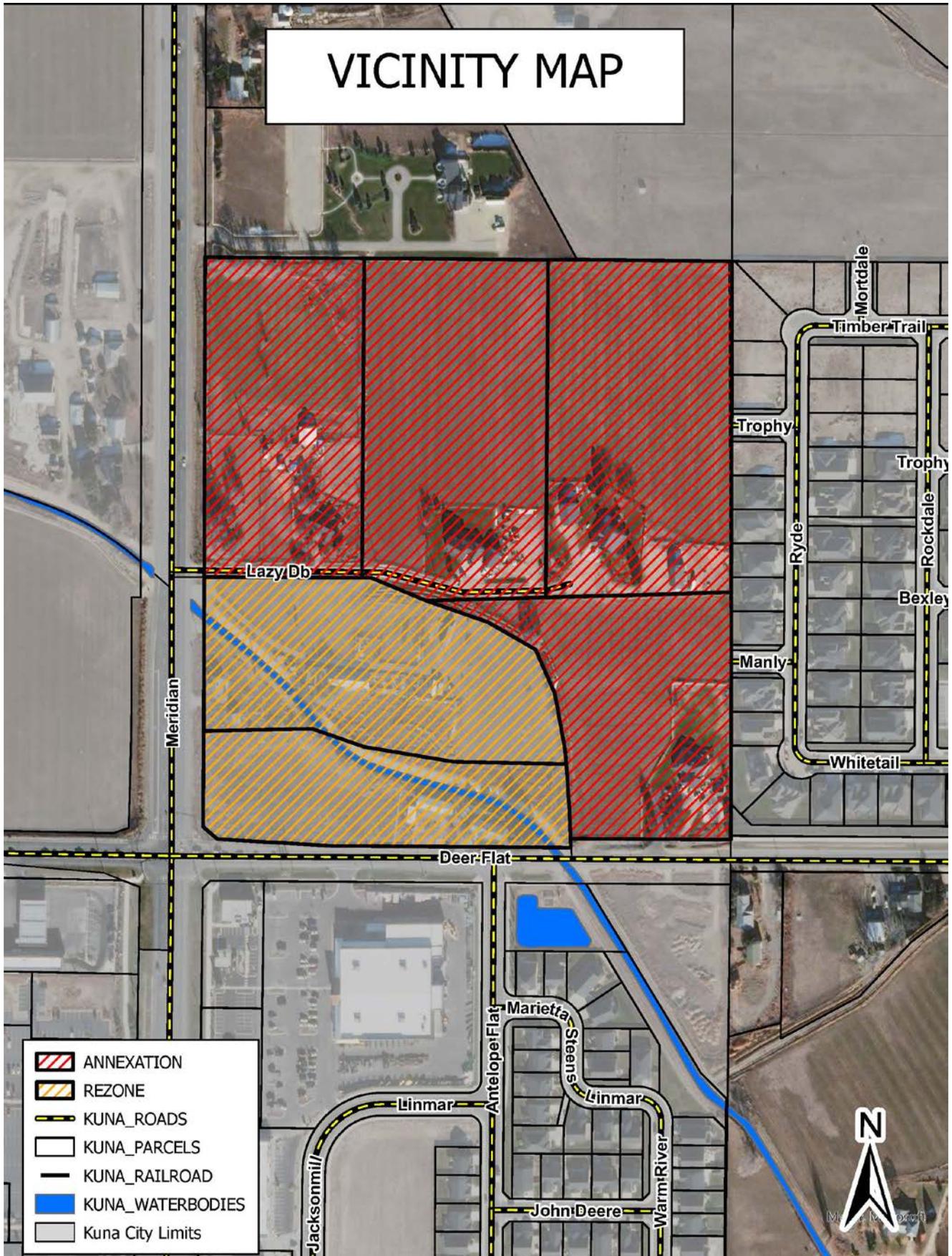
Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony; the City 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

Vicinity Map Provided on Page 2

VICINITY MAP



- ANNEXATION
- REZONE
- KUNA_ROADS
- KUNA_PARCELS
- KUNA_RAILROAD
- KUNA_WATERBODIES
- Kuna City Limits

Suggestions for Testifying at Public Hearings:

Be Informed...

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

Be on time...

Although the item you are interested in may not be first on the agenda, you never know when it will be heard; the governing body has authority to adjust the schedule according to its discretion, thus, anticipate attending from the beginning.

Speak to the Point...

The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write...

Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

KUNA



Planning & Zoning
PO BOX 13
Kuna, ID 83634

POST

FIRST-CLASS MAIL

08/02/2022

US POSTAGE \$000.00⁰⁰



ZIP 83634
041M11460992

City of Kuna

DH 8/2/22

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning and Zoning Commission** is scheduled to hold a Public Hearing on **August 23, 2022 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

**Case Nos. 22-02-AN (Annexation) & 22-01-ZC (Rezone)
For The Lamp District**

A request to annex four (4) parcels (APNs: R8528532000, R8528531500, R8528531000, R8528530500) totaling approx. 24.65 acres, into Kuna City Limits with a C-2 (Area Commercial) zoning district; and to Rezone approx. 10.18 acres (APNs: S1418336401, S1418336332), already annexed into Kuna City Limits, to a C-2 (Area Commercial) zone. The subject sites are located on the northeast corner of the N Meridian and E Deer Flat intersection; Section 18, Township 2 North, Rage 1 East.

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **August 17, 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 08.02.2022

LEGAL NOTICE



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 22-02-AN + 22-01-ZC
LAMP DISTRICT was posted, as required per Kuna City Code
5-1A-8, on AUG 11, 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 12 day of AUGUST, 2022.

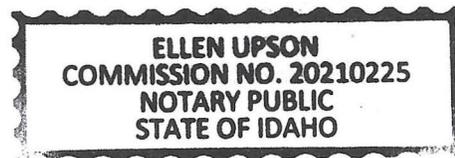
Signature: PEREGRINE CONSTANTINES

State of Idaho)
) ss
County of Ada)

On this 12th day of August, 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.

Ellen Upson
Residing at: 121 N. 9th St.
Boise ID 83702
My Commission expires: 1-21-2027



Ellen Upson
Signature

CITY OF KUNA PUBLIC HEARING NOTICE

KUNA PLANNING AND ZONING COMMISSION

WHEN: The City of Kuna will hold a public hearing on August 23, 2022 at Kuna City Hall at 6:00pm located at 751 W 4th St, Kuna, ID 83634.

PURPOSE: Rezone 1900 E. Deerflat Rd & 1800 S. Meridian Rd to C-2; Annex & Zone 1928 E Deerflat Rd, 1698, 1804 & 1920 E Lazy DB Lane to C-2

LOCATION: NE Corner of Deerflat Rd & Meridian Rd (Hwy 69)

APPLICATION BY: Riley Planning Services LLC

CONTACT: City of Kuna Planning and Zoning Department Jessica Reid, Planner II, 208-922-5274



CITY OF KUNA PUBLIC HEARING NOTICE

KUNA PLANNING AND ZONING COMMISSION

WHEN: The City of Kuna will hold a public hearing on August 23, 2022 at Kuna City Hall at 6:00pm located at 751 W 4th St, Kuna, ID 83634.

PURPOSE: Rezone 1900 E. Deerflat Rd & 1800 S. Meridian Rd to C-2; Annex & Zone 1928 E Deerflat Rd, 1698, 1804 & 1920 E Lazy DB Lane to C-2

LOCATION: NE Corner of Deerflat Rd & Meridian Rd (Hwy 69)

APPLICATION BY: Riley Planning Services LLC

CONTACT: City of Kuna Planning and Zoning Department Jessica Reid, Planner II, 208-922-5274



CITY OF KUNA PUBLIC HEARING NOTICE

KUNA PLANNING AND ZONING COMMISSION

WHEN: The City of Kuna will hold a public hearing on August 23, 2022 at Kuna City Hall at 6:00pm located at 751 W 4th St, Kuna, ID 83634.

PURPOSE: Rezone 1900 E. Deerflat Rd & 1800 S. Meridian Rd to C-2; Annex & Zone 1928 E Deerflat Rd, 1698, 1804 & 1920 E Lazy DB Lane to C-2

LOCATION: NE Corner of Deerflat Rd & Meridian Rd (Hwy 69)

APPLICATION BY: Riley Planning Services LLC

CONTACT: City of Kuna Planning and Zoning Department Jessica Reid, Planner II, 208-922-5274



CITY OF KUNA PUBLIC HEARING NOTICE

KUNA PLANNING AND ZONING COMMISSION

WHEN: The City of Kuna will hold a public hearing on August 23, 2022 at Kuna City Hall at 6:00pm located at 751 W 4th St, Kuna, ID 83634.

PURPOSE: Rezone 1900 E. Deerflat Rd & 1800 S. Meridian Rd to C-2; Annex & Zone 1928 E Deerflat Rd, 1698, 1804 & 1920 E Lazy DB Lane to C-2

LOCATION: NE Corner of Deerflat Rd & Meridian Rd (Hwy 69)

APPLICATION BY: Riley Planning Services LLC

CONTACT: City of Kuna Planning and Zoning Department Jessica Reid, Planner II, 208-922-5274

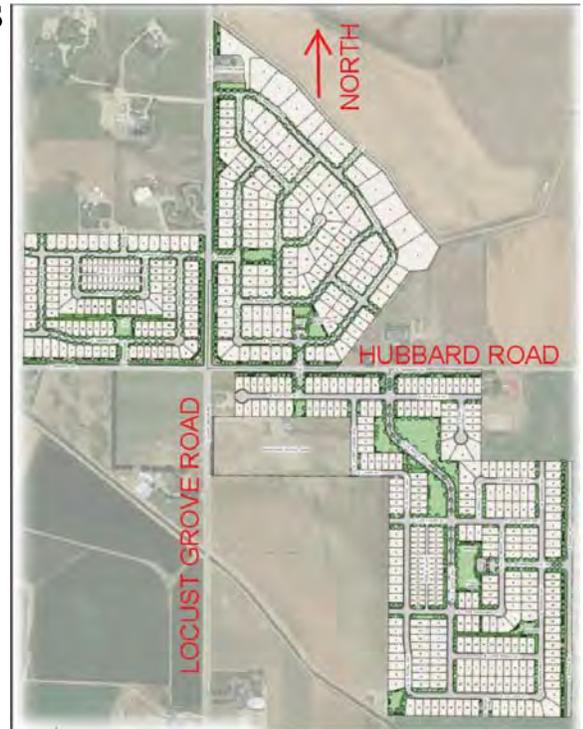


**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATIONS OF) **Case Nos. 22-01-AN (Annexation), 22-01-**
) **PUD (Planned Unit Development), 22-01-S**
) **(Preliminary Plat), 22-10-SUP (Special Use**
WESTPARK COMPANIES, INC.) **Permit), and 21-36-DR (Design Review)**
))
For an Annexation, Planned Unit) **STAFF REPORT FOR PATAGONIA**
Development, Preliminary Plat, Special) **EAST, RIDGE AND LAKES**
Use Permit and Design Review Request for) **SUBDIVISIONS APPLICATIONS.**
Patagonia East, Ridge and Lakes))
Subdivisions.)

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. Proposed Commission’s Recommendation



**I
EXHIBIT LIST**

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

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdra wn	Refused	Admitted
1.1	Staff Report			X

2.1	P&Z Application Coversheet			X
2.2	Annexation Application			X
2.3	PUD Application			X
2.4	Preliminary Plat Application			X
2.5	Development Agreement Application			X
2.6	Design Review Application			X
2.7	Special Use Permit Application			X
2.8	Narrative			X
2.9	Affidavits of Legal Interest			X
2.10	Legal Description for Whole Annexation			X
2.11	Legal Description for Patagonia East			X
2.12	Legal Description for Patagonia Ridge			X
2.13	Legal Description for Patagonia Lakes			X
2.14	Aerial and Vicinity Maps			X
2.15	Preliminary Plat			X
2.16	Illustrative Colored Plan (Brecken Landscape Design)			X
2.17	Phasing Plan			X
2.18	Landscape Plan			X
2.19	Overall Connectivity (Brecken Landscape Design)			X
2.20	Subdivision Name Reservation			X
2.21	Warranty Deeds			X
2.22	Maintenance Agreement			X
2.23	Neighborhood Meeting Certification			X
2.24	Ground Water Levels Letter			X
2.25	Traffic Impact Study - Executive Summary			X
2.26	Commitment to Property Posting			X
2.27	List of Land Owners and Property Info			X
2.28	Agency Transmittal Letter			X
2.29	City Engineer / Public Works			X
2.30	Ada County Highway District Memo			X
2.31	Ada County Development Services			X
2.32	Boise Project Board of Control			X
2.33	Central District Health Department			X
2.34	COMPASS			X
2.35	Nampa & Meridian Irrigation District			X
2.36	Planning and Zoning Commission Kuna Melba News			X
2.37	Planning and Zoning Commission Mailer			X

2.38	Planning and Zoning Commission Proof of Property Posting			X
2.39	Planning and Zoning Commission Website Notice			X
2.40	Kuna Rural Fire District			X
2.41	Kuna School District No. 3			X

II PROCESS AND NOTICING

2.1 Kuna City Code (KCC), Title 1, Chapter 14, Section 3 states Special Use Permits (SUP) are designated as a Public Hearing, and Design Reviews (DR) as Public Meetings with the Planning and Zoning Commission as the decision-making body, while Annexation (AN), Planned Unit Developments (PUD), and Preliminary Plats (S) 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: December 8, 2021 (14 Attendees)
- 2.1.1.2** Agency Comments Request: June 23, 2022
- 2.1.1.3** 300 FT Legal Mailer Notice: August 5, 2022
- 2.1.1.4** Kuna Melba News Newspaper: August 3, 2022
- 2.1.1.5** Site Posted: August 11, 2022

III APPLICANTS REQUEST

3.1 Westpark Companies, Inc., requests Annexation for approximately 175.07 acres into the City of Kuna with the R-4, (Medium Density Residential), R-6, (Medium Density Residential) and R-8 (Medium/High Density Residential) zoning districts; and requests Preliminary Plat approval to subdivide the same lands into 561 single-family lots, 53 common lots, and 1 School Lot. The site is on the northwest corner, the northeast corner and near the southeast corner of the intersection of Locust Grove Road and Hubbard Roads, in Sections 7, 8 & 17, all in Township 2 North, Range 1 East. Parcels proposed with this application are listed in Section 4.3 of this report.

IV GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The subject site is located in unincorporated Ada County. Historically the subject site has been used for agricultural purposes. There is a single-family residence on one of the parcels and several outbuildings/shops. Part of this request includes Lots within the previously recorded Plat known as Block 1, Lots 1, 3, 4, 5, 6 & 7, Wasatch Subdivision.

4.2 Surrounding Land Uses

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

4.3 Parcel Numbers, Owner, Parcel Size and Current Zoning:

APN	Owner	Size	Zone
S1407449560	Patagonia Development, LLC	29.39 ac.	Rural Residential
S1408336300	Wood Properties, LLC	17.00 ac.	Rural Residential
R9237170650	Wood Properties, LLC	31.86 ac.	Rural Residential
R9237170610	Jill S Ray	5.69 ac.	Rural Residential
R9237170500	Wood Properties, LLC	0.95 ac.	Rural Residential
R9237170400	Wood Properties, LLC	0.95 ac.	Rural Residential
R9237170300	Wood Properties, LLC	0.99 ac.	Rural Residential
R9237170100	Wood Properties, LLC	0.99 ac.	Rural Residential
R9237170700	David S Ray	0.92 ac.	Rural Residential
R9321840100	Wood Properties, LLC	20.83 ac.	Rural Residential
S1417212710	Patagonia Lakes Development, LLC	31.72 ac.	Rural Residential
S1417212720	Wood Properties, LLC	24 ac.	Rural Residential
S1417212650	Patagonia Lakes Development, LLC	10 ac.	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 Currently there is one residence on one of the properties. All parcels have been used for agricultural uses with accompanying out-buildings. There is topographical variation which appears to run east-west. The vast majority of the site appears to be relatively flat and suitable for development. According to the USDA Slopes and Soil Survey for Ada County, there is a 1.0 – 1.4% slope across the site and bedrock depth is estimated to be between 40” to greater than 60”.

4.6 Environmental Issues

4.6.1 Staff is not aware of any environmental issues, health or safety conflicts beyond being within the designated Nitrate Priority Area.

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 (FLUM) identifies the proposed project site as Medium Density Residential and Mixed-Use. An update to the FLUM was recently presented to the Council and the area will be presented again to Council to be Medium Density Residential, with minor amounts of Mixed-Use directly adjacent to Locust Grove, south of Hubbard Road.

4.8 Recreation and Pathways Map

4.8.1 The Kuna Recreation and Master Pathways Plan map identifies a pathway/trail along the Mason Creek Feeder in the southwest part of the project and on the south side of the project.

4.9 Agency Responses

Agency	Exhibit No.
City Engineer / Public Works	2.29
Ada County Highway District Memo	2.30
Ada County Development Services	2.31
Boise Project Board of Control	2.32
Central District Health Department	2.23
COMPASS	2.34
Nampa & Meridian Irrigation District	2.35
Kuna Rural Fire District	2.40
Kuna School District No. 3	2.41

V

TRANSPORTATION AND CONNECTIVITY

5.1 According to Exhibit 2.30, the Ada County Highway District (ACHD) report, the Patagonia East, Ridge, and Lakes Subdivision (Patagonia East) was approved as part of the KPP18-004, 19-13A, 19-11-S applications for Annexation, Zoning and Preliminary Plat. The site-specific conditions of approval (from the original approval) also apply to this resubmittal of Patagonia East.

There have been changes to ACHD's Capital Improvements Plan (CIP) and Integrated Five Year Work Plan (IFYWP) since the original staff report for this development was issued in 2020. Since then, the following have been added to the CIP and IFYWP: the intersection of Hubbard and Locust Grove is listed in the CIP to be reconstructed as a single lane roundabout between 2036 and 2040; And the segment of Hubbard Road from Meridian Road to Locust Grove is listed in the CIP to be widened to 3-lanes within 74 feet of Right-Of-Way (ROW) between 2036 and 2040,

ACHD has concerns about the timing of an updated Traffic Impact Study (TIS) as there have been several developments proposed within this area since the original 2018 TIS. ACHD has changed the requirement for an updated TIS to be provided for review and acceptance by ACHD; originally, the applicant would have been required to submit an updated TIS prior to ACHD's signature on the Final Plat containing the 202nd lot; ACHD now recommends the Applicant submit an updated TIS prior to ACHD's signature on the Final Plat containing the 101st lot.

The Applicant should be required to dedicate a total of 58 feet of ROW (developers half + 12 feet) for the (new segment) Eagle by-pass Road abutting the site as proposed and construct 5 foot-wide detached concrete sidewalks for Eagle Road located 2 feet east of the ROW line. Prior to signing the plat abutting Eagle Road and based on development patterns in the area, ACHD will determine if frontage improvements are required, or if a road trust should be provided.

If the Applicant chooses to improve Hubbard Road [SIC] east of Locust Grove Road abutting the site as proposed, then it should be improved as a 46 foot street section with vertical curb, gutter, 15.5 feet wide planter strips and 8 foot wide concrete sidewalks where the applicant controls both sides of the roadway and as ½ (half) of a 46 foot street section with vertical curb, gutter, a 15.5 foot wide planter strips and 8 foot wide concrete sidewalks where the applicant controls one side of the roadway. The Applicant shall dedicate ROW to total 48.5 feet from section line for Hubbard Road abutting the site west of Locust Grove.

If the Applicant chooses to improve Locust Grove Road abutting the site as proposed then it should be improved as a 46-foot street section with vertical curb, gutter, 15 foot wide planter strips and 8 foot wide concrete sidewalks where the Applicant controls both sides of the roadway and ½ of a 46 foot street section with vertical curb, gutter, a 15 foot wide planter strip and 8 foot wide concrete sidewalk where the Applicant controls one side of the roadway, consistent with the Master Street Map (MSM). The Applicant should dedicate ROW to total 48.5 feet from the section line of Locust Grove Road abutting the site.

The Applicant should be required to construct a dedicated southbound right-turn lane on Locust Grove at Sagwon Street, when Sagwon Street is constructed to intersect Locust Grove.

The Applicant should be required to dedicate additional ROW to extend 2 feet behind the back of sidewalk, or for detached sidewalks to dedicate ROW to extend 2 feet behind the back of curb ad to provide a sidewalk easement extending 2 feet behind the back of sidewalk for La Quinta Way.

The Applicant's proposal to construct seven (7) knuckles throughout the site meets ACHD policy. The Applicant's proposal for Alley's in three (3) locations meets ACHD policy. The Applicant's proposal for a future Collector Road known as Mason Creek Street, meets ACHD policy.

ACHD has concerns for a school site adjacent to Locust Grove Road. Their concerns are:

- Locust Grove is a 50 MPH minor arterial, raising pedestrian safety and access to the school site; the site's proximity to the Locust Grove Hubbard Road intersection, installation of school zone flashers and signalized pedestrian crossings on Locust Grove and Hubbard Road should be anticipated;
- Concerns regarding the potential for stacking and/or parking on Locust Grove Road during drop-off/pick-up. Parking is prohibited on Locust Grove, and it should be designed to provide adequate vehicle storage to prevent stacking for driving-lanes on Locust Grove;
- ACHD recommends the school site be relocated internal to the site, not adjacent to an arterial street; if the site is not relocated, then additional requirements may be necessary to serve the sites generated traffic, such as construction of turn lanes and off-site pedestrian facilities;
- A traffic study will be required for the new school.

Kuna City Code (KCC) states the Applicant shall construct eight foot (8) detached sidewalks within a minimum 20 foot-wide landscape buffer along all Classified Roads.

Staff recommends a walkway be added to proposed Block 11, at Lots 9/10, Block 16 at Lots 10 & 29, Block 28 at lots 7/8, Blocks 31 & 32, at Lots 7/8, and Block 38, Lots 16/17, for better pedestrian movement through the site.

Hubbard, Locust Grove and Eagle Roads 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.

VI STAFF ANALYSIS

- 6.1** A Pre-Application Meeting was held between the Applicant and the City on December 16, 2021, Planning and Zoning, Public Works, Parks and Recreation, Economic Development, 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 December 8, 2021. There were 13 residents in attendance for the meeting. Neighborhood Meeting Minutes have been provided as a part of this application. The proposed application was noticed to all property owners within at least 300 feet of the subject site on August, 5, 2022, official notice was published in the Kuna Melba News August 3, 2022, and was posted August 3, 2022, on the City web site.

Westpark Companies, Inc. requests approval to Annex approx. 175.07 acres into the City of Kuna using three (3) zones; approx. 8.08 ac. for the R-8 (Medium/High Density Residential), 109.41 ac. for the R-6 (Medium Density Residential), and 59.75 ac. for the R-4 (Medium Density Residential). The lands proposed for Annexation are currently in Ada County, zoned RR (Rural Residential) and are adjacent to Kuna City Limits with a touch on the west side of the project.

The Applicant requests Preliminary Plat approval in order to subdivide the approximate 175.07 acres into 615 total lots (561 single family, 53 common, and one [1] school site). The Applicant is proposing a mixture of residential and public uses which generally complies with the Mixed-Use designations of the FLUM. The overall Gross Density of the project is proposed to be 3.23 Dwelling Units per Acre (DUA), and the overall Net Density is proposed to be 4.23 DUA.

The Applicant requests approval of their proposed Planned Unit Development (PUD) for approx. 175.07 acres, using three (3) different zoning districts to create a varied-housing Master Planned Community applying KCC, Title 5, Chapter 7. The PUD is a development tool which allows Applicants to request changes to the City Code for design flexibility, among other items in exchange for providing certain elements in order to set a project apart from normal development. As such, the Applicant is requesting Special Use Permit approval, required to accompany a PUD. The Applicant proposes 52 alley-loaded lots to be 30 feet wide. The Applicant also proposes changing the minimum lot widths from 40' to 38' wide and increasing the lot coverage from 40% to 55%, for the R-8 zone only, as stated in their narrative and application. Applicant is reminded if the increase in lot coverage is approved by Council, all required zoning setbacks remain unchanged. In connection with their proposal staff recommends the Applicant be conditioned to work with the City Engineer for proper easement widths for the project as a whole, and in specifically the alley-loaded product proposed within the R-8 zone. Staff highlights if this project is approved, it is the responsibility of the Developer to ensure all products fit any given buildable lot. Staff notes the two pools shown (Block 18, Lot 6 and Block 30, Lot 9) on the Landscape and Illustrative Colored Site plan indicates two separate pools for the residents as PUD amenities.

The Applicant proposes 21.93 acres, or 16.59% of the total project as open space. The Applicant has provided 12.13 ac of useable open space, which includes a 9.80 ac school site, which creates a

total of 12.62% useable open space for the project. KCC 5-17-12-D requires a project with 551+ residential lots provide a minimum of 12.50% of the developments gross land area for open space purposes mutually exclusive of required residential buffers. Staff views the proposal to be compliant with 5-17-12-D.

According to Exhibit 2.29 Public Works Comments, this project is located within the Danskin lift station basin which currently does not have capacity. Public Works has been working closely with this development to move forward with the 18" Danskin force main project. The developer's (Westpark) participation in the 18" Danskin force main project will reserve 524 EDU's in the Danskin Lift Station basin per Resolution R45-2021. This will service a portion of this development based on the dwelling units shown on the preliminary plat. This applicant shall design and construct a pressurized irrigation pump and pond. Public Works can support approval of this applicant contingent that the 18" Danskin force main project is complete. Comments may be expanded or refined in connection with the future land-use actions.

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 all 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 Mason Creek Feeder is near the very southwest corner of the site near Block 34, Lot 10, and the Master Pathway Map indicates a future paved pathway will be installed with future developments. The applicant proposes a common lot with sidewalk to provide connectivity. 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. It is the responsibility of the Developer to ensure the landscape buffer widths follow KCC. A license agreement is required for all landscaping proposed within ACHD ROW. 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. Trees and shrubs 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. In the event 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. Elements which must be moved to another location, may not simply be removed. Staff notes on the landscape plan a note for tree plantings says "Fold burlap back 2/3 of the way", the note shall state "Remove burlap, twine and wire basket at least 1/2 way down the root ball. Developer shall correct the note and re-submit the Landscape Plan for approval.

The Developer, Owner and/or Applicant is hereby notified this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to requesting signature on the Final Plat.

Staff has reviewed the proposed Annexation for qualification, the proposed zone change and Preliminary Plat for technical compliance with KCC, the SUP and the Design Review for compliance with Title 5 and Title 6 of Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan. 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, or Departments requirements. If the Planning and Zoning Commission recommends

approval for Case Nos. 22-01-AN, 22-01-PUD, 22-01-S and approves Case Nos. 22-10-SUP & 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.
- 6.2.5 Idaho Code Title 50, Chapter 2, General provisions, Government, Territory.

VII PROPOSED FINDINGS OF FACT

Based upon the record contained in Case Nos. 22-01-AN, 22-01-PUD, 22-01-S, 22-10-SUP & 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. 22-01-AN, 22-01-PUD, 22-01-S and (***Approves/Conditionally Approves/Denies***) Case Nos. 22-10-SUP & 21-36-DR, a request from Westpark Companies, Inc., for Annexation for approx. 175.07 acres into the City of Kuna with the R-8 (High Density Residential), R-6 (Medium Density Residential and the R-4 (Medium Density Residential) zoning districts; and requests Preliminary Plat approval to subdivide the same lands into 561 single-family lots, 53 common lots, and 1 School 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. 22-01-AN, 22-01-PUD, 22-01-S, 22-10-SUP & 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 December 8, 2021, where 13 residents attended. Neighborhood Notices were mailed out to residents within 300-feet of the proposed project site on August, 5, 2022, and a legal notice was published in the Kuna Melba Newspaper on August 3, 2022. The Applicant posted a sign on the property on August 11, 2022. Notice was posted August 3, 2021, on the City web site.*

- 7.3 Based on the evidence on file for Case Nos. 22-01-AN, 22-01-PUD, 22-01-S, 22-10-SUP & 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 R-4, R-6, 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, PUD, Preliminary Plat, Special Use Permit 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 2.29, Public Works staff conditionally supports the Patagonia East, Ridge and Lakes Subdivision(s) development with Conditions of that support listed in the Engineers Memo. To achieve support from Public Works, the Developer shall work with the Public Works Department to provide adequate infrastructure or other supporting items. According to Exhibit 2.30 in the ACHD report, there have been changes to the area conditions since ACHD first approved this project in 2018. Those changes to their approval are listed in their report. The applicant will be required to submit an update TIS prior to requesting signature with a Final Plat containing the 101st lot, due to the growth and anticipated growth for the area.

- 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 states the City Engineer can support approval of this applicant contingent that the 18" Danskin force main project is complete.

- 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 (6') vinyl fence is proposed around the perimeter of the subdivision where permitted.

- 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 is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk, not more than twenty-eight (28) days after the final decision concerning the matter at issue. The City shall prepare a written taking analysis concerning the action if requested.

VIII PROPOSED COMPREHENSIVE PLAN ANALYSIS

The Kuna Planning and Zoning Commission may **accept/reject** the Comprehensive Plan components, and shall determine if the proposed Annexation, PUD, Rezone, Preliminary Plat, SUP and Design Review requests for the site **are/are not** consistent with the following Comprehensive Plan components:

8.1 Goal Area 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.

8.2 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.

8.3 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.

8.4 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.

8.5 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 Special Use Permit and Design Review application and the recommendation of Approval, Conditional Approval or Denial of the Annexation, PUD, 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. 22-01-AN, 22-01-PUD, 22-01-S, 22-10-SUP & 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. 22-01-AN, 22-01-PUD, 22-01-S and (**Approves/Conditionally Approves/Denies**) Case Nos. 22-10-SUP & 21-36-DR, a request from Westpark Companies, Inc., for Annexation for approx. 175.07 acres into the City of Kuna with the R-8 (High Density Residential), R-6 (Medium Density Residential) and the R-4 (Medium Density Residential) zoning districts; and requests Preliminary Plat approval to subdivide the same lands into 561 single-family lots, 53 common lots, and 1 School Lot.

- 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, to construct a pressurized irrigation pump and pond.
- 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 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 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" using proper language from ACHD.
- 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 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 Right-Of-Way for classified roads adjacent to each frontage and preserve adequate space for a 20 - 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 alley-loaded product proposed in the R-8 zone.
- 9.25** It is the responsibility of the Developer to ensure any anticipated residential buildings fit all buildable lots.
- 9.26** 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.
- 9.27** 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 season's project-wide.
- 9.28** Develop/Owner/Applicant is hereby notified 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 submitted Colored Illustrative Plan, the Landscape Plan (dated 12.20.19) and Preliminary Plat (dated 5.19.20) are binding site plans as amended and/or approved and the end-product shall be representative of these binding site plans.
- 9.30** 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.

- 9.31** Developer shall add pedestrian walkways to Block 11, at Lots 9/10, Block 16 at Lots 10 & 29, Block 28 at lots 7/8, Blocks 31 & 32, at Lots 7/8, and Block 38, Lots 16/17.
- 9.32** Developer/Owner/Applicant shall correct the landscape plan note for tree plantings to say “Remove burlap, twine and wire basket at least 1/2 way down the root ball, and resubmit the landscape plan for staff approval.
- 9.33** Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

DATED this 23rd, 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): 22-01-AN, 22-01-PUD, 22-01-S, 22-01-DA 22-10-SUP & 22-13-DR

Project Name: Patagonia East, Ridge & Lakes

Date Received: 02.08.2022, Remaining Docs 02.09.2022

Date Accepted as Complete: _____

Type of review requested (check all that apply):

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

Owner of Record

Name: Please see attached affidavits

Address: _____

Phone: _____ Email: _____

Applicant (Developer) Information

Name: Westpark Companies - Greg Johnson / Taylor Merrill

Address: 1861 S. Wells Avenue, Suite 210, Meridian, ID 83642

Phone: 208-888-9946 Email: greg@westparkco.com / taylor@westparkco.com

Engineer/Representative Information

Name: NV5 - Bonnie Layton (Sr. Planner)

Address: 690 S. Industry Way, Suite 10, Meridian, ID 83642

Phone: 208-724-2624 Email: bonnie.layton@nv5.com

Subject Property Information

Site Address: Please see attached legal descriptions

Nearest Major Cross Streets: Locust Grove Road and Hubbard Road

Parcel No.(s): Please see attached list of parcel numbers
A portion of SE 1/4 of Section 7, SW 1/4 of Section 8 & NW 1/4 of
Section, Township, Range: Section 17, T2, R1E, Boise Meridian, Ada County, Idaho

Property Size: Approximately 173.80 acres

Current Land Use: Agricultural / Residential Proposed Land Use: Residential and School Site

Current Zoning: RR- Rural Residential Proposed Zoning: R4, R6, R8

Project Description

Project Name: Patagonia East (NW corner), Ridge (NE corner), and Lakes (SE corner)

General Description of Project: Westpark Companies is proposing to develop the subject properties as a
residential subdivision with a mix of lot sizes and housing product, various open spaces and amenities
along with a 10 acre school site

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: The project will include passive and active open spaces
including community parks, clubhouses/community buildings with pools, playground equipment, trails,
and a 10 acre school site

Residential Project Summary (If Applicable)

Are there existing buildings? **YES** NO

If YES, please describe: There are some old workshops and sheds along with one residence

Will any existing buildings remain? **YES** NO

No. of Residential Units: 561 residential lots No. of Building Lots: _____

No. of Common Lots: 54 (53 common l & 1 school lot) 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): 1,500 sq. ft. - 3,500 sq. ft. along with clubhouses TBD

Gross Density (Dwelling Units ÷ Total Acreage): 3.23

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 4.23

Percentage of Open Space provided: 16.59% Acreage of Open Space: 21.93 acres

Type of Open Space provided (i.e. public, common, landscaping): community parks, clubhouses along
with pathways that will provide interconnectivity throughout the site and tie into the pathway system of
the Patagonia Subdivision to the west.

Non-Residential Project Summary (If Applicable)

Number of building lots: 1 School site - future KSD site 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: 2-7-22

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

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



Annexation & Zoning 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): <u>22-01-AN, 22-01-PUD, 22-01-S, 22-01-DA</u>
Project Name: <u>Patagonia East, Ridge & Lakes</u>
Date of Pre-Application Meeting: <u>Valid for three (3) months, unless otherwise determined by Staff</u>
Date Received: <u>02.08.2022, Remaining Docs 02.09.2022</u>
Date Accepted as Complete: _____

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

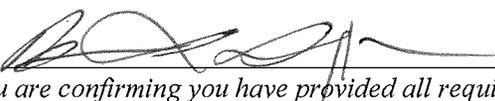
- Complete Planning & Zoning Application Coversheet.
- Complete Annexation Application (*It is the applicant's responsibility to use the most current application.*)
- Detailed narrative or justification for the application, describing the project, design elements, serviceability, amenities, and how the 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: 2-7-22
By signing, you are confirming you have provided all required items listed on this application.



Planned Unit Development Application

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



****Office Use Only****

Case No(s): 22-01-An, 22-01-PUD, 22-01-S, 22-01-DA

Project Name: Patagonia East, Ridge, Lakes

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

Date Received: 02.08.2022, Remaining Docs 02.09.2022

Date Accepted as Complete: _____

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

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

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

- Complete Planning & Zoning Application Coversheet.
- Complete Planned Unit Development Application (*It is the applicant's responsibility to use current application.*)
- Detailed narrative or justification for the application, describing project, design elements and how the project complies with PUD standards; nature of the land use actions requested; proposed number of phases; number of lots for each applicable designation (i.e. Residential, Commercial, Common, etc.); Gross & Net density; Open Space percentage & amenities; roads; and parking.
- Vicinity Map 8.5” x 11”: Drawn to scale of 1” = 300’ (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Aerial Map 8.5” x 11”: Color photo depicting the proposed site, street names, and surrounding area within 500’. (*The purpose of this photo is to view the existing features of the site & surrounding sites.*)
- Copy of Deed; **and**, if applicant is not the owner, an *original* Affidavit of Legal Interest from the owner (and ALL interested parties) stating the applicant is authorized to submit the application.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.*)
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.
- Preliminary Plat: Drawn to scale of 1” = 100’ (or similar), displaying the following:
 - Name of project and date
 - Name of plan preparer with contact information

- Names, addresses and phone numbers of the Controller & any others involved in the project (i.e. Architect, Landscape Architect, Designer, Engineer, Planner, Nurseryman, etc.)
- North arrow
- Property lines
- Location of subdivision lines
- Existing structures – Identify those which are relocated or removed
- On-site and adjoining streets, alleys, private drives
- Rights-of-way and their designation
- Location and width of easements, canals and drainage ditches
- On-site transportation circulation plan for motor vehicles, pedestrians and bicycles
- Drainage location and method of on-site retention/detention
- Existing and/or proposed utility services, any above ground utility structures and provide their location
- Parking layout including spaces, driveways, curbs, cuts, circulation patterns, pedestrian walks and vision triangles
- Location and dimensions of off-street parking
- Location and size of any loading areas, docks, ramps and vehicle storage or service areas
- Roofline and foundation plan of building and location onsite
- Location of trash storage areas and exterior mechanical equipment; provide proposed method of screening
- Sign locations (*A separate Sign Application must be submitted; this is a Staff level review.*)
- Locations and uses of all Open Spaces
 - Location of public restrooms
- Location, types and sizes of sound and visual buffers (*all buffers must be located outside the public right-of-way*)
- Location of walls and fences; provide their height and material of construction
- Natural Features Map: showing an inventory of existing site features
 - Ground elevation shown by contour lines at 2' intervals or less
 - 5' intervals may be accepted for slopes greater than 10%
 - General soil types as documented by a soils engineer or engineering geologist
 - Hydrology:
 - Analysis of natural drainage patterns and water resources including an analysis of streams, natural drainage swales, wetlands, floodplain areas or other areas subject to flooding, poorly drained areas, permanent high ground water areas and seasonally high ground water areas as they may be located on site or be affected by on site activity
 - Proposed and existing storm water facilities
 - Water conveyance facilities
 - Water features (*i.e., ponds, wetlands and permanent/intermittent water courses*)
 - If any portion of property is subject to flooding, a FEMA Floodplain Development Permit Application is required
 - Trees, vegetation and ground cover, historic sites, major rock outcroppings, etc.
 - Sanitary sewer, storm drainage and water supply facilities (*If such facilities are not on or abutting the site, indicate the direction and distance to the nearest such facilities*)
 - Width, location and purpose of all existing easements of record on/and abutting site(s)
- Site Plan: Drawn to a scale of 1" = 100' (or similar)
 - Name of project

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

**IF THE PRELIMINARY PLAT INCLUDES 100 LOTS OR MORE,
A TRAFFIC IMPACT STUDY IS REQUIRED.**

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

Information to Note:

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

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

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

Owner Information

Name: Please see attached affidavits

Address: _____

Phone: _____ Email: _____

Applicant Information

Name & Title: Westpark Companies - Greg Johnson / Taylor Merrill
Address: 1861 S. Wells Avenue, Suite 210, Meridian, ID 83642
Phone: 208-888-9946 Email: greg@westparkco.com / taylor@westparkco.com

Representative

Name: NV5 - Bonnie Layton (Sr. Planner)
Address: 690 S. Industry Way, Suite 10, Meridian, ID 83647
Phone: 208-724-2624 Email: bonnie.layton@nv5.com

Property Information

Address: Please see attached legal descriptions
Parcel No(s): Please see attached parcel list
Major Cross Streets: Locust Grove Road and Hubbard Road
Distance from Major Cross Streets: Project is adjacent to the intersection on the NW, NE and SE corners

PUD Information

1. This PUD Application is a request to construct, add or change (briefly explain the nature of request):
Consistent with Section 5, Chapter 7 of the Kuna City Code, this PUD application seeks to slightly modify the lot width and lot coverage requirements for our alley loaded homes in the R-8 zoning designation that we are requesting. The request is based off of the proven and successful track record we have in developing this product in other projects whereby buyers want to minimize yard maintenance.
2. PUD Amenities (circle all that apply):
Playground(s) Basketball/Tennis Court(s) Baseball Diamond Soccer/Rugby Field(s)
Swimming Pool Natatoriums Walking/Running Paths Clubhouse School Sites
Pedestrian/Bicycle Pathways (exclusive of required sidewalks adjacent to Public Rights-of-Way)
3. Are there any proposed pedestrian amenities such as bike racks; trash receptacles; benches; drinking fountains; etc.? YES NO
If Yes, please list: We are proposing a variety of interconnected pathways that will link the community parks dispersed throughout our project.
4. Total number of parking spaces, including L x W? Parking will be in accordance with city code requirements where applicable

5. What is the current land use? Agricultural and residential
6. What are the land uses of the adjoining properties?
 North: Residential & Agricultural South: Residential & Agricultural East: Residential & Agricultural West: Residential & Agricultural
7. If the development is intending to be phased, what is the phasing time period?
 Based on current market conditions this project phasing will likely be between 5 and 10 years.
8. Are there any irrigation ditches/canals on or adjacent to the property? YES NO
 If yes, who is the name of the irrigation or drainage provider? _____
9. What is the proposed method of on-site drainage retention/detention?
 Drainage will be retained on site likely with a combination of drainage ponds and seepage beds per city code
city engineer and ACHD requirements.
10. % of site devoted to building coverage: Lot coverages will follow city codes with the exception that we are requesting in the R-8 Zone
11. % of site devoted to landscaping: 16.59% Sq. Ft.: 955,271sf (21.93 acres)
12. % of landscaping within parking lot(s): in accordance with city standards
13. Provide dimensions of landscaped areas within public ROW: Landscaped areas in the public ROW vary in accordance with city code requirements, please see the preliminary plat for more detail and locations
14. Are there any existing trees of 4-inch or greater in caliper? YES NO
 If Yes, please provide type, size & indicate location on Landscape Plan: There are a variety of evergreen and deciduous trees on the south side of Hubbard Road which will need to be removed in order to accommodate the road widening and development of the land.
15. % of site that is hard surface: _____ Sq. Ft.: _____
16. % of site devoted to other uses: 5.6% Please describe: Approximately 10 acres of the project is designated as a school site for the Kuna School District

The Ada County Highway District (ACHD) may also conduct public meetings regarding this application. If you have questions about the meeting date(s), please contact ACHD at (208) 387-6170.

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: 2-7-22
By signing, you are confirming you have provided all required items listed on this application.

Additional Information/Comments/Notes

The Patagonia East, Ridge & Lakes subdivision is a continuation of the original Patagonia Subdivision located on the most western boundary of our project. This new subdivision is in accordance with the City of Kuna's Comprehensive plan and city code for Planned Unit Developments as it seeks to provide a variety of lot sizes and housing product types. The development pattern, along with the clustering and transition of densities throughout the site, has allowed us to achieve a unique and innovative residential development along with a variety of open spaces and recreational amenities.

The basis of this PUD application is to reduce 2 development standards for the R-8 Zone for our alley loaded homes:

1. Lot widths reduced from 40' to 38'
2. Lot coverage increase from 40% to 55%

Westpark Companies has successfully developed these homes in other areas of the Treasure Valley and we have found that it provides a much desired product type for residents who would prefer a smaller lot with less yard maintenance.

These alley loaded lots are surrounded by larger more traditional lots in the subdivision in an effort to minimize any perceived impacts to adjacent land owners while providing a much needed and desired housing option for a variety of perspective buyer types.

- Phasing Plan
- Landscape Plan for subdivision entrances, buffers, common areas, etc.
- Homeowners Maintenance Agreement for the care of landscaped common areas.

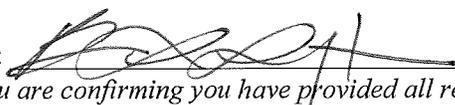
IF THE PRELIMINARY PLAT INCLUDES 100 LOTS OR MORE,
A TRAFFIC IMPACT STUDY IS REQUIRED.

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:  Date: 2-7-22
By signing, you are confirming you have provided all required items listed on this application.



DESIGN REVIEW APPLICATION

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



****Office Use Only****

Case No(s): 22-01-AN, 22-01-PUD, 22-01-S, 22-01-S, 22-10-SUP & 22-13-DR

Project Name: _____

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

Date Received: _____

Date Accepted as Complete: _____

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

Design Review includes, but is not limited to:

- Commercial
- 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: Please see attached affidavits

Address: _____

Phone: _____ Email: _____

Applicant Information

Name: Westpark Companies - Greg Johnson / Taylor Merrill

Address: 1861 S. Wells Avenue, Suite 210, Meridian, ID 83642

Phone: 208-888-9946 Email: greg@westparkco.com / taylor@westparkco.com

Engineer/Representative

Name: NV5 - Bonnie Layton (Sr. Planner)

Address: 690 S. Industry Way, Suite 10, Meridian, ID 83642

Phone: 208-724-2624 Email: bonnie.layton@nv5.com

Property Information

Address: Please see attached legal descriptions

Parcel No(s): Please see attached list of parcel numbers

Closest Major Cross Streets: Locust Grove Road and Hubbard 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: This design review application is to accompany the applications related to the Patagonia East, Ridge and Lakes Subdivision. Residential buildings and elevations will be consistent with those found in the original Patagonia Subdivision.

2. Dimension of property: Approximately 173.80 acres

3. Current land use(s): Agricultural / Residential

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

North: Agricultural & Residential South: Agricultural & Residential
East: Agricultural & Residential West: Agricultural & Residential

5. Is the project intended to be phased? If so, what is the phasing time period?
Yes the project will have 12 phases. Project build out is anticipated to be approximately 5 years depending on market demand.

6. Number and use(s) of all structures: 561 residential units, 2 pool house buildings for changing and restrooms; one school site (building by KSD)

7. Building Height: TBD - will not exceed city standards

8. Number of Stories: 1 and 2 story residential buildings; school TBD by KSD

(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:
Lot coverages of each residential unit will comply with city standards except as noted in our application to increase the lot coverage in the proposed R-8 Zone from 40% to 55%.

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? _____

What is the proposed method of on-site drainage retention/detention? On-site drainage
will include drainage ponds located throughout the site.

Fencing

Is there any existing fencing that will remain?

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

What is the fencing material for all new fencing? _____ All fencing materials will comply with City standards as identified in the landscape drawings

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

Building Coverage

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

Landscaping

Please provide dimensions of landscaped areas within public rights-of-way: Please see preliminary plat

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.)

There are trees located around the existing residence on parcel S1417212650. Most of these trees will likely need to be removed to accommodate the ROW expansion of Hubbard Road

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: bike racks will be located adjacent to community open space
 amenities such as pool areas and tot lots. Trash receptacles and benches will be located throughout the site adjacent to the interconnected pathways

Parking

Total number of parking spaces? _____ Dimensions? _____

Total number of ADA accessible spaces? _____ Dimensions? _____

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

Miscellaneous

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

If YES, please provide setbacks below, in feet:

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

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

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

Applicant Signature: _____



Date: 2-2-22

Additional Information

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



Special Use Application

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



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

Office Use Only	
Case No(s):	_____
Project Name:	_____
Date Received:	_____
Date Accepted as Complete:	_____

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

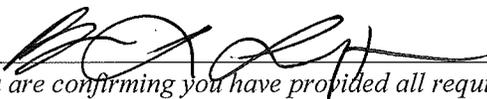
- Complete Planning & Zoning Application Coversheet.
- Complete Special Use Permit Application.
- Detailed narrative or justification of the application, describing how the project enhances and beautifies the community; types of services the project will provide; and any other applicable information.
- Legal Description of Property: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Aerial Photo: 8.5" x 11" depicting proposed site, street names, and surrounding parcels within five-hundred (500) feet. *(The purpose of the aerial map is to view the site for existing features and existing features of adjacent sites.)*
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. *(One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.

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

Information to Note:

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

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

Applicant Signature:  Date: 2/2/22
By signing, you are confirming you have provided all required items listed on this application.

February 7, 2022

Mr. Troy Behunin
Kuna Planning and Zoning Department
751 W. 4th Street
Kuna, Idaho 83634

RE: Patagonia East, Ridge, Lakes Subdivision – Located at the intersection of Locust Grove Road and Hubbard Road - Applications for Annexation and Zoning with Preliminary Plat and Planned Unit Development

Dear Mr. Behunin:

On behalf my client, Westpark Companies Inc., please accept the attached applications to annex the subject parcels into the City of Kuna and to subdivide the property in conjunction with a PUD application to create 561 residential lots, 53 common lots and 1 school site. The subdivision property totals 173.80 acres and is currently located in Ada County with a zoning designation of RR.

Commonly referred to as Patagonia East, this project is a continuation of Westpark Companies Inc.'s beautifully designed and built Patagonia Subdivision. As such, the community has been master planned to create one cohesive development with interconnected pathways and amenities for its residents.

This project is located at the intersection of Hubbard Road and Locust Grove Road in the northwest, northeast, and southeast corners. Due to this fact, and in an effort to address Ada County's naming requirements, we have further identified each area of our project as Patagonia East (northwest corner), Patagonia Ridge (northeast corner) and Patagonia Lakes (southeast corner).

We are requesting annexation with zoning designations of R-4, R-6, and R-8. These residential zones along with the 9.8 future school site meet the Kuna Comprehensive Planning designation for this area as Residential and Mixed Use. These areas will be made up of a mix of single-family lot sizes and one 9.8 acre school site. Additionally, it is our understanding that the City of Kuna is proposing an update to the future land use map. With this update it is anticipated that the parcels will be designated as Medium Density Residential, in which case this application would also comply.

The property is currently used as farmland with a couple of shops and one residence. To the north of Patagonia East is Roark Subdivision, to the south is agricultural land across Hubbard Road, to the west is the original Patagonia Subdivision, and to the east across Locust Grove Road is agricultural land (which is part of this application known as the Patagonia Ridge area of our project). To the north and east of Patagonia Ridge is agricultural land, to the south across Hubbard Road is also agricultural land. To the west across Locust Grove Road is Roark Subdivision and agricultural land that will be developed as part of this project and identified as the Patagonia East area of our plan. The Patagonia Lakes area of our project is surrounded by agricultural land with Hubbard Road along a portion of the north end of the property and Locust Grove Road along a portion of the western edge of the site.

Planned Unit Development, Preliminary Plat & Phasing

Our project has been designed to provide a blend of densities and a variety of lot sizes generally ranging in width from 50' up to 100' and 100' to 150' deep. We are also including 52 alley loaded lots. These single family detached homes will face the street; however, the garages will be accessed via an ACHD maintained, public alley. This design provides a charming streetscape and a home product that is popular with a variety of homebuyers. From young professionals to active seniors, those looking for low maintenance homeownership appreciate this type of plan.

Our proposed project also includes an application for a Planned Unit Development to address our desire to modify the minimum lot widths from 40' to 38' and lot coverage increase from 40% to 55% in the R-8 zone only. These slight modifications to the standard Kuna City development standards will allow for Westpark Companies to build the same alley loaded product as in other communities around the valley, providing a highly desirable housing option for buyers looking for a smaller single family residential lot with less yard maintenance.

We have included legal descriptions and exhibits for the overall project, each of the three areas within the project site, as well as for each of the zoning designations we are requesting. Overall our project achieves a gross residential density of 3.23 dwelling units per acre and net density of 4.23 dwelling units per acre.

Phasing of this project will start in the Patagonia East area of the project. Once Phases 1 and 2 are complete we intend to continue into the Patagonia Ridge area with Phases 3 to 5. We will finish out the project with Phases 6 to 12 in the Patagonia Lakes portion of our project. Currently the school district is working with ACHD and others to develop the school site.

Buffers and Open Space

As previously mentioned, our project has been master planned to create one cohesive development with interconnected pathways and amenities. We have included an overall site plan, including the original Patagonia Subdivision, to illustrate how these amenities tie together from one area to another along with their relationship to the buffer areas along Hubbard Road and Locust Grove Road. Overall, our project includes 21.93 acres of open space, or 16.59% of the entire project. This open space includes all end caps, buffers, parks, pathways and the 9.8 acre school site. A total usable open space (per Kuna city code) of 20.29 acres, or 12.4% open space

on site with exceeds the PUD open space requirement of 10%. We intend for the maintenance of the common open spaces to be taken care of in similar fashion as the original Patagonia Subdivision and therefore have included a copy of that portion of Patagonia's HOA and CC&R's document for your review.

Streets and Public Utilities

We will take access to the Patagonia East area of our project will be from Hubbard Road and Locust Grove Road, as well as from two stub streets in the adjacent Patagonia Subdivision. Access to the Patagonia Ridge portion of our project will be taken from two points along Locust Grove Road and on along Hubbard Road. On the south side of Hubbard Road one access to the Patagonia Lakes part of our site will be lined up with the access into Patagonia Ridge, and the other will occur farther to the east along Hubbard Road.

We have worked with ACHD to provide for the development of N. Eagle Road along the eastern boundary of the Patagonia Lakes area of our project, ultimately separating our project from properties to the east. Additionally, stub streets have been provided to allow for future connection to adjacent parcels not part of this application; a Traffic Impact Study has been completed and is also attached for your review.

We are also pleased to inform you that Westpark Companies have been working with the city's engineering and public works departments to satisfy the wastewater service demands of this project through the Patagonia wastewater system. Potable water will connect from the current Patagonia Subdivision.

We are pleased to submit the applications and supporting documents in support of our request for Annexation and Zoning, Preliminary Plat and Planned Unit Development of this project in the City of Kuna. If you have any questions, please do not hesitate to contact me at 208-724-2624. Thank you for your time and assistance.

Regards,



Bonnie Layton
Senior Planner

Encl.



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, Greg Johnson - for Patagonia Lakes Development, LLC
1861 S. Wells Ave # 210 Meridian, ID 83642 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 Bonnie Layton @ NV5

690 S. Industry Way, Suite 10, Meridian, ID 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 27th day of January, 2022

Greg Johnson
Signature

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

Debbie A. Taylor

Residing at: Kuna 528 W. Chipmunk Ct.
Kuna ID 83634

My Commission expires: 11/30/2023

Debbie A Taylor
Signature



- Aerial Imagery
- View Panels
- Select Rectangle
- Pan
- Clear Selection



1 feature(s) selected on 1 layer(s)

1: 4514

4297 ft x

Proposed City of Kuna Annexation
Patagonia East

A parcel being a portion of Wasatch Subdivision, as shown in Book 104 of Plats on Pages 14111 through 14113, records of Ada County, Idaho; Lot 1 of Block 1 of Westfall Subdivision, as shown in Book 81 of Plats on Pages 8726 and 8727, records of Ada County, Idaho; and portions of the SW ¼ of Section 8, the SE ¼ of the SE ¼ of Section 7 and the NW ¼ of Section 17, all in Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho; and being more particularly described as follows:

BEGINNING at an Aluminum Cap monument marking the southeast corner of said Section 7, from which a 5/8 inch diameter iron pin marking the southeast corner of the SW ¼ of said Section 8 bears S 89°47'24" E a distance of 2639.68 feet;

Thence along the southerly boundary of said Section 7 N 89°25'45" W a distance of 1325.73 feet to the southwest corner of the SE ¼ of the SE ¼ of said Section 7, said point being on the existing Kuna city limits boundary;

Thence N 0°28'57" E along the westerly boundary of said SE ¼ of the SE ¼ and the existing Kuna city limits boundary a distance of 966.80 feet to the southwesterly corner of Roark Subdivision, as shown in Book 76 of Plats on Pages 7884 and 7885, records of Ada County, Idaho;

Thence leaving the existing Kuna city limits boundary and along the southerly boundary of said Roark Subdivision and the extension thereof S 89°19'13" E (formerly S 89°19'03" E) a distance of 1326.03 feet to a point on the westerly boundary of the SW ¼ of said Section 8;

Thence N 0°30'01" E along said westerly boundary a distance of 1106.06 feet to point;

Thence leaving said westerly boundary S 89°29'59" E, partially along the southerly boundary of Lot 2, Block 1 of said Wasatch Subdivision (formerly N 90°00'00" E), a distance of 257.34 feet to a point marking the southeast corner of said Lot 2;

Thence along the easterly boundary of said Lot 2 the following courses and distances:

Thence a distance of 48.51 feet (formerly 48.50 feet) along the arc of an 85.00 foot radius non-tangent curve right, said curve having a central angle of 32°41'56 (formerly 32°41'40") and a long chord bearing N 15°51'04" W a distance of 47.85 feet (formerly N 16°20'50" W, 47.84 feet) to a point of tangency;

Thence N 0°29'54" E (formerly N 0°00'00" E) a distance of 71.69 feet to a point of curvature;

Thence a distance of 95.65 feet along the arc of a 115.00 foot radius curve left, said curve having a central angle of 47°39'27 and a long chord bearing N 23°19'50" W (formerly N 23°49'43" W) a distance of 92.92 feet to a point marking the northeast corner of said Lot 2;

Thence N 89°29'59" W (formerly N 90°00'00" W) along the northerly boundary of said Lot 2, and the extension thereof, a distance of 206.32 feet to a point on the westerly boundary of said SW ¼ of Section 8;

Thence along said westerly boundary N 0°30'01" E a distance of 246.08 feet to a point;

Thence leaving said westerly boundary S 89°29'59" E a distance of 25.00 feet to the northwesterly corner of said Wasatch Subdivision;

Thence along the easterly boundary of said Wasatch Subdivision the following courses and distances:

Thence S 52°26'59" E (formerly S 52°57'00" E) a distance of 711.64 feet to a point;

Thence S 41°21'59" E (formerly S 41°52'00" E) a distance of 446.40 feet to a point;

Thence S 48°20'59" E (formerly S 48°51'00" E) a distance of 495.40 feet to a point;

Thence S 32°50'59" E (formerly S 33°21'00" E) a distance of 295.40 feet to a point;

Thence S 39°43'59" E (formerly S 40°14'00" E) a distance of 378.40 feet to a point;

Thence S 28°24'01" W (formerly S 27°54'00" W) a distance of 184.40 feet to a point;

Thence S 84°05'06" W a distance of 127.82 feet (formerly S 83°35'00" W, 127.81 feet) to a point;

Thence S 36°58'15" W a distance of 888.17 feet, partially along the boundary of said Wasatch Subdivision (formerly shown as S 36°28'18" W thereon) and continuing beyond said subdivision to a point on the northerly boundary of the NW ¼ of said Section 17;

Thence along said northerly boundary S 89°47'24" E a distance of 1050.27 feet to a point;

Thence leaving said northerly boundary S 0°17'23" W a distance of 664.17 feet to a point;

Thence S 89°41'33" E a distance of 660.23 feet to a point on the easterly boundary of said E ½ of the NW ¼ of said Section 17;

Thence along said easterly boundary S 0°15'45" W a distance of 1850.88 feet to a point;

Thence leaving said easterly boundary N 89°23'50" W a distance of 1322.24 feet to a point on the westerly boundary of said E ½ of the NW ¼, also being the easterly boundary of said Westfall Subdivision;

Thence along said boundary N 0°19'01" E (formerly N 0°19'46" E) a distance of 1726.31 feet to the southeasterly corner of said Lot 1 of Block 1 of Westfall Subdivision;

Thence along the southerly boundary of said Lot 1 and the extension thereof N 89°35'57" W (formerly N 89°35'07" W) a distance of 1320.65 feet to a point on the westerly boundary of the NW ¼ of said Section 17;

Thence N 0°22'37" E along said westerly boundary a distance of 428.40 feet to a point;

Thence leaving said boundary and being partially along the westerly boundary of the said Lot 1 S 89°47'24" E (formerly S 89°46'41" E) a distance of 200.00 feet to a point;

Thence N 0°22'37" E (formerly N 0°23'25" E) along the westerly boundary of said Lot 1 and the extension thereof a distance of 348.00 feet to a point on the northerly boundary of the NW ¼ of said Section 17;

Thence along said northerly boundary N 89°47'24" W a distance of 200.00 feet to the **POINT OF BEGINNING.**

This parcel contains 177.23 acres.

Clinton W. Hansen, PLS
Land Solutions, PC
May 20, 2020

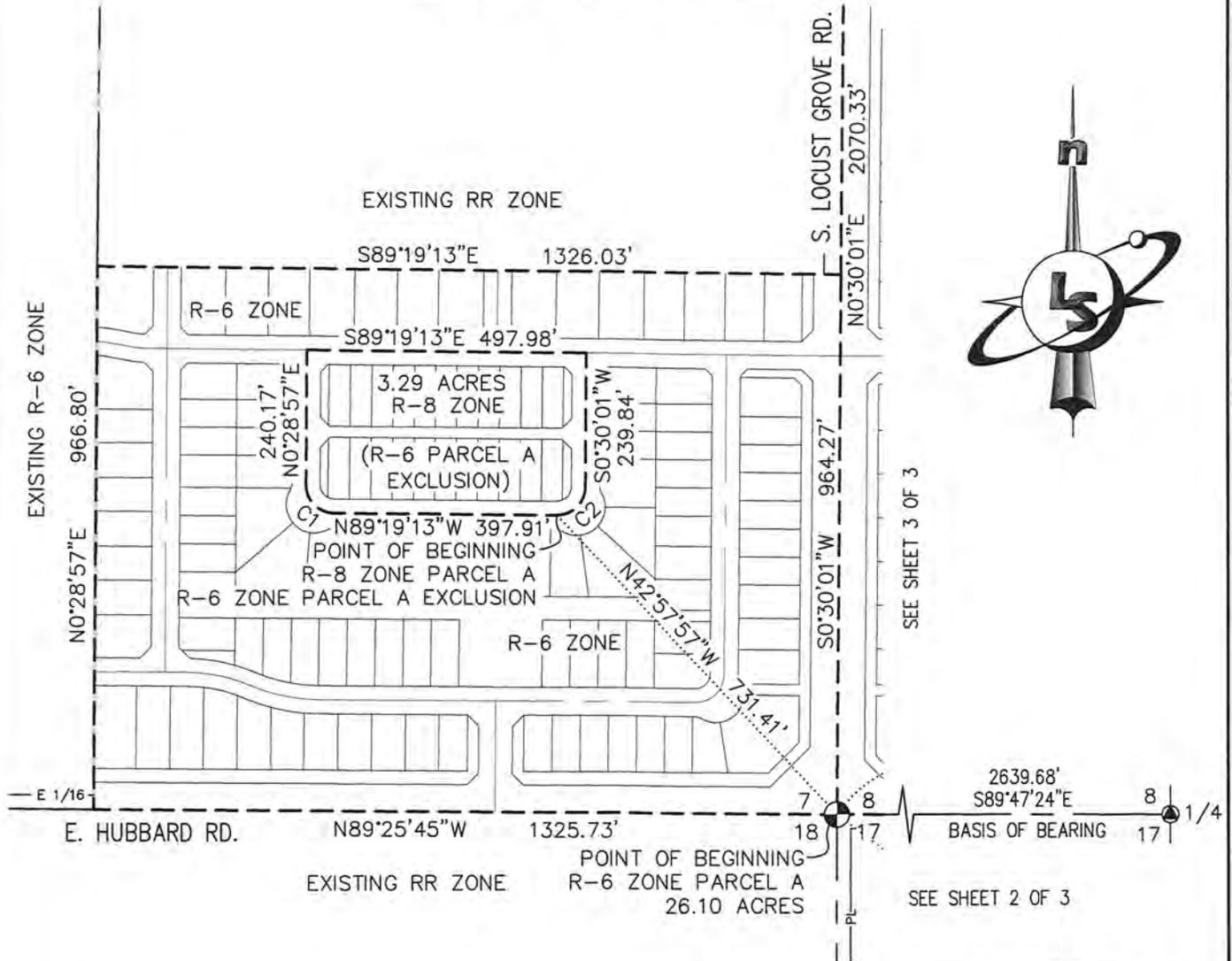


CITY OF KUNA REZONE

PROPOSED PATAGONIA EAST SUBDIVISION

R-6 ZONE PARCEL A / R-8 ZONE PARCEL A

LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 7, T.2N., R.1E., B.M.
KUNA, ADA COUNTY, IDAHO



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	78.37'	50.00'	89°48'10"	N44°25'08"W	70.59'
C2	78.70'	50.00'	90°10'46"	S45°35'24"W	70.82'



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

SHEET 1 OF 3
JOB NO. 16-93

Legal Description
Proposed R-6 Zone
Patagonia East Subdivision

PARCEL A

A parcel located in the SE ¼ of the SE ¼ of Section 7, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

BEGINNING at an Aluminum Cap monument marking the southeast corner of said Section 7, from which a 5/8 inch diameter iron pin marking the southeast corner of the SW ¼ of Section 8 of said Township 2 North, Range 1 East bears S 89°47'24" E a distance of 2639.68 feet;

Thence N 89°25'45" W along the southerly boundary of the SE ¼ of said Section 7 a distance of 1325.73 feet to the southwest corner of the SE ¼ of the SE ¼ of said Section 7;

Thence along the westerly boundary of said SE ¼ of the SE ¼ N 0°28'57" E a distance of 966.80 feet to a point;

Thence leaving said boundary S 89°19'13" E a distance of 1326.03 feet to a point on the easterly boundary of said SE ¼ of the SE ¼;

Thence along said easterly boundary S 0°30'01" W a distance of 964.27 feet to the **POINT OF BEGINNING**.

EXCLUDING THEREFROM the following described parcel:

A parcel located in the SE ¼ of the SE ¼ of Section 7, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the southeast corner of said Section 7, from which a 5/8 inch diameter iron pin marking the southeast corner of the SW ¼ of Section 8 of said Township 2 North, Range 1 East bears S 89°47'24" E a distance of 2639.68 feet;

Thence N 42°57'57" W a distance of 731.41 feet to the **POINT OF BEGINNING**;

Thence N 89°19'13" W a distance of 397.91 feet to a point of curvature;

Thence a distance of 78.37 feet along the arc of a 50.00 foot radius curve right, said curve having a central angle of 89°48'10" and a long chord bearing N 44°25'08" W a distance of 70.59 feet to a point of tangency;

Thence N 0°28'57" E a distance of 240.17 feet to a point;

Thence S 89°19'13" E a distance of 497.98 feet to a point;

Thence S 0°30'01" W a distance of 239.84 feet to a point of curvature;

Thence a distance of 78.70 feet along the arc of a 50.00 foot radius curve right, said curve having a central angle of 90°10'46" and a long chord bearing S 45°35'24" W a distance of 70.82 feet to the **POINT OF BEGINNING**.

R-6 Parcel A contains 26.10 acres more or less.

PARCEL B

A parcel located in the NW ¼ of Section 17, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the northwest corner of said Section 17, from which a 5/8 inch diameter iron pin marking the northeast corner of the NW ¼ of said Section 17 bears S 89°47'24" E a distance of 2639.68 feet;

Thence S 89°47'24" E along the northerly boundary of said NW ¼ a distance of 200.00 feet to the **POINT OF BEGINNING**;

Thence continuing along said northerly boundary S 89°47'24" E a distance of 1779.76 feet to a point;

Thence leaving said boundary S 0°17'23" W a distance of 664.17 feet to a point;

Thence S 89°41'33" E a distance of 660.23 feet to a point on the easterly boundary of said NW ¼;

Thence along said easterly boundary S 0°15'45" W a distance of 1850.88 feet to a point;

Thence leaving said easterly boundary N 89°23'50" W a distance of 1322.24 feet to a point on the westerly boundary of the E ½ of the NW ¼;

Thence along said boundary N 0°19'01" E a distance of 1726.31 feet to a point;

Thence N 89°35'57" W a distance of 1320.65 feet to a point on the westerly boundary of the NW ¼ of said Section 17;

Thence along said westerly boundary N 0°22'37" E a distance of 428.40 feet to a point;

Thence S 89°47'24" E a distance of 200.00 feet to a point;

Thence N 0°22'37" E a distance of 348.00 feet to the **POINT OF BEGINNING**.

EXCLUDING THEREFROM the following described parcel:

A parcel located in the SE ¼ of the NW ¼ of Section 17, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho; and being more particularly described as follows:

Commencing at an Aluminum Cap monument marking the northwest corner of said Section 17, from which a 5/8 inch diameter iron pin marking the northeast corner of the NW ¼ of said Section 17 bears S 89°47'24" E a distance of 2639.68 feet;

Thence S 52°36'24" E a distance of 1817.22 feet to the **POINT OF BEGINNING**;

Thence S 89°41'33" E a distance of 318.00 feet to a point;

Thence S 0°19'01" W a distance of 656.36 feet to a point;

Thence N 89°23'50" W a distance of 318.00 feet to a point;

Thence N 0°19'01" E a distance of 654.72 feet to the **POINT OF BEGINNING**

R-6 Parcel B contains 83.31 acres more or less.

Total R-6 area (Parcels A & B) contains 109.41 acres more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
May 20, 2020



Legal Description
Proposed R-8 Zone
Patagonia East Subdivision

PARCEL A

A parcel located in the SE ¼ of the SE ¼ of Section 7, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho; and being more particularly described as follows:

Commencing at an Aluminum Cap monument marking the southeast corner of said Section 7, from which a 5/8 inch diameter iron pin marking the southeast corner of the SW ¼ of Section 8 of said Township 2 North, Range 1 East bears S 89°47'24" E a distance of 2639.68 feet;

Thence N 42°57'57" W a distance of 731.41 feet to the **POINT OF BEGINNING**;

Thence N 89°19'13" W a distance of 397.91 feet to a point of curvature;

Thence a distance of 78.37 feet along the arc of a 50.00 foot radius curve right, said curve having a central angle of 89°48'10" and a long chord bearing N 44°25'08" W a distance of 70.59 feet to a point of tangency;

Thence N 0°28'57" E a distance of 240.17 feet to a point;

Thence S 89°19'13" E a distance of 497.98 feet to a point;

Thence S 0°30'01" W a distance of 239.84 feet to a point of curvature;

Thence a distance of 78.70 feet along the arc of a 50.00 foot radius curve right, said curve having a central angle of 90°10'46" and a long chord bearing S 45°35'24" W a distance of 70.82 feet to the **POINT OF BEGINNING**.

This parcel contains 3.29 acres more or less.

PARCEL B

A parcel located in the SE ¼ of the NW ¼ of Section 17, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho; and being more particularly described as follows:

Commencing at an Aluminum Cap monument marking the northwest corner of said Section 17, from which a 5/8 inch diameter iron pin marking the northeast corner of the NW ¼ of said Section 17 bears S 89°47'24" E a distance of 2639.68 feet;

Thence S 52°36'24" E a distance of 1817.22 feet to the **POINT OF BEGINNING**;

Thence S 89°41'33" E a distance of 318.00 feet to a point;

Thence S 0°19'01" W a distance of 656.36 feet to a point;

Thence N 89°23'50" W a distance of 318.00 feet to a point;

Thence N 0°19'01" E a distance of 654.72 feet to the **POINT OF BEGINNING**.

This parcel contains 4.79 acres more or less.

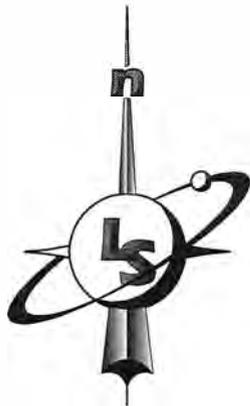
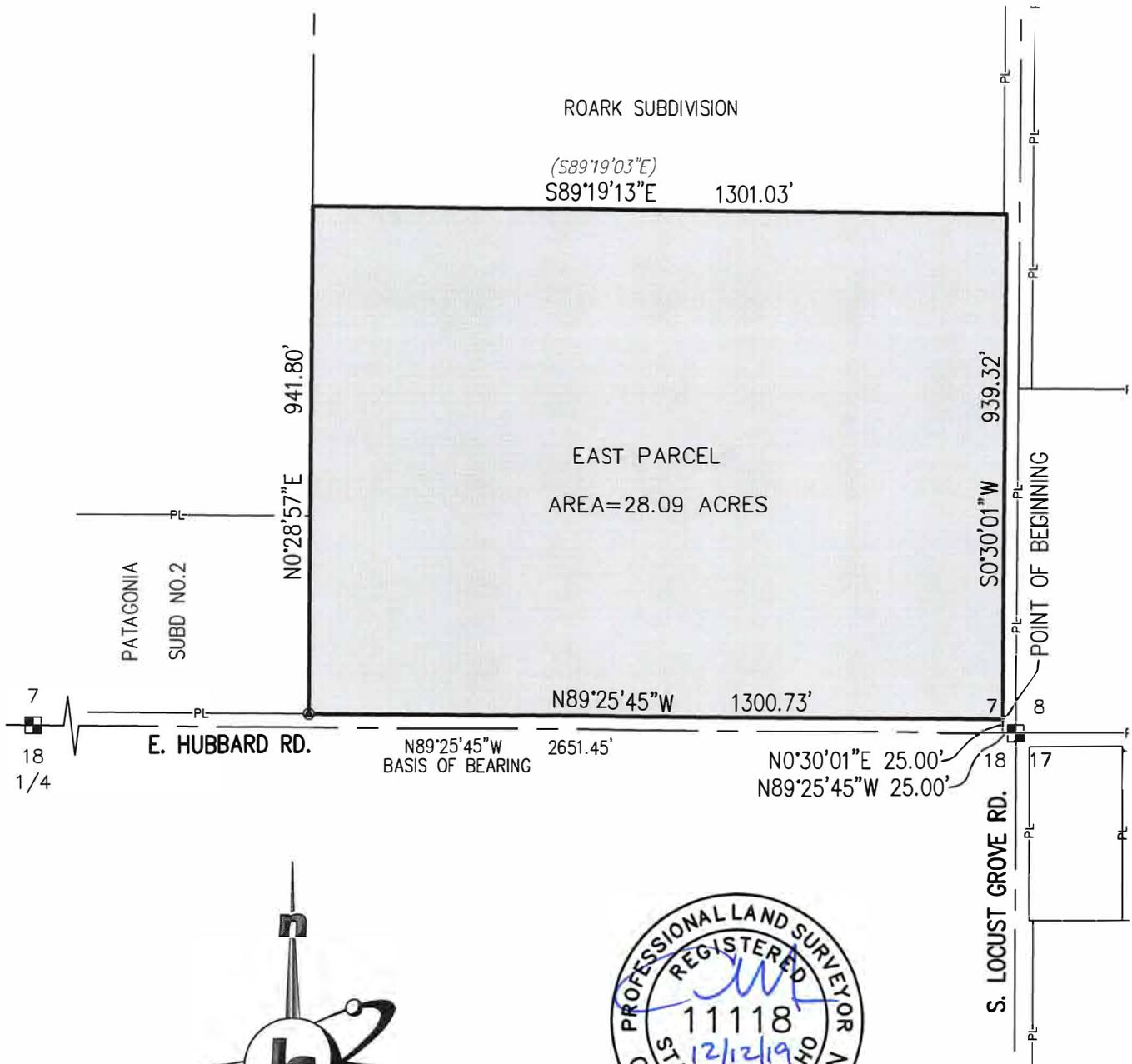
Clinton W. Hansen, PLS
Land Solutions, PC
May 20, 2020



PATAGONIA

EAST PARCEL

LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 7, T.2N., R.1E., B.M., ADA COUNTY, IDAHO



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

Legal Description
Patagonia East Parcel

A parcel located in the SE ¼ of the SE ¼ of Section 7, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the southeast corner of said Section 7, from which an Aluminum Cap monument marking the southwest corner of the SE ¼ of said Section 7 bears N 89°25'45" W a distance of 2651.45 feet;

Thence N 89°25'45" W along the southerly boundary of said SE ¼ a distance of 25.00 feet to a point;

Thence leaving said southerly boundary N 0°30'01" E a distance of 25.00 feet to a point on the northerly right-of-way of E. Hubbard Road, the **POINT OF BEGINNING**;

Thence N 89°25'45" W along said northerly right-of-way a distance of 1300.73 feet to a 5/8 inch diameter iron pin on the westerly boundary of said SE ¼ of the SE ¼;

Thence N 0°28'57" E along said westerly boundary a distance of 941.80 feet to the southwesterly corner of Roark Subdivision, as shown in Book 76 of Plats on Pages 7884 and 7885, records of Ada County, Idaho;

Thence along the southerly boundary of said Roark Subdivision and the extension thereof S 89°19'13" E a distance of 1301.03 feet (formerly S 89°19'03" E, 1300.94 feet) to a point on the westerly right-of-way of S. Locust Grove Road;

Thence leaving said boundary and along said right-of-way S 0°30'01" W a distance of 939.32 feet to the **POINT OF BEGINNING**.

This parcel contains 28.09 acres.

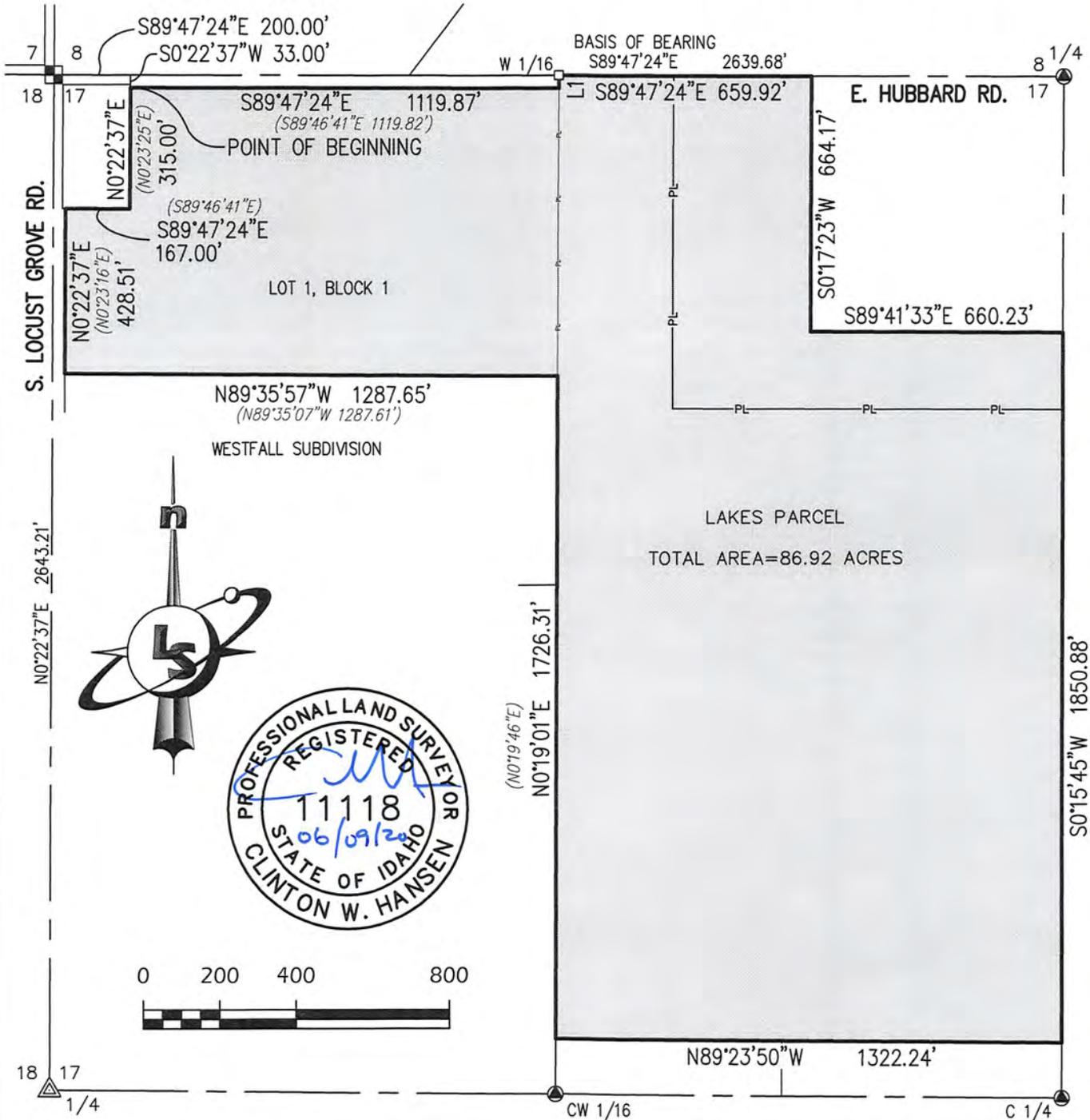
Clinton W. Hansen, PLS
Land Solutions, PC
December 12, 2019



PATAGONIA EAST

LAKES PARCEL

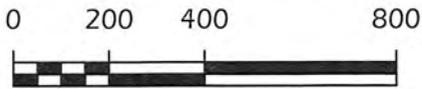
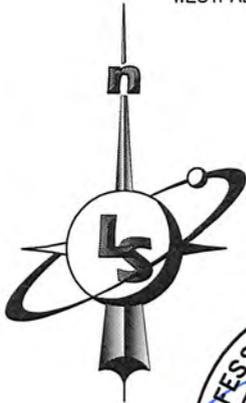
LOCATED IN THE NW 1/4 OF SECTION 17, T.2N., R.1E., B.M., ADA COUNTY, IDAHO



N89°35'57"W 1287.65'
(N89°35'07"W 1287.61')

WESTFALL SUBDIVISION

LAKES PARCEL
TOTAL AREA=86.92 ACRES



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	33.00'	N0°19'01"E

LandSolutions
Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

JOB NO. 16-93

Legal Description
Patagonia East - Lakes Parcel

A parcel being Lot 1 of Block 1 of Westfall Subdivision, as shown in Book 81 of Plats on Pages 8726 and 8727, records of Ada County, Idaho, and a portion of the NW ¼ of Section 17, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the northwest corner of said Section 17, from which a 5/8 inch diameter iron pin marking the northeast corner of the NW ¼ of said Section 17 bears S 89°47'24" E a distance of 2639.68 feet;

Thence S 89°47'24" E along the northerly boundary of said NW ¼ a distance of 200.00 feet to a point;

Thence leaving said boundary S 0°22'37" W a distance of 33.00 feet to the northwesterly corner of said Lot 1, the **POINT OF BEGINNING**;

Thence along the northerly boundary of said Lot 1 S 89°47'24" E a distance of 1119.87 feet (formerly S 89°46'41" E, 1119.82 feet) to the northeasterly corner of said Lot 1;

Thence leaving the boundary of said Lot 1 N 0°19'01" E a distance of 33.00 feet to the northwest corner of the E ½ of the NW ¼ of said Section 17;

Thence along the northerly boundary of said E ½ of the NW ¼ S 89°47'24" E a distance of 659.92 feet to point;

Thence leaving said northerly boundary S 0°17'23" W a distance of 664.17 feet to a point;

Thence S 89°41'33" E a distance of 660.23 feet to a point on the easterly boundary of said E ½ of the NW ¼;

Thence along said easterly boundary S 0°15'45" W a distance of 1850.88 feet to a point;

Thence leaving said easterly boundary N 89°23'50" W a distance of 1322.24 feet to a point on the westerly boundary of said E ½ of the NW ¼, also being the easterly boundary of said Westfall Subdivision;

Thence along said boundary N 0°19'01" E (formerly N 0°19'46" E) a distance of 1726.31 feet to the southeasterly corner of Lot 1 of Block 1 of said Westfall Subdivision;

Thence along the southerly and westerly boundary of said Lot 1 the following courses and distances:

Thence N 89°35'57" W a distance of 1287.65 feet (formerly N 89°35'07" W, 1287.61 feet) to the southwesterly corner of said Lot 1;

Thence N 0°22'37" E (formerly N 0°23'16" E) a distance of 428.51 feet to a point;

Thence S 89°47'24" E (formerly S 89°46'41" E) a distance of 167.00 feet to a point;

Thence along N 0°22'37" E (formerly N 0°23'25" E) a distance of 315.00 feet to the **POINT OF BEGINNING.**

This parcel contains 86.92 acres.

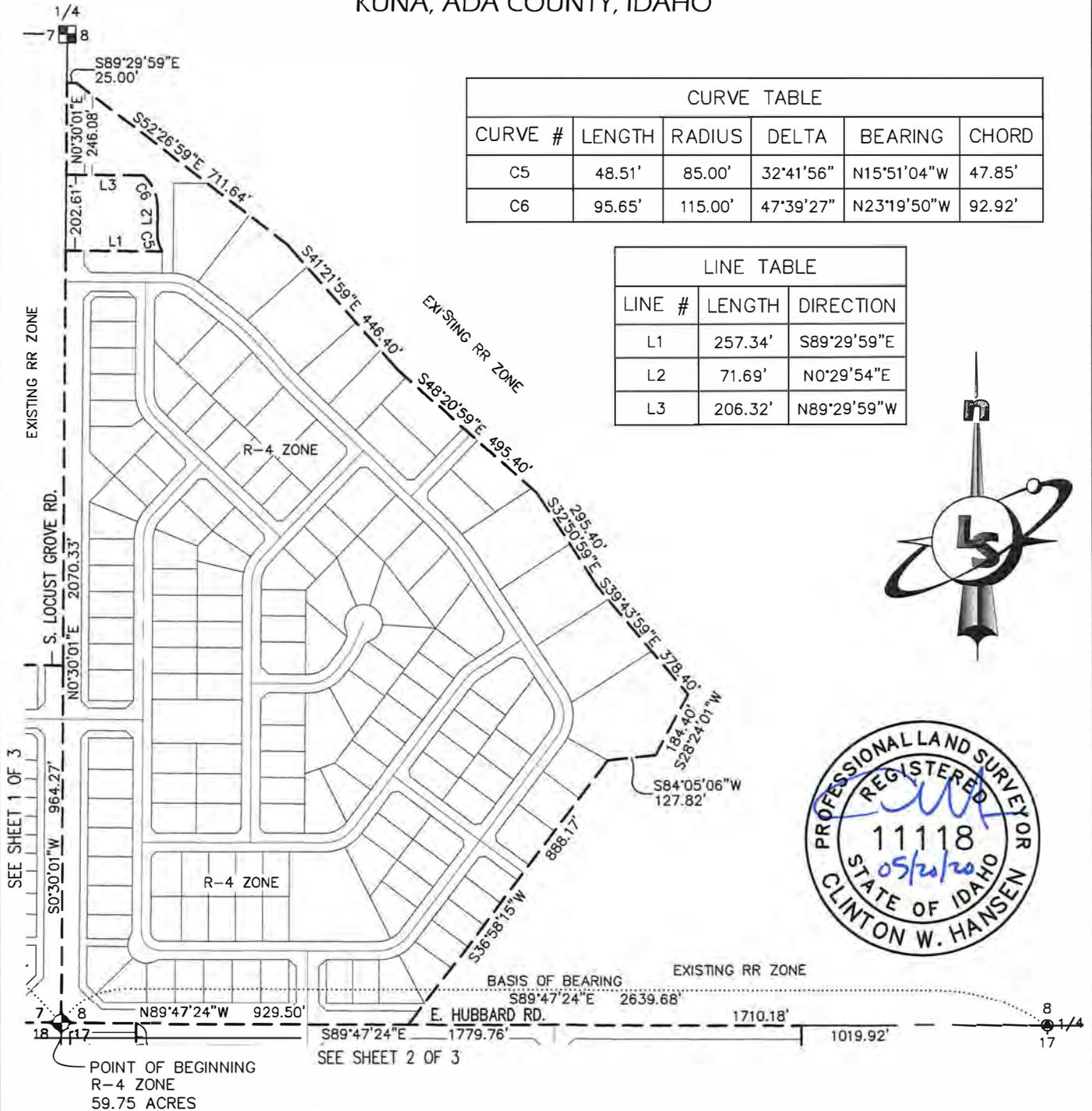
Clinton W. Hansen, PLS
Land Solutions, PC
Revised: June 9, 2020



CITY OF KUNA REZONE

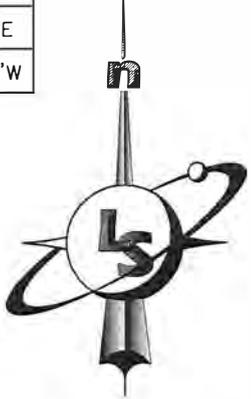
PROPOSED PATAGONIA RIDGE SUBDIVISION R-4 ZONE

LOCATED IN THE SW 1/4 OF SECTION 8, T.2N., R.1E., B.M.
KUNA, ADA COUNTY, IDAHO



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C5	48.51'	85.00'	32°41'56"	N15°51'04"W	47.85'
C6	95.65'	115.00'	47°39'27"	N23°19'50"W	92.92'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	257.34'	S89°29'59"E
L2	71.69'	N0°29'54"E
L3	206.32'	N89°29'59"W



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

SHEET 3 OF 3
JOB NO. 16-93

Legal Description
Proposed R-4 Zone
Patagonia East Subdivision

A parcel located in the SW ¼ of Section 8, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

BEGINNING at an Aluminum Cap monument marking the southwest corner of said Section 8, from which a 5/8 inch diameter iron pin marking the southeast corner of the SW ¼ of said Section 8 bears S 89°47'24" E a distance of 2639.68 feet;

Thence N 0°30'01" E along the westerly boundary of said SW ¼ a distance of 2070.33 feet to a point;

Thence leaving said westerly boundary S 89°29'59" E a distance of 257.34 feet to a point on a curve;

Thence a distance of 48.51 feet along the arc of an 85.00 foot radius non-tangent curve right, said curve having a central angle of 32°41'56" and a long chord bearing N 15°51'04" W a distance of 47.85 feet to a point of tangency;

Thence N 0°29'54" E a distance of 71.69 feet to a point of curvature;

Thence a distance of 95.65 feet along the arc of a 115.00 foot radius curve left, said curve having a central angle of 47°39'27" and a long chord bearing N 23°19'50" W a distance of 92.92 feet to a point;

Thence N 89°29'59" W a distance of 206.32 feet to a point on the westerly boundary of the SW ¼ of said Section 8;

Thence along said boundary N 0°30'01" E a distance of 246.08 feet to a point;

Thence leaving said boundary S 89°29'59" E a distance of 25.00 feet to a point on the easterly right-of-way of S. Locust Grove Road;

Thence leaving said right-of-way S 52°26'59" E a distance of 711.64 feet to a point;

Thence S 41°21'59" E a distance of 446.40 feet to a point;

Thence S 48°20'59" E a distance of 495.40 feet to a point;

Thence S 32°50'59" E a distance of 295.40 feet to a point;

Thence S 39°43'59" E a distance of 378.40 feet to a point;

Thence S 28°24'01" W a distance of 184.40 feet to a point;

Thence S 84°05'06" W a distance of 127.82 feet to a point;

Thence S 36°58'15" W a distance of 888.17 feet to a point on the southerly boundary of the SW ¼ of said Section 8;

Thence along said southerly boundary N 89°47'24" W a distance of 929.50 feet to the **POINT OF BEGINNING.**

This parcel contains 59.75 acres.

Clinton W. Hansen, PLS
Land Solutions, PC
May 20, 2020

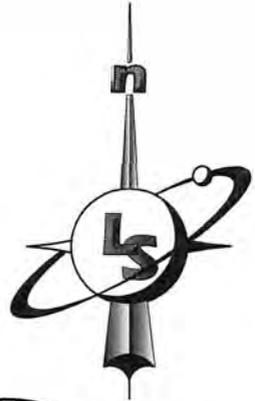
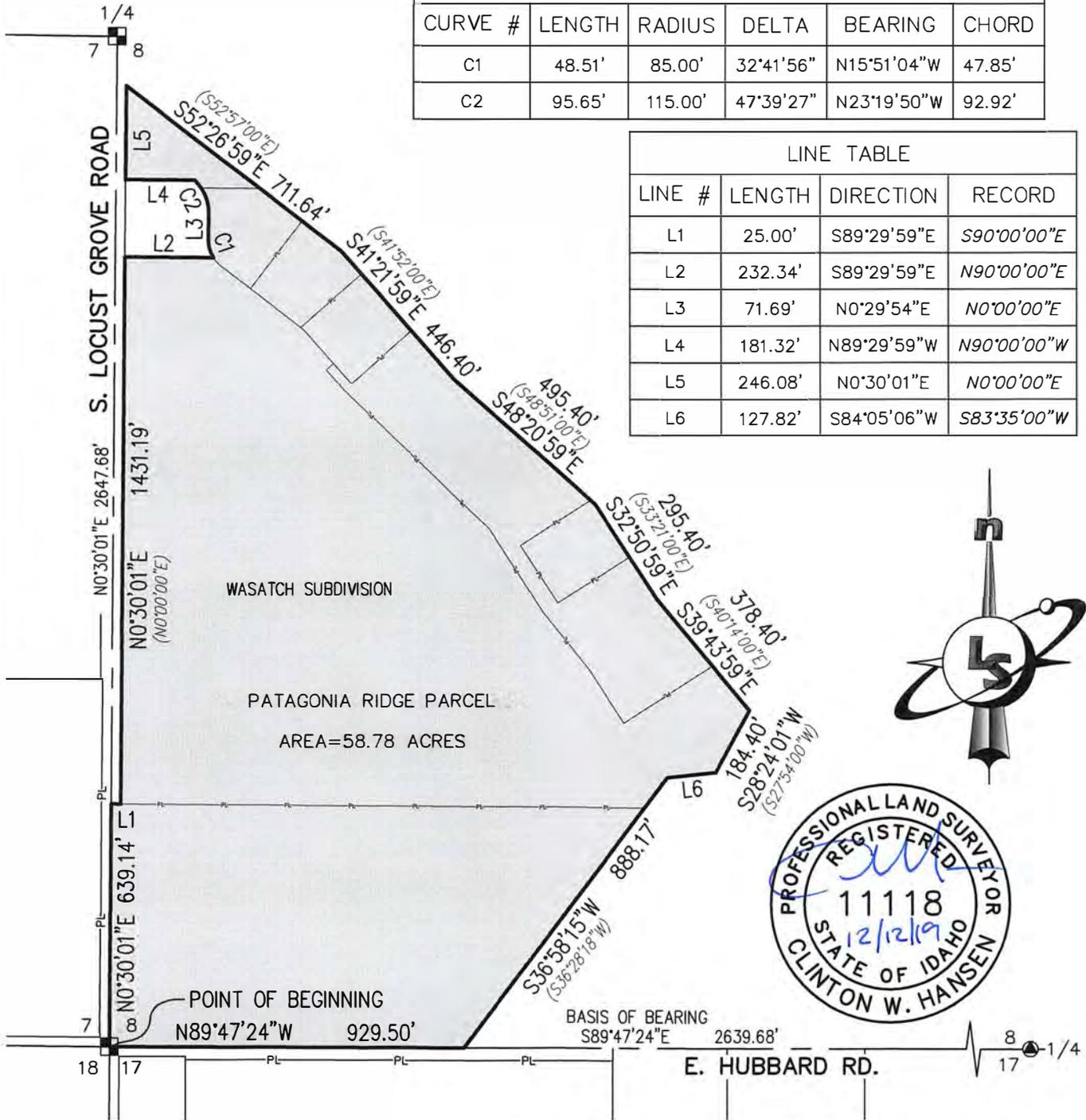


PATAGONIA RIDGE PARCEL

LOCATED IN THE SW 1/4 OF SECTION 8, T.2N., R.1E., B.M., ADA COUNTY, IDAHO

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	48.51'	85.00'	32°41'56"	N15°51'04"W	47.85'
C2	95.65'	115.00'	47°39'27"	N23°19'50"W	92.92'

LINE TABLE			
LINE #	LENGTH	DIRECTION	RECORD
L1	25.00'	S89°29'59"E	S90°00'00"E
L2	232.34'	S89°29'59"E	N90°00'00"E
L3	71.69'	N0°29'54"E	N0°00'00"E
L4	181.32'	N89°29'59"W	N90°00'00"W
L5	246.08'	N0°30'01"E	N0°00'00"E
L6	127.82'	S84°05'06"W	S83°35'00"W



LandSolutions

Land Surveying and Consulting

231 E. 5TH ST., STE. A
 MERIDIAN, ID 83642
 (208) 288-2040 (208) 288-2557 fax
 www.landsolutions.biz

Legal Description
Patagonia Ridge Parcel

A parcel being a portion of Wasatch Subdivision, as shown in Book 104 of Plats on Pages 14111 through 14113, records of Ada County, Idaho and a portion of the SW ¼ of Section 8, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

BEGINNING at an Aluminum Cap monument marking the southwest corner of said Section 8, from which a 5/8 inch diameter iron pin marking the southeast corner of the SW ¼ of said Section 8 bears S 89°47'24" E a distance of 2639.68 feet;

Thence N 0°30'01" E along the westerly boundary of said SW ¼ a distance of 639.14 feet to the southwesterly corner of Wasatch Subdivision, as shown in Book 104 of Plats on Pages 14111 through 14113, records of Ada County, Idaho;

Thence leaving said westerly boundary and along the southerly boundary of said Wasatch Subdivision S 89°29'59" E (formerly S 90°00'00" E) a distance of 25.00 feet to a point on the easterly right-of-way of S. Locust Grove Road;

Thence N 0°30'01" E along said right-of-way, and being partially along the westerly boundary of said Wasatch Subdivision (formerly shown as N0°00'00" E) a distance of 1431.19 feet to point to point marking the southwest corner of Lot 2, Block 1 of said Wasatch Subdivision;

Thence leaving said right-of-way and along the boundary of said Lot 2 the following courses and distances:

Thence S 89°29'59" E (formerly N 90°00'00" E) a distance of 232.34 feet to a point marking the southeast corner of said Lot 2;

Thence a distance of 48.51 feet (formerly 48.50 feet) along the arc of an 85.00 foot radius non-tangent curve right, said curve having a central angle of 32°41'56 (formerly 32°41'40") and a long chord bearing N 15°51'04" W a distance of 47.85 feet (formerly N 16°20'50" W, 47.84 feet) to a point of tangency;

Thence N 0°29'54" E (formerly N 0°00'00" E) a distance of 71.69 feet to a point of curvature;

Thence a distance of 95.65 feet along the arc of a 115.00 foot radius curve left, said curve having a central angle of 47°39'27 and a long chord bearing N 23°19'50" W (formerly N 23°49'43" W) a distance of 92.92 feet to a point marking the northeast corner of said Lot 2;

Thence N 89°29'59" W a distance of 181.32 feet (formerly N 90°00'00" W, 181.33 feet) to a point on the easterly right-of-way of S. Locust Grove Road;

Thence along the boundary of said Wasatch Subdivision the following courses and distances:

Thence along said right-of-way N 0°30'01" E (formerly N 0°00'00 E) a distance of 246.08 feet to the northwesterly corner of said Wasatch Subdivision;

Thence leaving said right-of-way S 52°26'59" E (formerly S 52°57'00" E) a distance of 711.64 feet to a point;

Thence S 41°21'59" E (formerly S 41°52'00" E) a distance of 446.40 feet to a point;

Thence S 48°20'59" E (formerly S 48°51'00" E) a distance of 495.40 feet to a point;

Thence S 32°50'59" E (formerly S 33°21'00" E) a distance of 295.40 feet to a point;

Thence S 39°43'59" E (formerly S 40°14'00" E) a distance of 378.40 feet to a point;

Thence S 28°24'01" W (formerly S 27°54'00" W) a distance of 184.40 feet to a point;

Thence S 84°05'06" W a distance of 127.82 feet (formerly S 83°35'00" W, 127.81 feet) to a point;

Thence S 36°58'15" W a distance of 888.17 feet, partially along the boundary of said Wasatch Subdivision (formerly shown as S 36°28'18" W thereon) and continuing beyond said subdivision to a point on the southerly boundary of the SW ¼ of said Section 8;

Thence along said southerly boundary N 89°47'24" W a distance of 929.50 feet to the **POINT OF BEGINNING**.

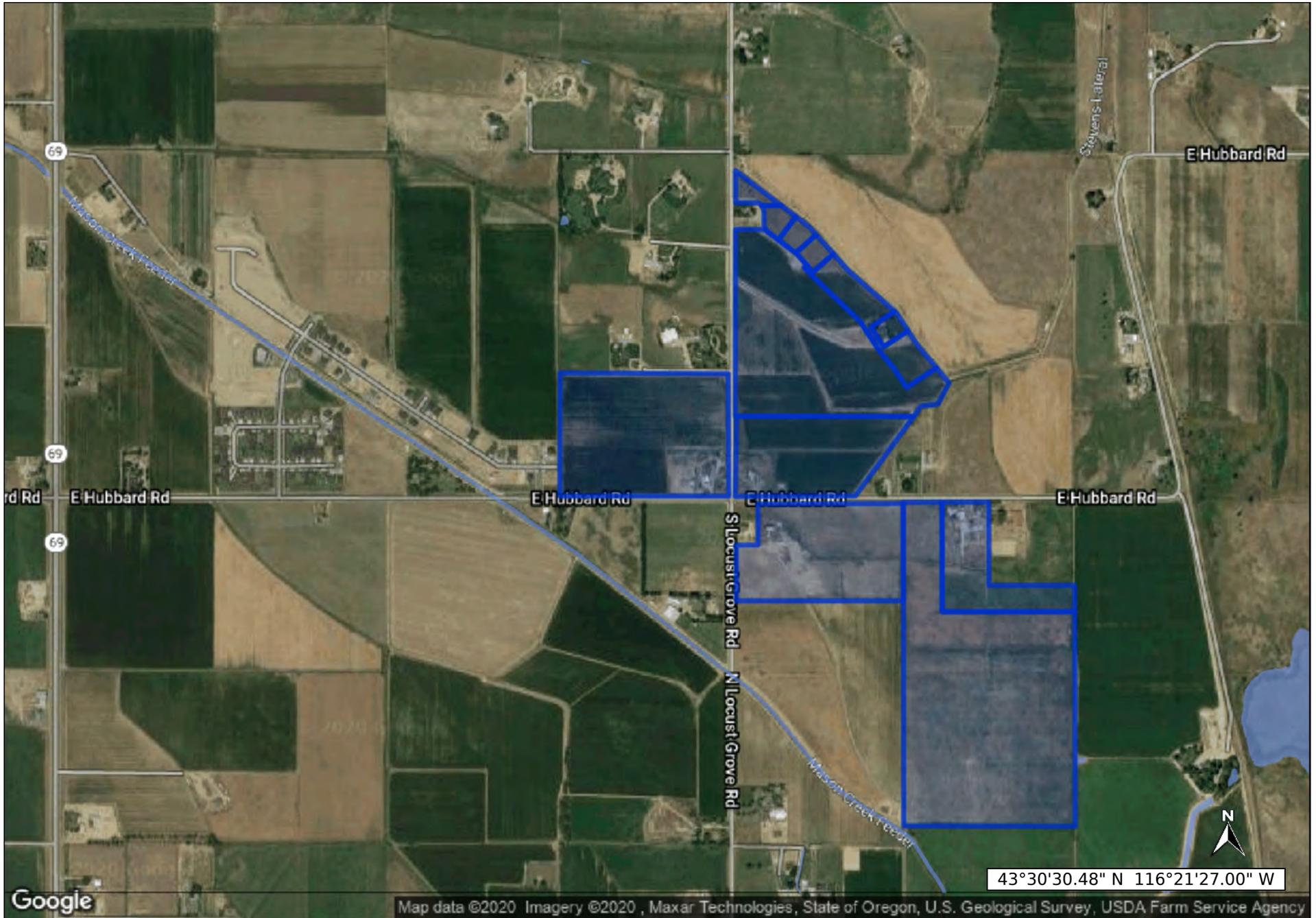
This parcel contains 58.78 acres.

Clinton W. Hansen, PLS
Land Solutions, PC
December 12, 2019



Patagonia East, Lakes, Ridge

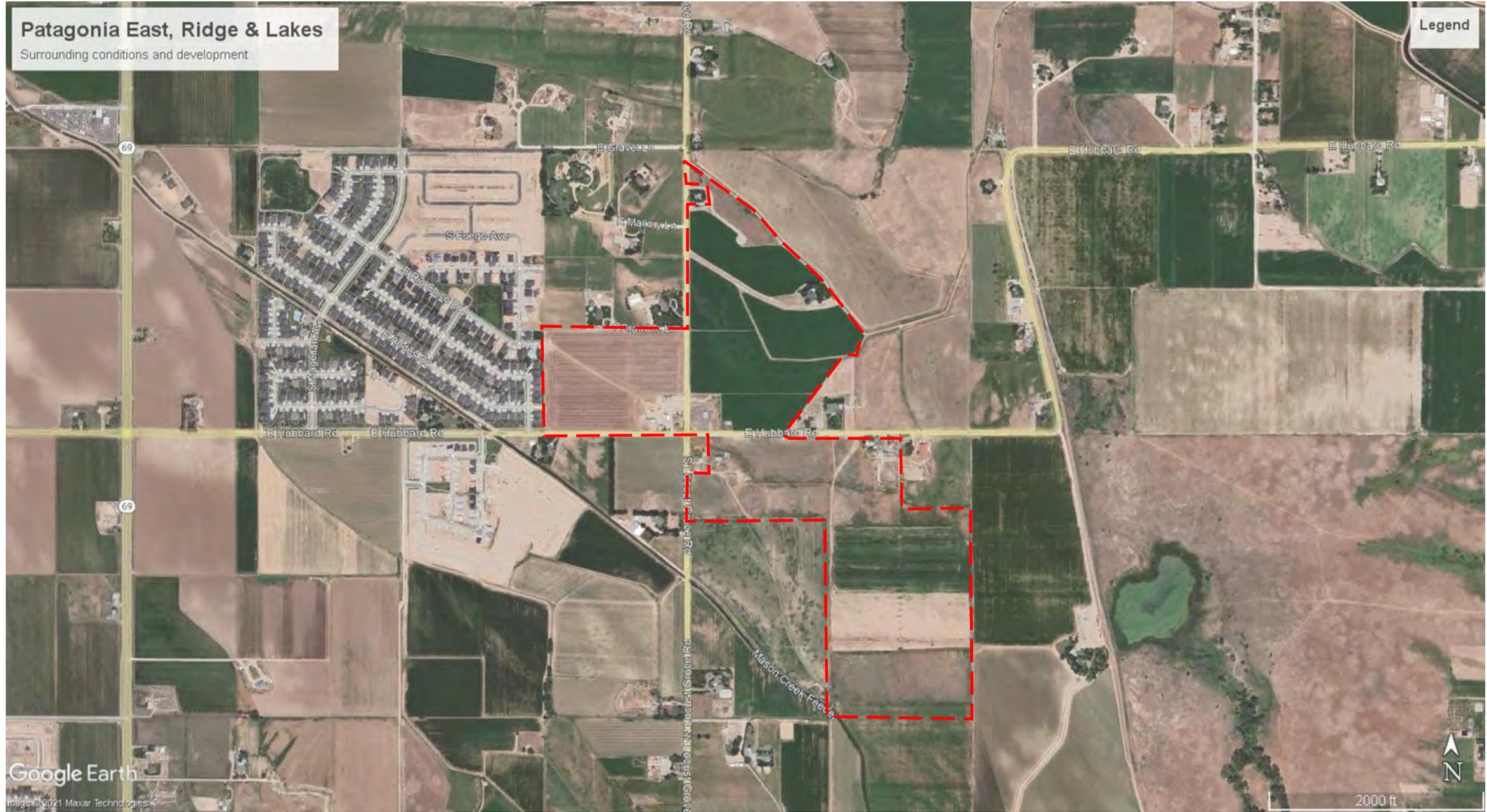
Vicinity Map



Patagonia East, Ridge & Lakes

Surrounding conditions and development

Legend

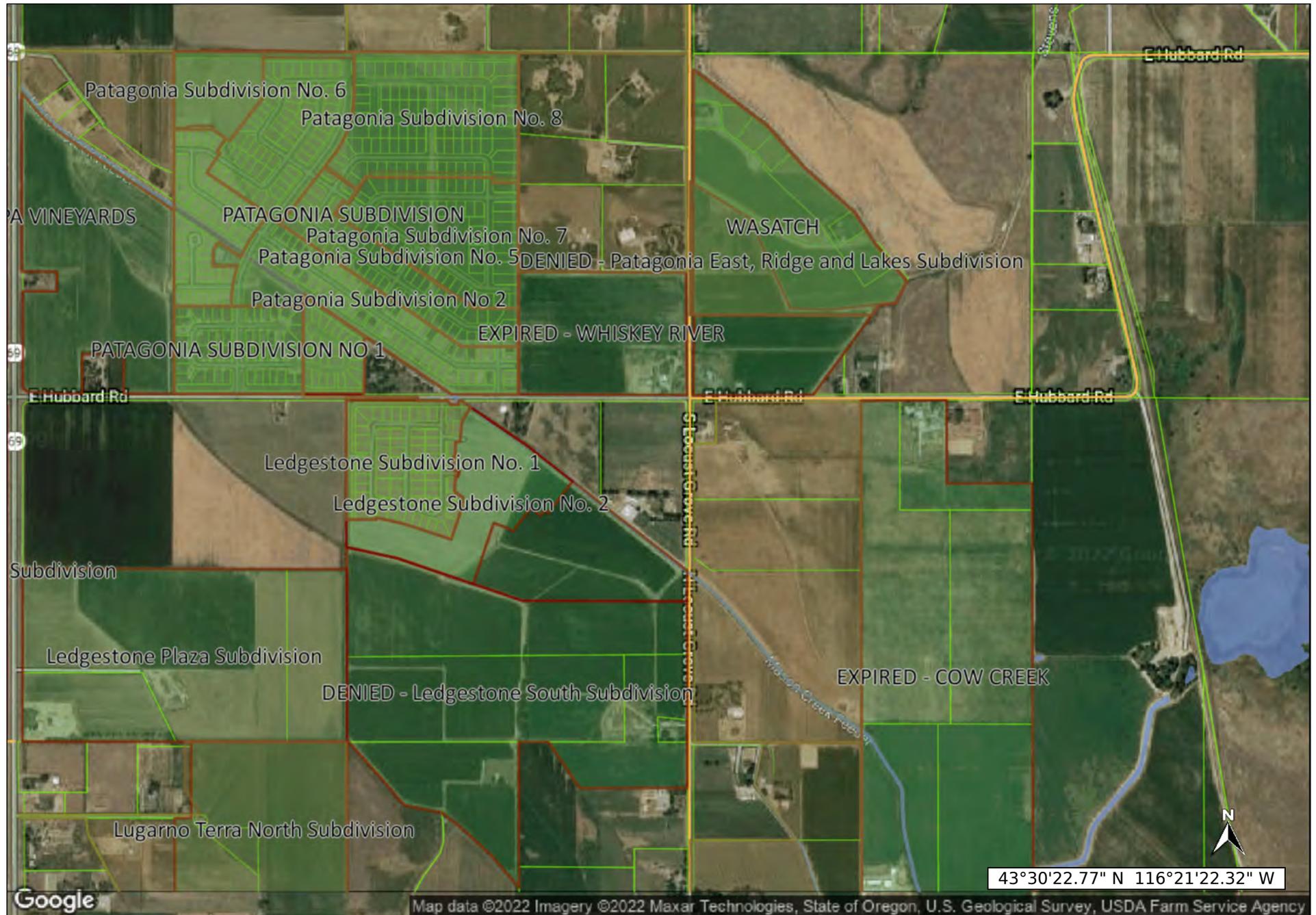


Google Earth

Image © 2021 Maxar Technologies



2000 ft



PATAGONIA EAST, RIDGE AND LAKES SUBDIVISION - PRELIMINARY PLAT

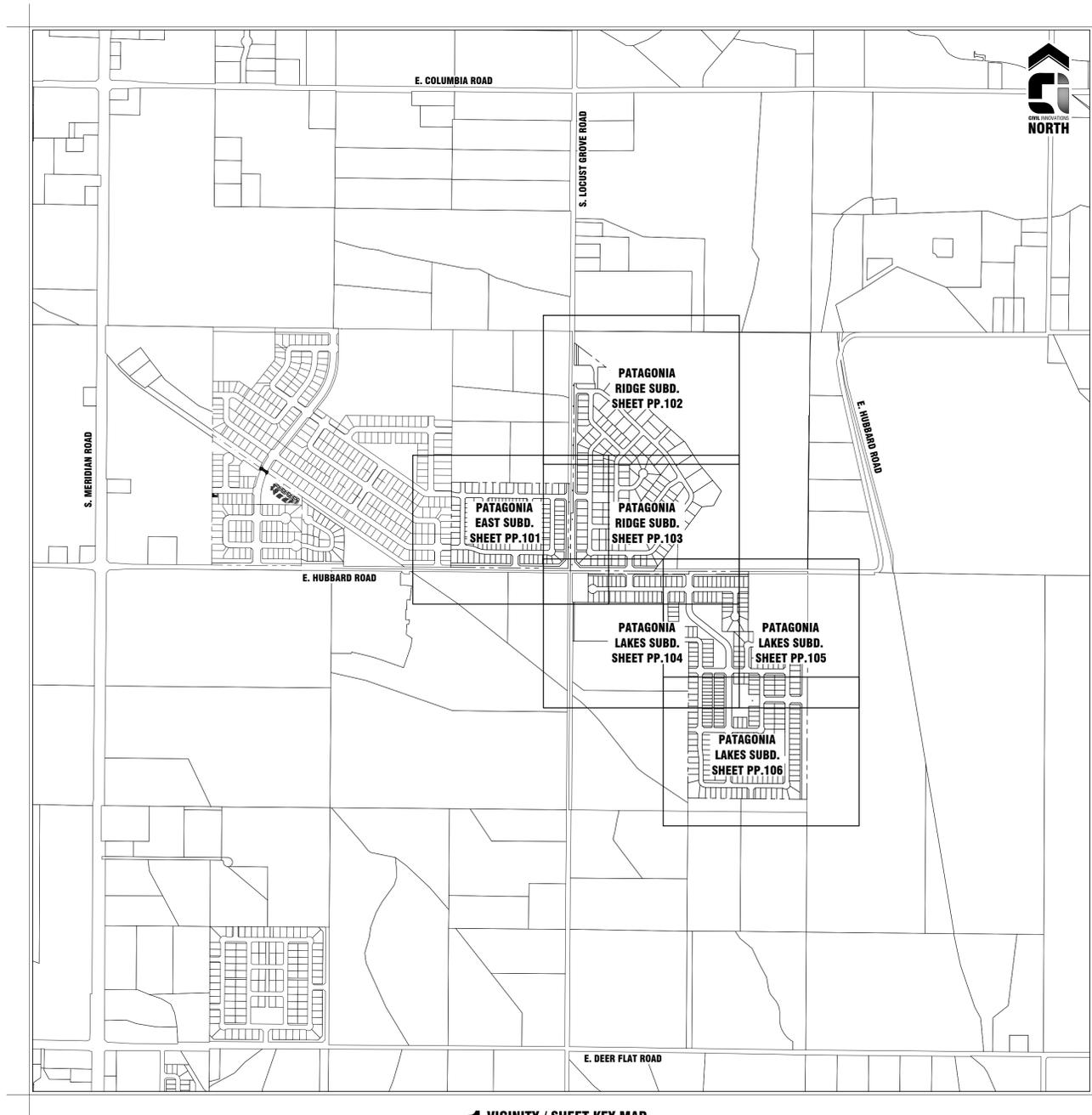
KUNA, IDAHO - 2020

PROPOSED LEGEND

	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	PROPERTY LOT LINE
	PHASE BOUNDARY
	PROPOSED VERTICAL CURB
	PROPOSED ROLLED CURB
	PROPOSED VERTICAL TO ROLLED CURB TRANSITION SECTION
	PROPOSED STREET LIGHT
	DIRECTION OF SURFACE FLOW
	PROPOSED SEEPAGE BED WITH MONITORING WELLS
	PROPOSED DROP INLET
	PROPOSED STORM DRAIN LINE AND MANHOLE
	PROPOSED GRAVITY IRRIGATION LINE AND BOX
	PROPOSED PRESSURE IRRIGATION LINE AND VALVE
	PROPOSED WATER LINE AND VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED SANITARY SEWER LINE AND MANHOLE

EXISTING LEGEND

	EXISTING PROPERTY LOT LINE
	EXISTING EDGE OF GRAVEL
	EXISTING TOP OF BANK
	EXISTING TOE OF BANK
	EXISTING DITCH FLOW LINE
	EXISTING OVERHEAD POWER W/ POLE
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND TELEPHONE
	EXISTING FENCE
	EXISTING VERTICAL CURB
	EXISTING ROLLED CURB
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	EXISTING DROP INLET
	EXISTING STORM DRAIN LINE AND MANHOLE
	EXISTING GRAVITY IRRIGATION LINE AND VALVE
	EXISTING PRESSURE IRRIGATION LINE AND VALVE
	EXISTING WATER LINE AND VALVE
	EXISTING FIRE HYDRANT
	EXISTING SEWER LINE AND MANHOLE
	EXISTING STREET LIGHT
	EXISTING ROAD SIGN
	EXISTING SPRINKLER BOX
	EXISTING POWER JUNCTION BOX
	EXISTING TELEPHONE RISER
	EXISTING DECIDUOUS TREE
	EXISTING EVERGREEN TREE
	EXISTING GAS MARKER
	EXISTING GAS VALVE



1 VICINITY / SHEET KEY MAP
NOT TO SCALE

2 SHEET INDEX

1 OF 9	PP.100	PRELIMINARY PLAT - TITLE SHEET
2 OF 9	PP.101	PRELIMINARY PLAT - PATAGONIA EAST SUBDIVISION - PLAN VIEW
3 OF 9	PP.102	PRELIMINARY PLAT - PATAGONIA RIDGE SUBDIVISION - PLAN VIEW
4 OF 9	PP.103	PRELIMINARY PLAT - PATAGONIA RIDGE SUBDIVISION - PLAN VIEW
5 OF 9	PP.104	PRELIMINARY PLAT - PATAGONIA LAKES SUBDIVISION - PLAN VIEW
6 OF 9	PP.105	PRELIMINARY PLAT - PATAGONIA LAKES SUBDIVISION - PLAN VIEW
7 OF 9	PP.106	PRELIMINARY PLAT - PATAGONIA LAKES SUBDIVISION - PLAN VIEW
8 OF 9	PP.107	PRELIMINARY PLAT - TYPICAL STREET SECTIONS
9 OF 9	PP.108	PRELIMINARY PLAT - PHASING PLAN

3 CONSTRUCTION CONTACT INFORMATION

ENGINEER CIVIL INNOVATIONS, PLLC CONTACT: BEN THOMAS 1048 E. PARK BLVD. STE 101 BOISE, IDAHO 83712 PHONE: (208) 884-8181	DEVELOPER THE WESTPARK COMPANY, INC. CONTACT: TAYLOR MERRILL 2463 E. GALA ST. STE 120 MERIDIAN, ID 83642 PHONE: (208) 888-9946	SURVEYOR LAND SOLUTIONS, PC CONTACT: CLINT HANSEN 231 E. 5TH AVE. STE A MERIDIAN, ID 83642 PHONE: (208) 288-2040
--	--	--

4 BENCH MARK AND DATUM DATA

DATUM DATA
HORIZONTAL: NAD 83 (ADJUSTED TO THE ADA COUNTY H.A.R.N SURVEY)
VERTICAL: NAVD 88

5 PRELIMINARY PLAT NOTES

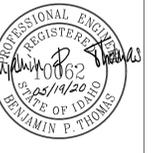
- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE, AND PRESSURE IRRIGATION OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE ON FIVE (5) FEET ADJACENT TO SIDE LOT LINES AND ON TEN (10) FEET ADJACENT TO REAR LOT LINES AND EXTERIOR SUBDIVISION BOUNDARIES.
- NO LOTS WITHIN THIS SUBDIVISION SHALL BE ALLOWED TO TAKE DIRECT ACCESS FROM E. HUBBARD RD., S. LOCUST GROVE RD., OR W. EAGLE RD.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- MAINTENANCE OF ANY IRRIGATION, DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503, 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 CONDITION 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 WAS BEGUN OR 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.
- LOT 8, BLOCK 3, LOT 9 AND LOT 11, BLOCK 5, LOTS 1 AND 13, BLOCK 6, LOTS 1 AND 13, BLOCK 7, LOT 12, BLOCK 8, LOT 10, BLOCK 9, LOT 8, BLOCK 10, LOT 1, BLOCK 11, LOTS 1 AND 3, BLOCK 13, LOT 9, BLOCK 17, LOT 6, BLOCK 18, LOT 9, BLOCK 19, LOT 1, BLOCK 20, LOT 1, BLOCK 21, LOT 1, BLOCK 22, LOTS 1, 9 AND 16, BLOCK 23, LOTS 4, 10, AND 17, BLOCK 24, LOTS 1 AND 7, BLOCK 25, LOTS 1, 15, 22 AND 36, BLOCK 26, LOTS 1 AND 8, BLOCK 27, LOTS 1 AND 2, BLOCK 28, LOTS 1 AND 6, BLOCK 29, LOTS 4 AND 9, BLOCK 30, LOT 1, BLOCK 31, LOTS 1 AND 17, BLOCK 32, LOTS 1 AND 10, BLOCK 33, LOTS 1, 10 AND 20, BLOCK 34, LOTS 1 AND 11, BLOCK 35, LOTS 10 AND 17, BLOCK 36, LOTS 1 AND 12, BLOCK 37, AND LOTS 1 AND 25, BLOCK 38, ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE PATAGONIA EAST SUBDIVISION HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS. ALL OTHER LOTS IN THIS SUBDIVISION ARE FOR SINGLE FAMILY DWELLINGS. THIS OWNERSHIP AND MAINTENANCE COMMITMENT MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF KUNA. THE PATAGONIA SUBDIVISION HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR PAYMENT OF IRRIGATION ASSESSMENTS. IN THE EVENT PATAGONIA EAST SUBDIVISION HOMEOWNERS ASSOCIATION FAILS TO PAY ASSESSMENTS, EACH RESIDENTIAL LOT IS RESPONSIBLE FOR A FRACTIONAL SHARE OF THE ASSESSMENT.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH KUNA CITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- PRESSURE IRRIGATION WATER WILL BE PROVIDED BY THE CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM CITY OF KUNA.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AND CONDITIONS OF THE STAFF REPORT FOR PATAGONIA EAST SUBDIVISION.

6 PRELIMINARY PLAT DATA

TOTAL ACRES	173.89 AC	ZONING	EXISTING: RR	PROPOSED: R-4, R-6 AND R-8
PUBLIC RIGHT-OF-WAY	41.09 AC	MINIMUM LOT SIZE (SF)	4,163 SF	
SINGLE-FAMILY RESIDENTIAL AREA	103.88 AC	AVERAGE LOT SIZE	8,066 SF	
OPEN SPACE/COMMON LOT AREA	19.03 AC	SINGLE FAMILY		
FUTURE SCHOOL SITE	9.80 AC	SINGLE FAMILY RESIDENTIAL		
TOTAL LOTS	616	RESIDENTIAL DENSITY (Dn/Ac)	3.23	
SINGLE-FAMILY RESIDENTIAL LOTS	561	RESIDENTIAL GROSS DENSITY		
OPEN SPACE/COMMON LOTS	54			
SCHOOL LOT	1			
TOTAL OPEN SPACE	28.83 AC			
SCHOOL LOT	9.80 AC			
COMMON AREAS	19.03 AC			
OPEN SPACE PERCENTAGE	16.59%			
QUALIFIED OPEN SPACE	21.93 AC			
SCHOOL LOT	9.80 AC			
USABLE LANDSCAPING	12.13 AC			
QUALIFIED OPEN SPACE PERCENTAGE	12.62%			

GENERAL INFORMATION
IRRIGATION DISTRICT: BOISE KUNA IRRIGATION DISTRICT, NEW YORK IRRIGATION DISTRICT
SCHOOL DISTRICT: KUNA
FIRE DISTRICT: KUNA
SEWER PROVIDER: CITY OF KUNA
WATER PROVIDER: CITY OF KUNA

CIVIL INNOVATIONS, PLLC
1048 E. PARK BLVD. STE 101
BOISE, ID 83712
PHONE: (208) 884-8181
www.civil-innovations.com

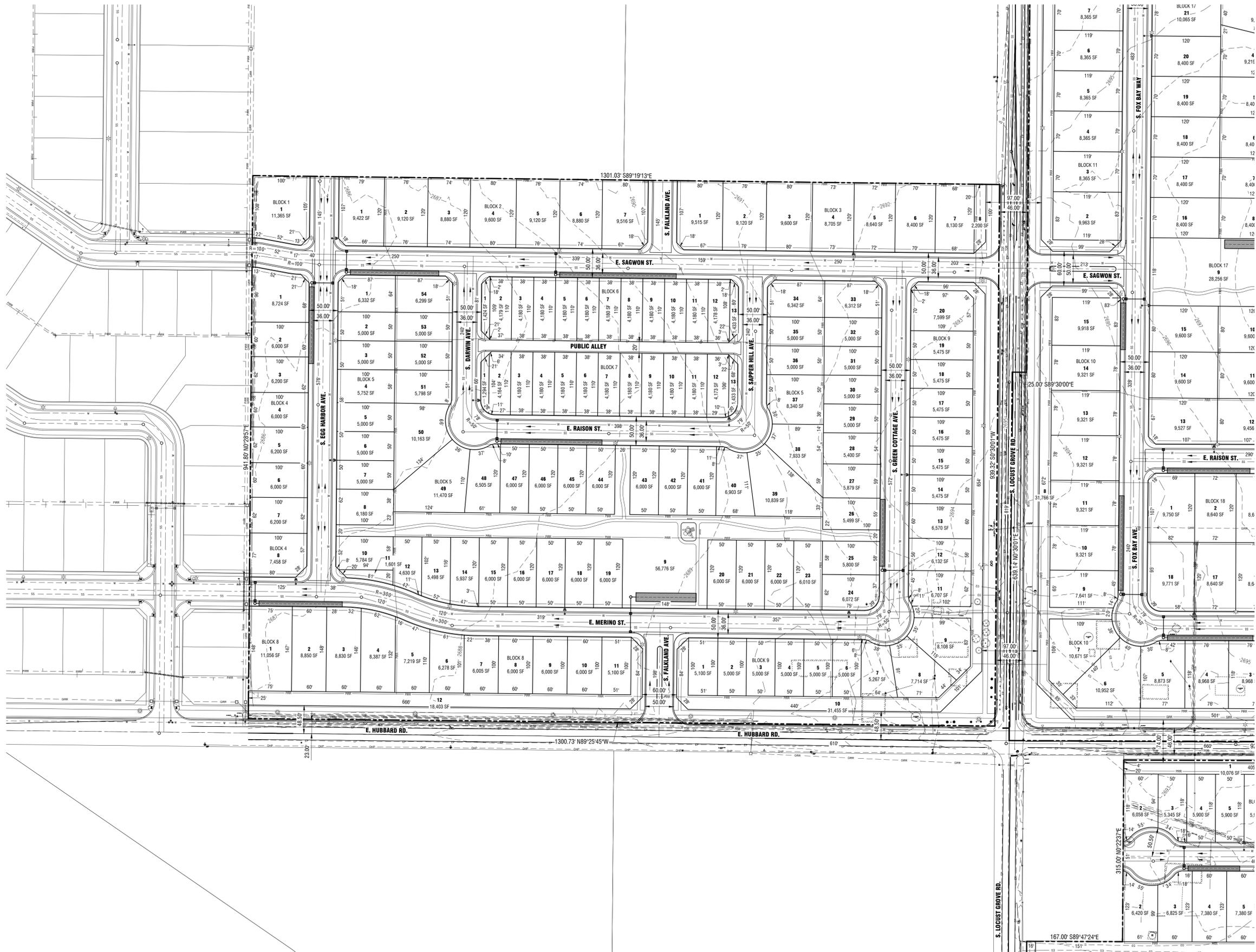


NO.	DESCRIPTION	BY	DATE

PATAGONIA EAST, RIDGE AND LAKES SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT - TITLE SHEET

PROJECT NO.	19-1202-PE-
DWG FILE	PP.100
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	05/19/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

PP.100
SHEET 1 OF 9



PATAGONIA RIDGE SUBDIVISION
SEE SHEETS PP.102 AND PP.103

PATAGONIA LAKES SUBDIVISION
SEE SHEETS PP.104 THRU PP.106

CIVIL INNOVATIONS, PLLC
1043 E. PARK BLVD. STE 101
BOISE, ID 83712
PHONE: (209) 884-8181
www.civil-innovations.com



THESE DRAWINGS OR ANY PORTION OR EXTENSION THEREOF, SHALL NOT BE USED OR REPRODUCED ON ANY PROJECT WITHOUT WRITTEN CONSENT FROM CIVIL INNOVATIONS, PLLC

NO.	DESCRIPTION	BY	DATE

PATAGONIA EAST, RIDGE AND LAKES SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT - PATAGONIA EAST SUBDIVISION - PLAN VIEW

PROJECT NO.	19-1202-PE-
DWG FILE	PP.101
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	05/19/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

PP.101
SHEET 2 OF 9



CIVIL INNOVATIONS, PLLC

1043 E. PARK BLVD. STE 101
BOISE, ID 83712
PHONE: (208) 884-8181
www.civil-innovations.com



THESE DRAWINGS OR ANY PORTION OR EXTENSION THEREOF, SHALL NOT BE USED OR REPRODUCED ON ANY PROJECT WITHOUT WRITTEN CONSENT FROM CIVIL INNOVATIONS, PLLC

NO.	DESCRIPTION	BY	DATE

PATAGONIA EAST, RIDGE AND LAKES SUBDIVISION

KUNA, IDAHO

PRELIMINARY PLAT - PATAGONIA RIDGE SUBDIVISION - PLAN VIEW

PROJECT NO.	19-1202-PE-
DWG FILE	PP.102
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	05/19/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

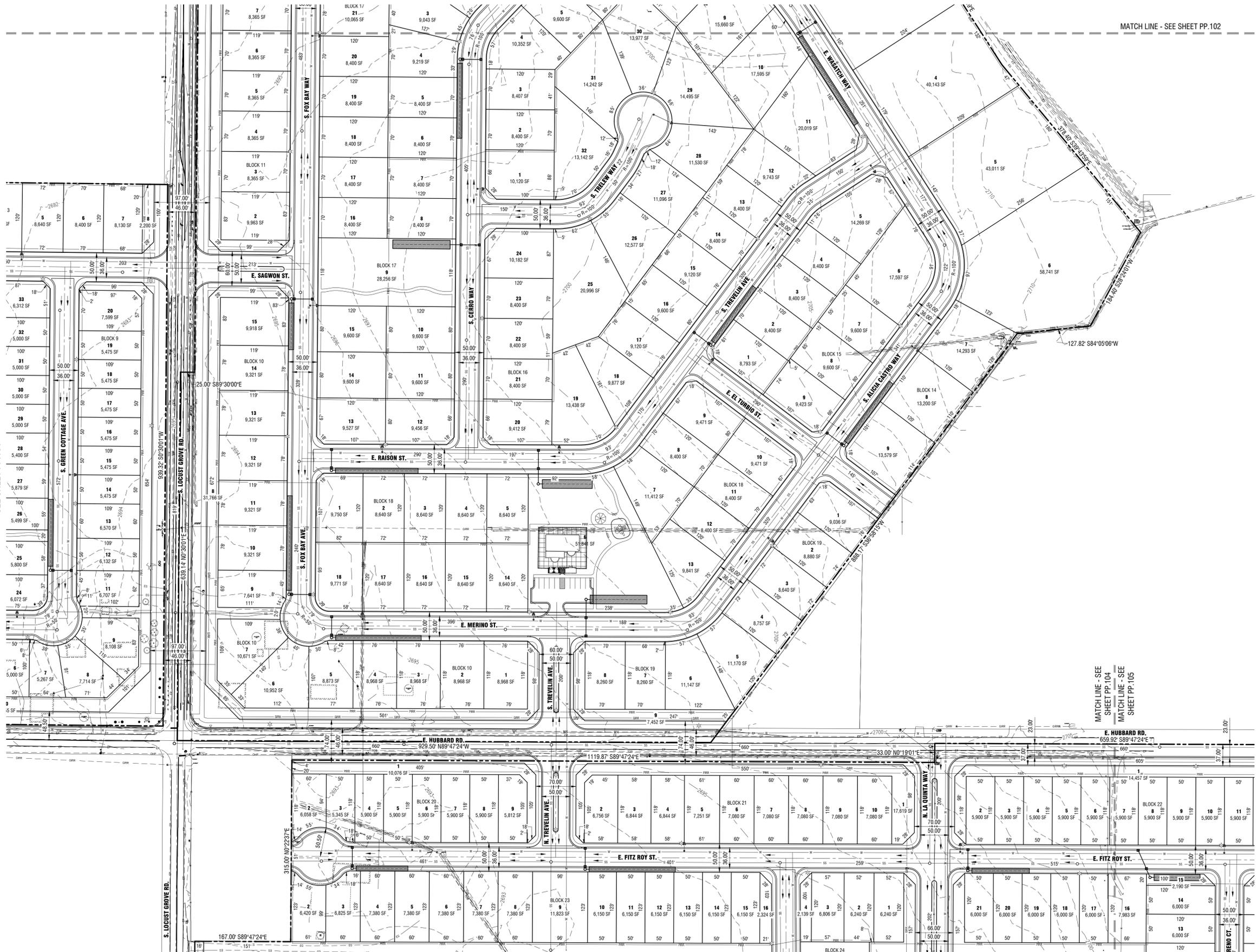
PP.102
SHEET 3 OF 9

CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	48.51'	85.00'	32°41'56"	S15°51'04"E	48.51'
C2	95.65'	115.00'	47°39'27"	N23°19'50"W	95.65'



MATCH LINE - SEE SHEET PP.103

PATAGONIA EAST SUBDIVISION
SEE SHEET PP.101



MATCH LINE - SEE SHEET PP.102



PATAGONIA LAKES SUBDIVISION
SEE SHEETS PP.104 THRU PP.106

CIVIL INNOVATIONS, PLLC
1043 E. PARK BLVD. STE 101
BOISE, ID 83712
PHONE: (209) 884-8181
www.civil-innovations.com



NO.	DESCRIPTION	BY	DATE

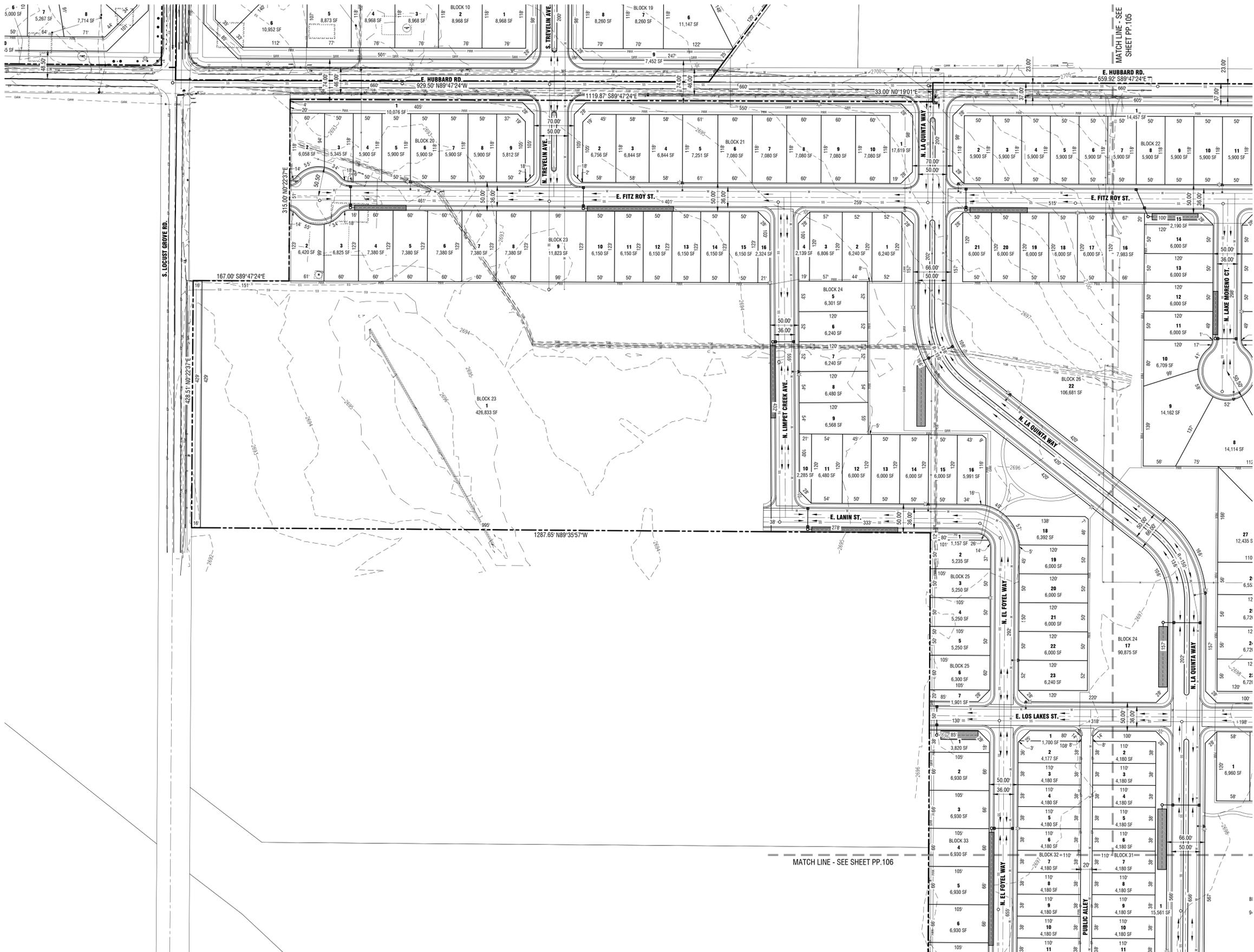
PATAGONIA EAST, RIDGE AND LAKES SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT - PATAGONIA RIDGE SUBDIVISION - PLAN VIEW

PROJECT NO.	19-1202-PE
DWG FILE	PP.103
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	05/19/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

PP.103
SHEET 4 OF 9

PATAGONIA EAST SUBDIVISION
SEE SHEET PP.101

PATAGONIA RIDGE SUBDIVISION
SEE SHEETS PP.102 AND PP.103



CIVIL INNOVATIONS, PLLC

1043 E. PARK BLVD. STE 101
BOISE, ID 83712
PHONE: (209) 884-8181
www.civil-innovations.com



THESE DRAWINGS OR ANY PORTION OR EXTENSION THEREOF,
SHALL NOT BE USED OR REPRODUCED ON ANY PROJECT
WITHOUT WRITTEN CONSENT FROM CIVIL INNOVATIONS, PLLC

NO.	DESCRIPTION	BY	DATE

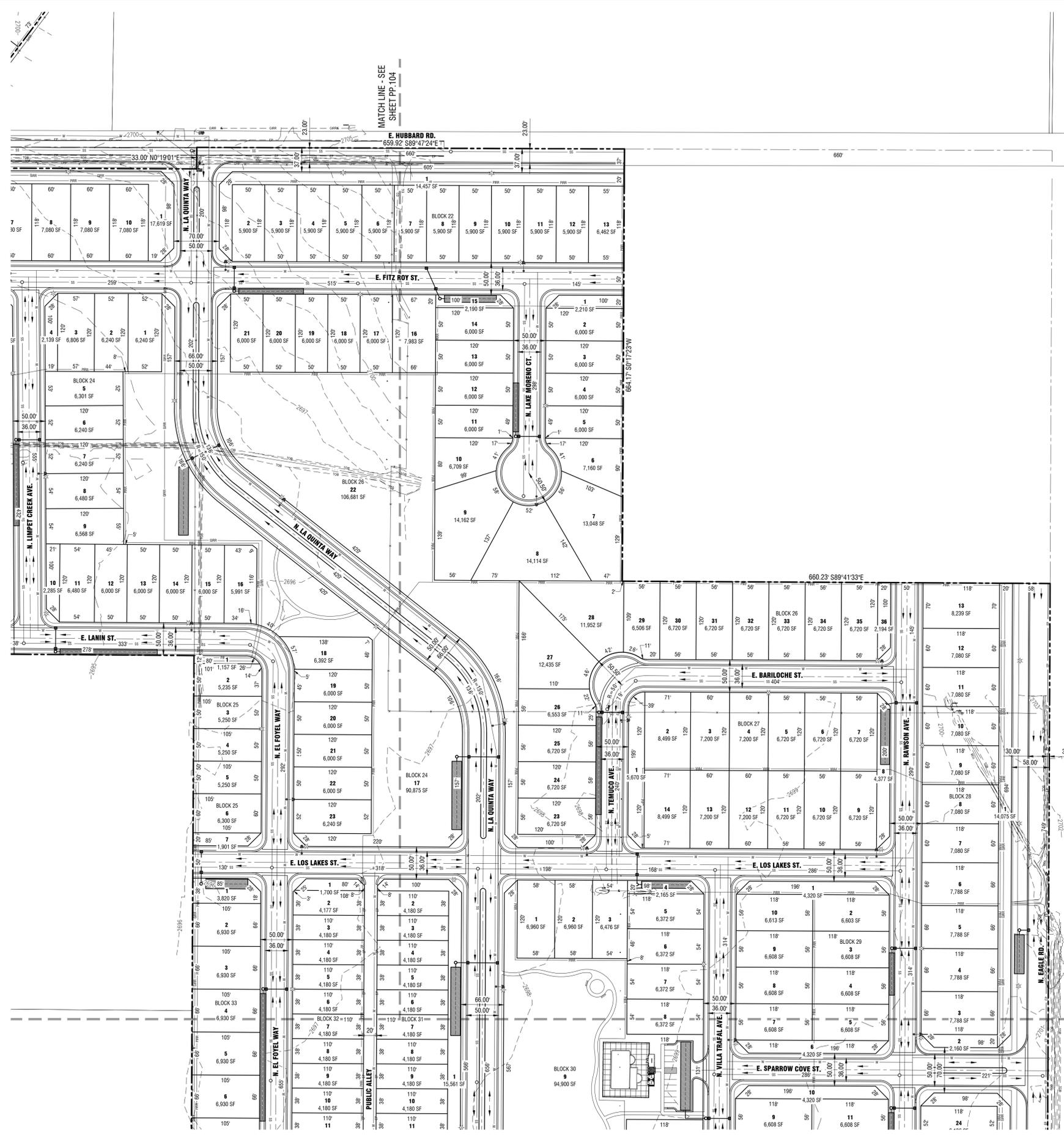
PATAGONIA EAST, RIDGE AND LAKES SUBDIVISION
KUNA, IDAHO

PRELIMINARY PLAT - PATAGONIA LAKES SUBDIVISION - PLAN VIEW

PROJECT NO.	19-1202-PE-
DWG FILE	PP.104
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	05/19/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

PP.104

SHEET 5 OF 9



CIVIL INNOVATIONS, PLLC
 1048 E. PARK BLVD. STE 101
 BOISE, ID 83712
 PHONE: (208) 884-8181
 www.civil-innovations.com



THESE DRAWINGS OR ANY PORTION OR EXTENSION THEREOF, SHALL NOT BE USED OR REPRODUCED ON ANY PROJECT WITHOUT WRITTEN CONSENT FROM CIVIL INNOVATIONS, PLLC

NO.	DESCRIPTION	BY	DATE

PATAGONIA EAST, RIDGE AND LAKES SUBDIVISION
 KUNA, IDAHO

PRELIMINARY PLAT - PATAGONIA LAKES SUBDIVISION - PLAN VIEW

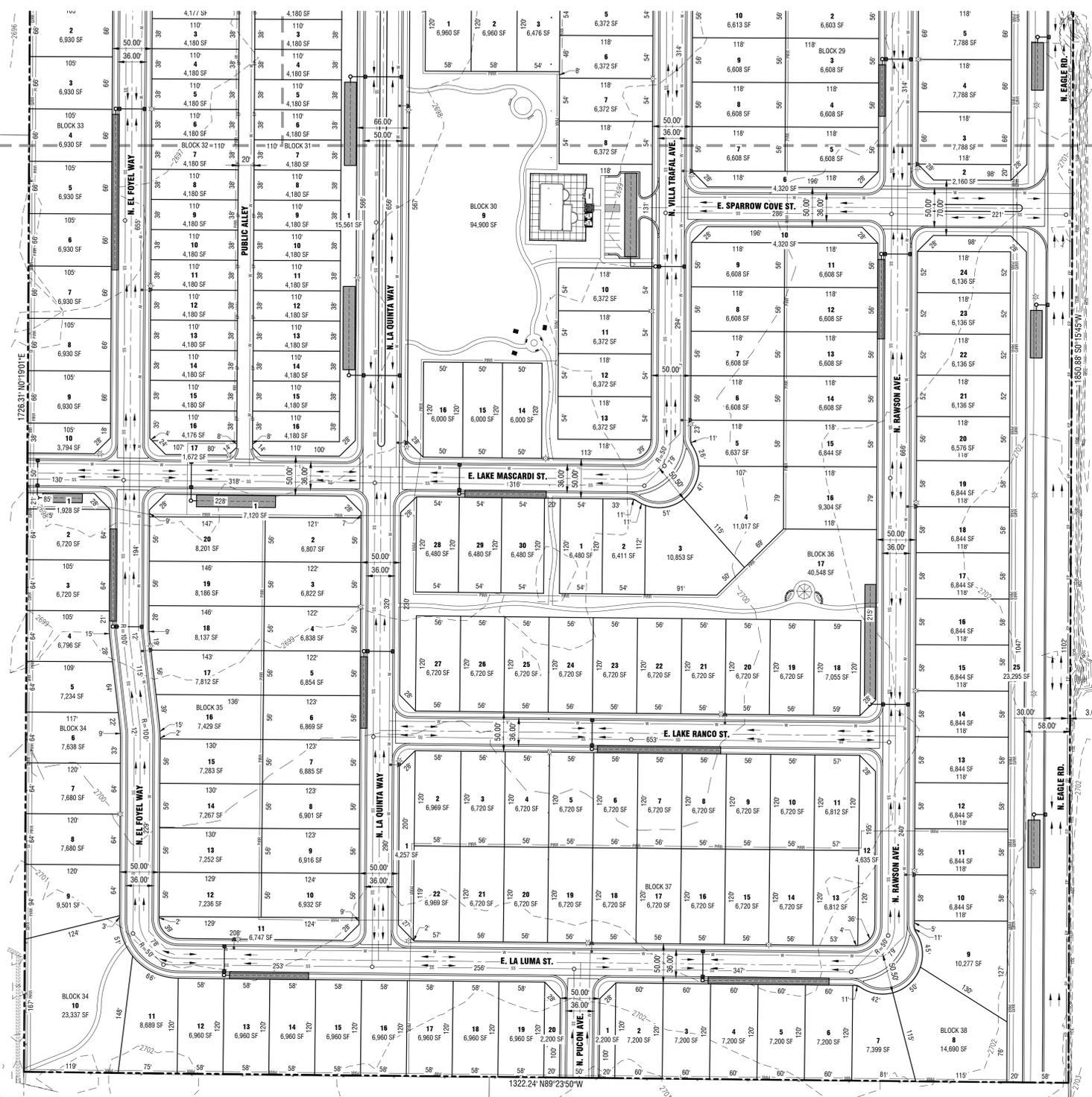
PROJECT NO.	19-1202-PE
DWG FILE	PP.105
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	05/19/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

PP.105
 SHEET 6 OF 9



MATCH LINE - SEE SHEET PP.104

MATCH LINE - SEE SHEET PP.105



CIVIL INNOVATIONS, PLLC

1048 E. PARK BLVD. STE 101
BOISE, ID 83712
PHONE: (208) 884-8181
www.civil-innovations.com



THESE DRAWINGS OR ANY PORTION OR EXTENSION THEREOF, SHALL NOT BE USED OR REPRODUCED ON ANY PROJECT WITHOUT WRITTEN CONSENT FROM CIVIL INNOVATIONS, PLLC

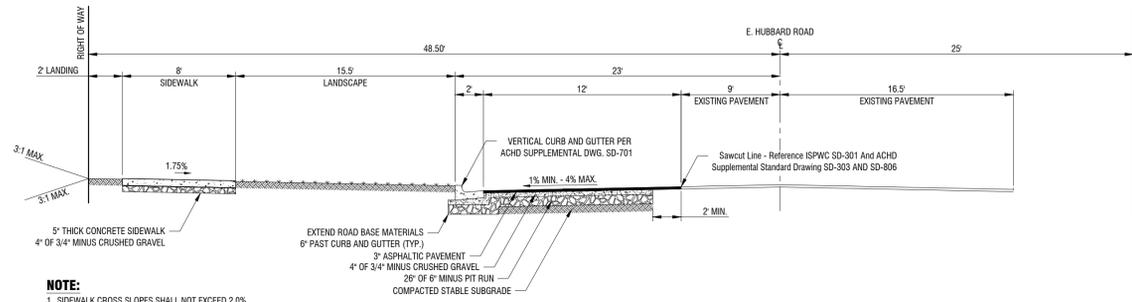
NO.	DESCRIPTION	BY	DATE

PATAGONIA EAST, RIDGE AND LAKES SUBDIVISION
KUNA, IDAHO

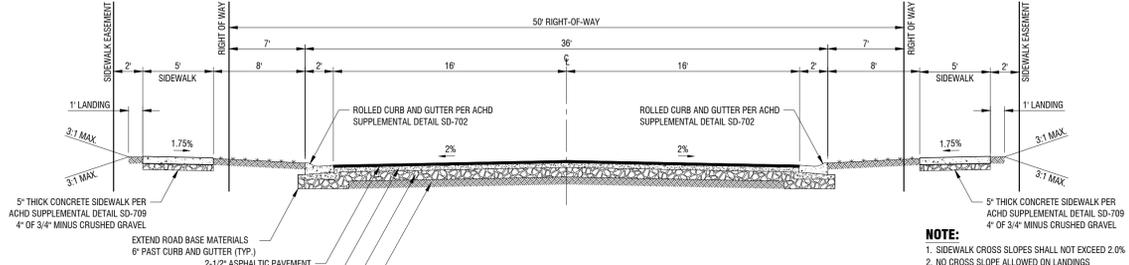
PRELIMINARY PLAT - PATAGONIA LAKES SUBDIVISION - PLAN VIEW

PROJECT NO.	19-1202-PE-
DWG FILE	PP.106
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	05/19/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

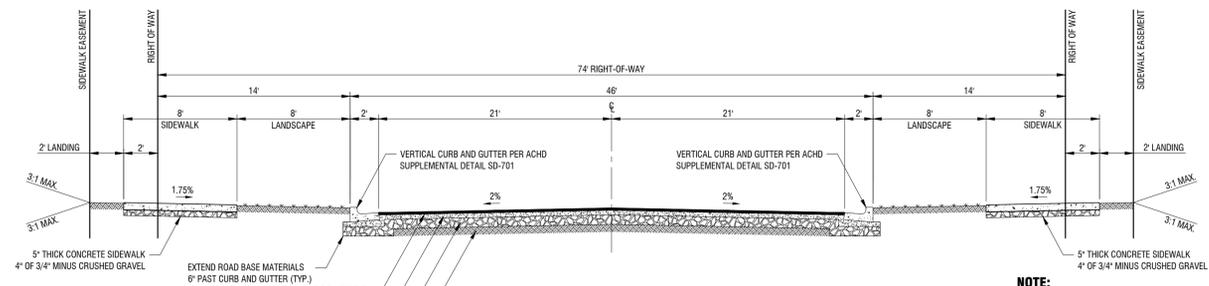
PP.106
SHEET 7 OF 9



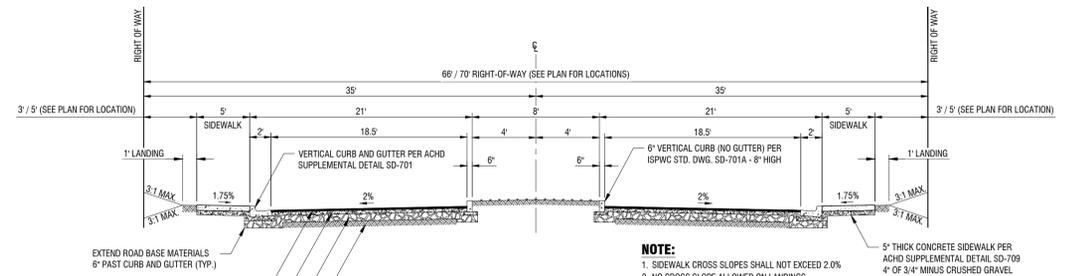
1 TYPICAL MINOR ARTERIAL STREET SECTION
NOT TO SCALE - E. HUBBARD ROAD (WEST OF S. LOCUST GROVE)



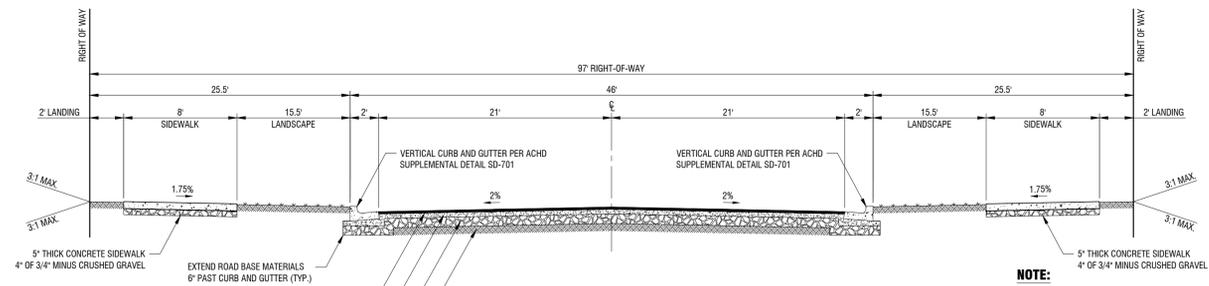
5 TYPICAL LOCAL STREET SECTION (WITH DETACHED SIDEWALK)
NOT TO SCALE - PATAGONIA EAST / PATAGONIA RIDGE SUBDIVISIONS



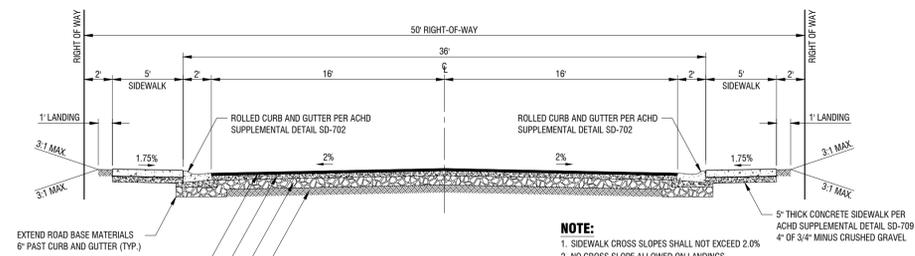
2 TYPICAL MINOR ARTERIAL STREET SECTION
NOT TO SCALE - E. HUBBARD ROAD (EAST OF S. LOCUST GROVE)



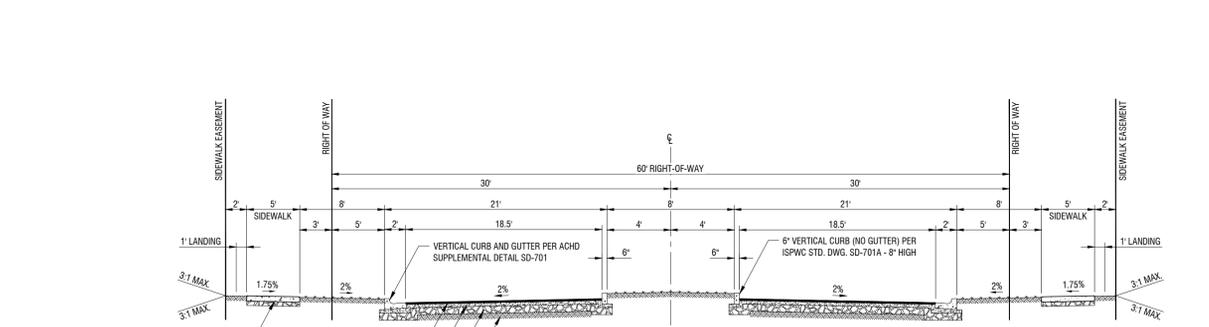
6 TYPICAL COLLECTOR STREET SECTION (WITH ISLAND AND ATTACHED SIDEWALKS)
NOT TO SCALE - PATAGONIA LAKES SUBDIVISION



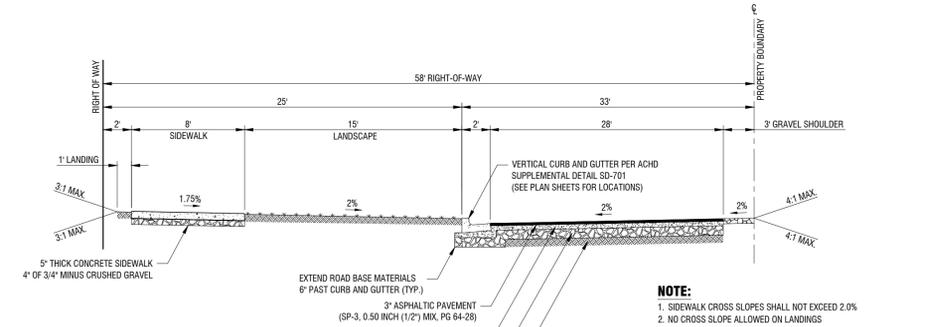
3 TYPICAL MINOR ARTERIAL STREET SECTION
NOT TO SCALE - S. LOCUST GROVE



7 TYPICAL LOCAL STREET SECTION (WITH ATTACHED SIDEWALK)
NOT TO SCALE - PATAGONIA LAKES SUBDIVISION



4 TYPICAL COLLECTOR STREET SECTION (WITH ISLAND AND DETACHED SIDEWALKS)
NOT TO SCALE - PATAGONIA EAST / PATAGONIA RIDGE SUBDIVISIONS



8 TYPICAL COLLECTOR HALF-STREET SECTION
NOT TO SCALE - N. EAGLE ROAD

CIVIL INNOVATIONS, PLLC
1048 E. PARK BLVD. STE 101
BOISE, ID 83712
PHONE: (208) 884-8181
www.civ-innovations.com



NO.	DESCRIPTION	BY	DATE

PATAGONIA EAST, RIDGE AND LAKES SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT - TYPICAL STREET SECTIONS

PROJECT NO.	19-1202-PE-
DWG FILE	PP.107
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	05/19/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

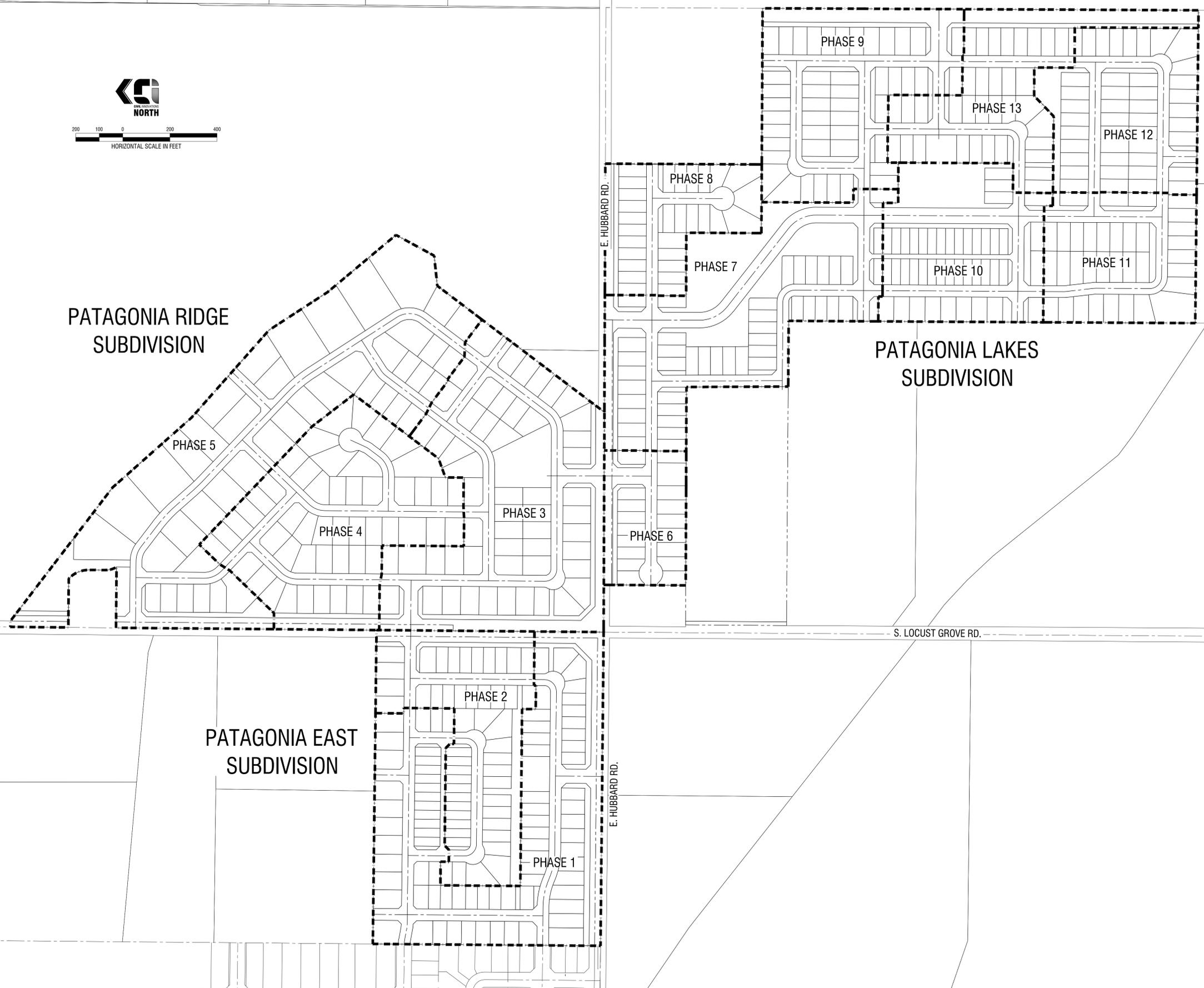
PP.107
SHEET 8 OF 9



PATAGONIA RIDGE
SUBDIVISION

PATAGONIA LAKES
SUBDIVISION

PATAGONIA EAST
SUBDIVISION



CIVIL INNOVATIONS, PLLC

1048 E. PARK BLVD. STE 101
BOISE, ID 83712
PHONE: (208) 884-8181
www.civil-innovations.com



THESE DRAWINGS OR ANY PORTION OR EXTENSION THEREOF,
SHALL NOT BE USED OR REPRODUCED ON ANY PROJECT
WITHOUT WRITTEN CONSENT FROM CIVIL INNOVATIONS, PLLC

NO.	DESCRIPTION	BY	DATE

PATAGONIA EAST, RIDGE AND LAKES SUBDIVISION

KUNA, IDAHO

PRELIMINARY PLAT - PHASING PLAN

PROJECT NO.	19-1202-PE-
DWG FILE	PP.108
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	05/19/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

PP.108

SHEET 9 OF 9



Copyright © 2020
All rights reserved. Reproduction in any way without the written permission of Breckon Land Design, Inc. is unlawful and subject to copyright penalties.

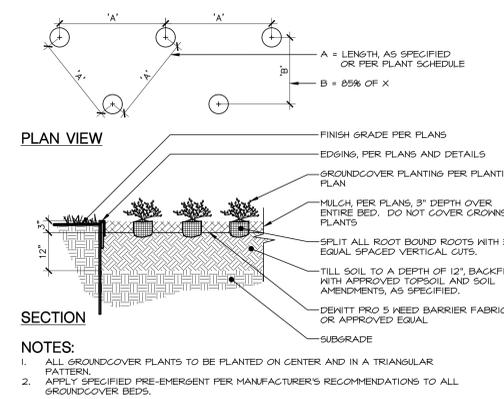
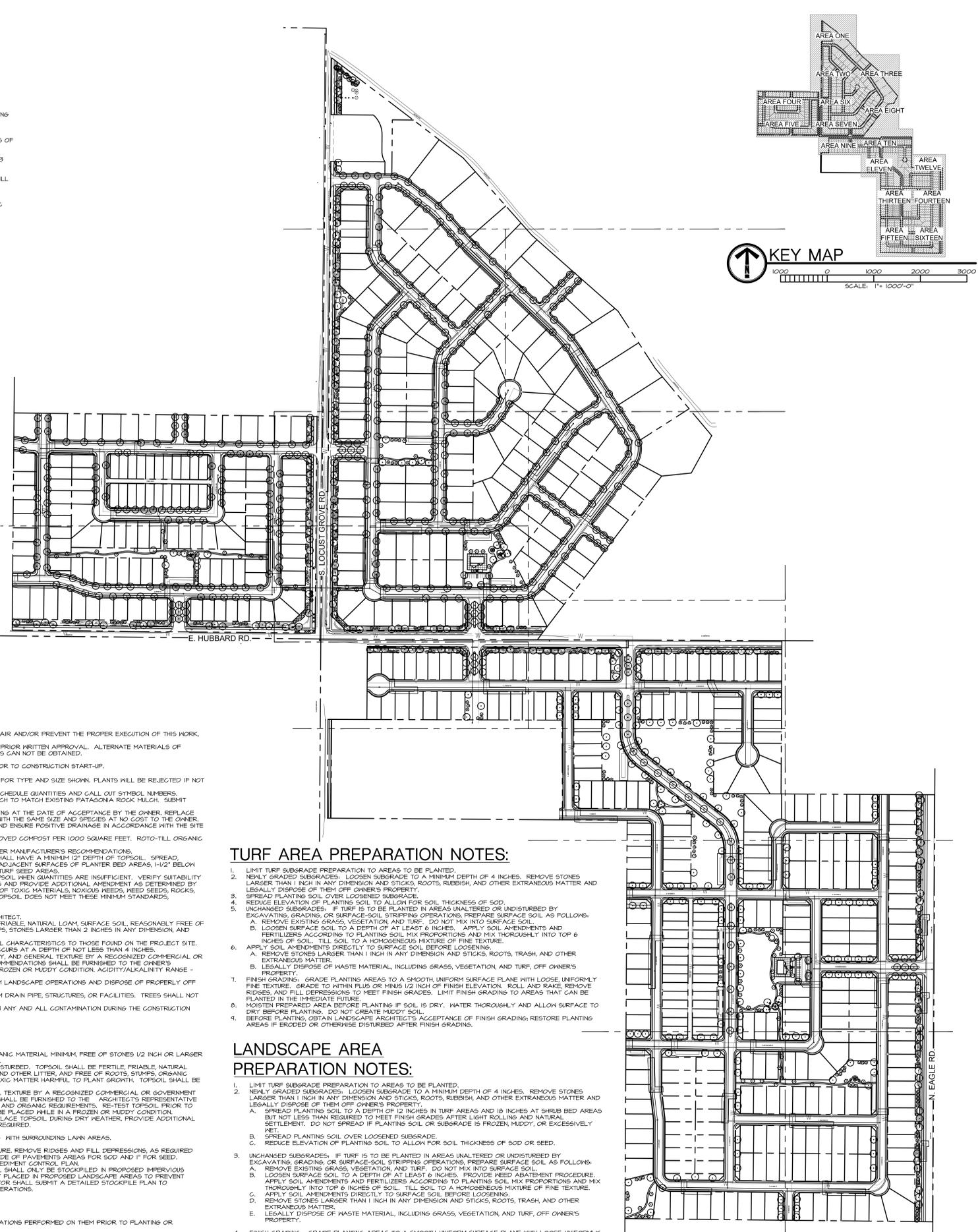
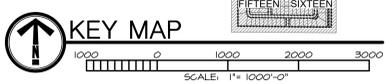
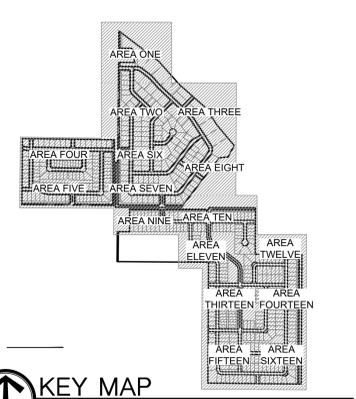
PATAGONIA EAST, RIDGE, LAKES SUBDIVISION
1670 E. HUBBARD ROAD
KUNA, IDAHO 83634
OVERALL LANDSCAPE PLAN



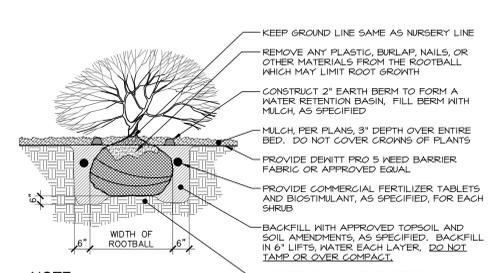
REVISIONS	No.	Date	Description
	1	10/04	PLAT REVISIONS

PROJECT NO.: 19084
DRAWN BY: TC
CHECKED BY: JB
DATE: 12/20/2019
SHEET NUMBER: L10

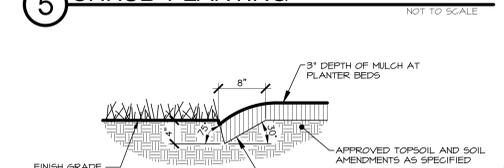
PRELIMINARY PLAT



4 PERENNIAL & GROUNDCOVER PLANTING



5 SHRUB PLANTING



6 PLANTER BED CUT EDGE (TYPICAL AT TREES IN TURF AREAS)

LANDSCAPE NOTES:

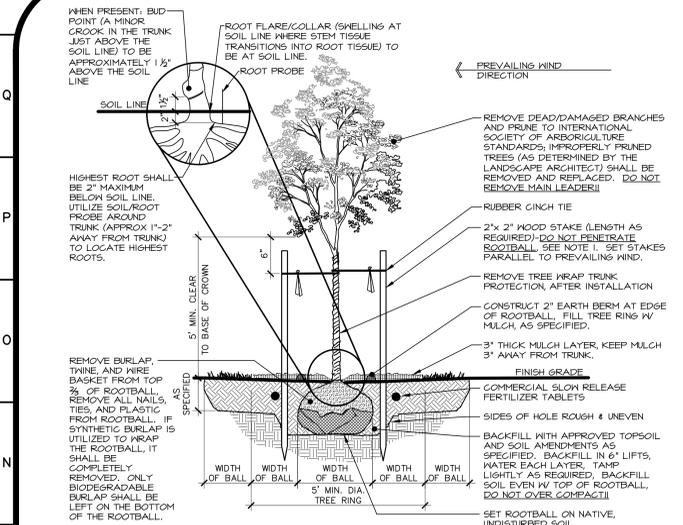
- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF ROCK MULCH TO MATCH EXISTING PATAGONIA ROCK MULCH. SUBMIT SAMPLE FOR APPROVAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR, BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
- AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
- FERTILIZE ALL TREES AND SHRUBS WITH AGRIFORM PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1/2" BELOW ADJACENT SURFACES OF TURF BED AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
- REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TESTS, ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND HAVE A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
 - REMOVE AND IMPORT TOPSOIL, OR
 - IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
- IF IMPORTED TOPSOIL IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
 - OBTAIN TOPSOIL FROM LOCAL AREAS.
 - OBTAIN TOPSOIL ONLY FROM NATURALLY WELLDRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
 - REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, PH, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TEST REPORTS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH 5.5 TO 7.0.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL A.C.H.D. STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. TREES SHALL NOT BE PLANTED WITHIN 5'-0" OF AN A.C.H.D. SIDEWALK.
- SEWERAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

TOPSOIL NOTES

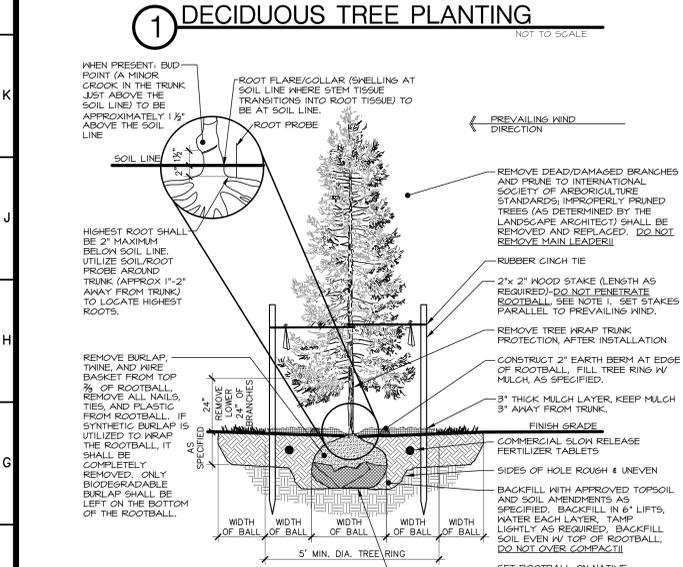
- TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- TOPSOIL SHALL BE STRIP EXISTING TOPSOIL FROM AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER, LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
- REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, PH, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TEST REPORTS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
- PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED, PLACE TOPSOIL DURING DRY WEATHER, PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
- CONTRACTOR SHALL COMPACT TOPSOIL AT THE FOLLOWING AREAS:
 - LAWN AREAS, 12 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE EVEN GRADES WITH SURROUNDING LAWN AREAS.
 - PLANTER BEDS, 18 INCHES MINIMUM.
- FINE GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORM FINE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. FINISH GRADE OF TOPSOIL SHALL BE 2" BELOW FINISH GRADE OF PAVEMENTS AREAS FOR SOO AND 1" FOR SEED.
- TOPSOIL STOCKPILE LOCATIONS TO BE COVERED EXTERNALLY WITH GEOTEXTILE AND TOPSOIL SHALL BE PROTECTED FROM WEATHER.
- ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS SHALL ONLY BE STOCKPILED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

WEED ABATEMENT NOTES:

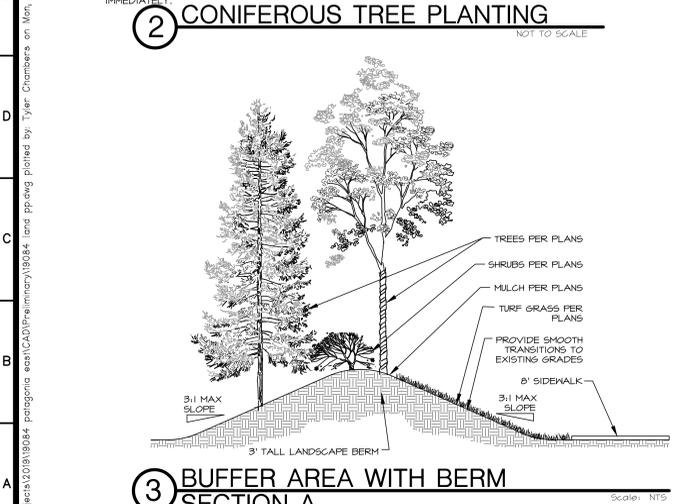
- ALL AREAS TO BE PLANTED OR HYDROSEEDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH GROUND-UP (CONTACT HERBICIDE) OR APPROVED EQUAL.
- DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
- CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE (3) DAYS.
- APPLY SECOND APPLICATION OF GROUND-UP TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
- IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
- AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED CAPS.



- ### 1 DECIDUOUS TREE PLANTING
- NOT TO SCALE
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
 - IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
 - LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
 - WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
 - WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
 - IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
 - FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL), LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS. CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.



- ### 2 CONIFEROUS TREE PLANTING
- NOT TO SCALE
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
 - IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
 - LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
 - WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
 - WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
 - IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.



3 BUFFER AREA WITH BERM SECTION A

Scale: NTS

B:\Projects\12019\19084 - patagonia east\CAD\preliminary\19084 - landscape\19084 - landscape.dwg plotted by: Tyler Chambers on Mon, May 18, 2020 at 0:30 PM

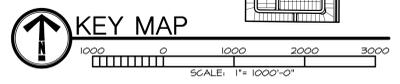
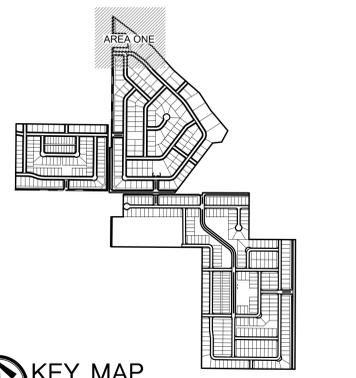
PRELIMINARY NOT FOR CONSTRUCTION

UBISAPUUE BRECKON

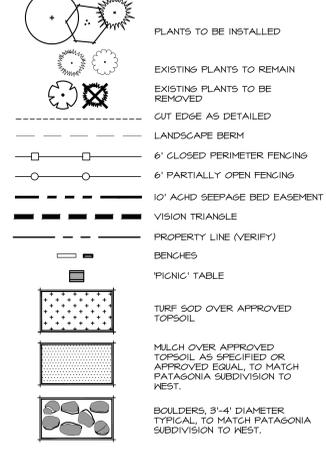
Copyright © 2020
All rights reserved. Reproduction or use in any form without the express written permission of Breckon Land Design, Inc. is strictly prohibited and subject to copyright laws.

PLANT SCHEDULE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	CLASS
DECIDUOUS SHADE TREES						
-	AP	Acer platanoides 'Deborah'	Deborah Norway Maple	2" CAL.	B4B	II
-	AG	Acer platanoides 'Royal Red'	Royal Red Maple	2" CAL.	B4B	II
-	GT	Gleditsia triacanthos 'Fermis 'Shademaster'	Shademaster Honeylocust	2" CAL.	B4B	II
-	PA	Platanus x acerifolia	London Planetree	2" CAL.	B4B	III
-	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" CAL.	B4B	II
ORNAMENTAL FLOWERING TREES						
-	CC	Cercis canadensis	Eastern Redbud	2" CAL.	B4B	I
-	PC	Pyrus calleryana 'Capital'	Capital Pear	2" CAL.	B4B	I
-	PV	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" CAL.	B4B	I
CONIFER TREES						
-	PA	Picea abies	Norway Spruce	6'-7" HGT.	B4B	I
-	PF	Picea pungens 'Hoopsii'	Hoops' Blue Spruce	6'-7" HGT.	B4B	I
-	PF	Pinus flexilis 'Vanderwolf'	Vanderwolf Pine	6'-7" HGT.	B4B	I
-	PN	Pinus nigra	Austrian Pine	6'-7" HGT.	B4B	I
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES						
-	CA	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	II	4H X 2W	
-	CS	Cornus alba 'Bohillo'	Ivory Halo Dogwood	HS	3H X 3W	
-	LA	Lavandula angustifolia 'Hidcote Blue'	English Lavender	III	3H X 3W	
-	HR	Hemerocallis 'Red Ruff'	Red Ruff Daylily	III	2H X 2W	
-	HF	Heligolia Florida 'Java Red'	Java Red Heligolia	III	4H X 5W	
-	YF	Yucca filamentosa 'Ivory Tower'	Ivory Tower Yucca	III	3H X 3W	



LANDSCAPE LEGEND

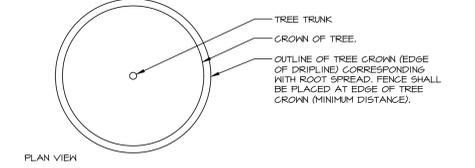
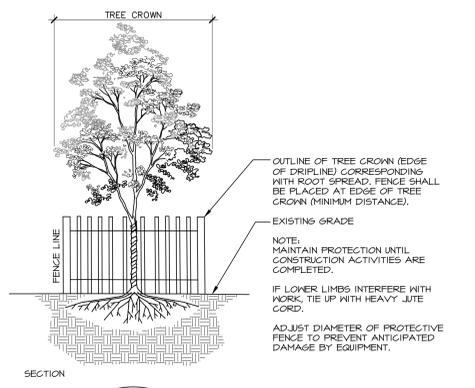
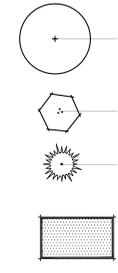


CALLOUT LEGEND

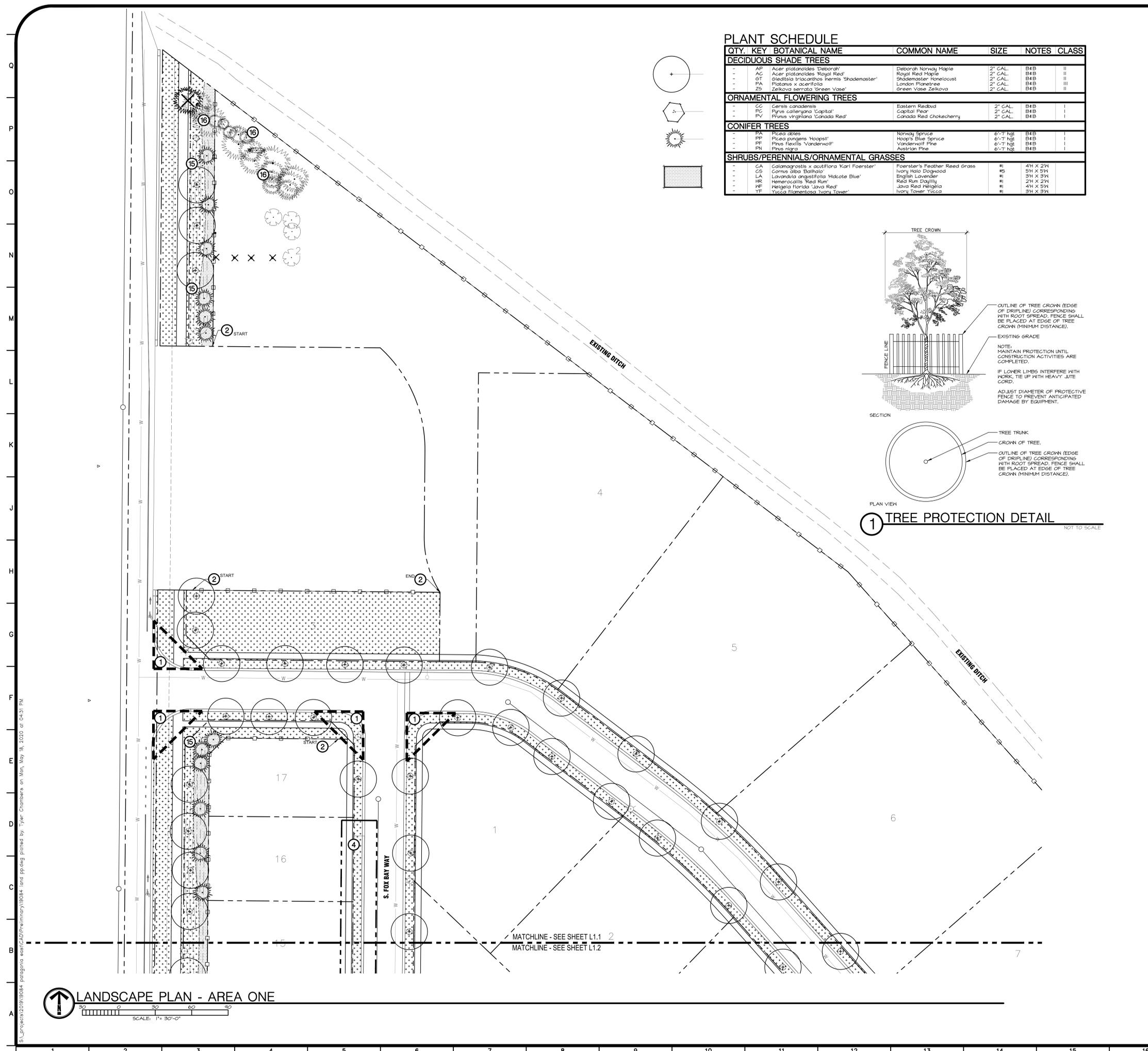
- 1 40'-0" VISION TRIANGLE
- 2 6'-0" CLOSED PERIMETER FENCING
- 3 6'-0" PARTIALLY OPEN FENCING
- 4 SEEPAGE BED, SEE CIVIL PLANS
- 5 PROPOSED POOL AREA
- 6 PROPOSED TOT LOT
- 7 PROPOSED GAZEBO
- 8 PROPOSED SITTING AREA AT 'ROCKY ALCOVE'
- 9 PROPOSED SITTING AREA WITH BENCHES
- 10 PICNIC AREA (PICNIC TABLES)
- 11 PROPOSED TOT LOT (SWINGS ONLY)
- 12 POOL CHANGING AREA
- 13 PARKING LOT - TEN STALLS (ONE ADA STALL)
- 14 LARGE OPEN SPACE
- 15 BERM ALONG ARTERIAL ROAD
- 16 SAVE AND PROTECT EXISTING TREES

LANDSCAPE REQUIREMENTS

LANDSCAPE GENERAL	
TOTAL TREES PROVIDED - 1145	TOTAL NUMBER OF TREE SPECIES PROVIDED - 12
DECIDUOUS SHADE TREES: 740, CONIFERS: 348, ORNAMENTAL TREES: 62	
TOTAL NUMBER OF RESIDENTIAL LOTS: 562	
TOTAL STREET TREES REQUIRED: 382 (ALL ARTERIAL ROADS)	
TOTAL STREET TREES PROVIDED: 384	
COMMON AREA	
TOTAL AREA OF SITE: 1,151,051.5 S.F. (13.20 AC)	
QUALIFIED OPEN SPACE PROVIDED: 528,580 S.F. (12.13 AC)	
*QUALIFIED OPEN SPACE PROVIDED FROM SCHOOL (100% OF PROPERTY): 426,888 S.F. (9.80 AC)	
TOTAL QUALIFIED OPEN SPACE PROVIDED: 12,628 = 955,468 S.F. (21.93 AC)	
TOTAL QUALIFIED OPEN SPACE REQUIRED: 12.5% (551+ LOTS)	
1 DECIDUOUS SHADE TREE PER 200 S.F. OF OPEN SPACE REQUIRED (APPLIES TO OPEN SPACE WITHIN THE DEVELOPMENT EXCLUDING THE SCHOOL), 661 OPEN SPACE TREES PROVIDED: 586 (DECIDUOUS), 103 (CONIFERS), 62 ORNAMENTAL.	
*NOTE: SCHOOL AREA AS OPEN SPACE HAS BEEN KUMA-APPROVED.	
STREET BUFFER REQUIREMENTS	
BUFFER REQUIREMENTS:	
7 DECIDUOUS SHADE TREES, 3 EVERGREEN TREES, 12 SHRUBS PER 100 LINEAR FEET.	
BUFFERED STREETS:	
E. HUBBARD ROAD: 20 L.F. MIN. BUFFER WIDTH, 2,401 LINEAR FEET. TREES REQUIRED: 58 DECIDUOUS, 81 EVERGREEN TREES PROVIDED: 60 DECIDUOUS, 81 EVERGREEN	
SHRUBS REQUIRED: 348 SHRUBS PROVIDED: 348	
S. LOCUST GROVE ROAD: 20 L.F. MIN. BUFFER WIDTH, 3,014 LINEAR FEET. TREES REQUIRED: 60 DECIDUOUS, 41 EVERGREEN TREES PROVIDED: 60 DECIDUOUS, 41 EVERGREEN	
SHRUBS REQUIRED: 362 SHRUBS PROVIDED: 362	
N. EAGLE ROAD: 20 L.F. MIN. BUFFER WIDTH, 1,720 LINEAR FEET. TREES REQUIRED: 34 DECIDUOUS, 52 EVERGREEN TREES PROVIDED: 34 DECIDUOUS, 52 EVERGREEN	
SHRUBS REQUIRED: 206 SHRUBS PROVIDED: 206	
*LINEAR FEET OF BUFFER DOES NOT INCLUDE VISION TRIANGLES.	
*LOCAL STREETS DO NOT HAVE TREE REQUIREMENTS AND ARE NOT INCLUDED.	



1 TREE PROTECTION DETAIL NOT TO SCALE



LANDSCAPE PLAN - AREA ONE
SCALE: 1" = 30'-0"

PATAGONIA EAST, RIDGE, LAKES SUBDIVISION
1670 E. HUBBARD ROAD
KUNA, IDAHO 83634
LANDSCAPE PLAN - AREA ONE

811
Professional Engineer
CALL & BUSINESS HOURS
FOR ALL PROJECTS
CALL 208-786-8111
WWW.BRECKONLANDDESIGN.COM

REVISIONS	No.	Date	Description
1	1	12/20/2019	PLAT REVISIONS

PROJECT NO.: 19084
DRAWN BY: TC
CHECKED BY: JB
DATE: 12/20/2019
SHEET NUMBER: L1.1

PRELIMINARY PLAT

S:\Projects\12019\19084 - Patagonia East\CAD\Pre\19084 - Land\p\01.dwg plotted by: Tyler Chambers on Mon, May 18, 2020 at 04:31 PM



**PRELIMINARY
NOT FOR
CONSTRUCTION**



Copyright © 2020
All rights reserved. Reproduction or use in any form
without the express written consent of Breckon Land Design, Inc. is unlawful and subject to
criminal prosecution.

PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL ARE PROVIDED BY THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL IS NOT RESPONSIBLE FOR THE DESIGN OF ANY OTHER PROFESSIONAL SERVICES.

PATAGONIA EAST, RIDGE, LAKES SUBDIVISION
1670 E. HUBBARD ROAD
KUNA, IDAHO 83634
LANDSCAPE PLAN - AREA TWO



REVISIONS

No.	Date	Description
1	12/20/2019	PLAT REVISIONS

PROJECT NO.: 19084
DRAWN BY: TC
CHECKED BY: JB
DATE: 12/20/2019

SHEET NUMBER
L12

PRELIMINARY PLAT

PLANT SCHEDULE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	CLASS
DECIDUOUS SHADE TREES						
-	AT	Acer glaberrimum 'Dietrich'	Deborah Norway Maple	2" CAL.	B4B	II
-	AC	Acer platanoides 'Royal Red'	Royal Red Maple	2" CAL.	B4B	II
-	GT	Gleditsia triacanthos 'Inermis 'Shademaster'	Shademaster Honeylocust	2" CAL.	B4B	II
-	PA	Platanus x acerifolia	London Planetree	2" CAL.	B4B	II
-	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" CAL.	B4B	II
ORNAMENTAL FLOWERING TREES						
-	CC	Cercis canadensis	Eastern Redbud	2" CAL.	B4B	I
-	PC	Pyrus calleryana 'Capital'	Capital Pear	2" CAL.	B4B	I
-	CV	Crataegus virginiana 'Canada Red'	Canada Red Chokecherry	2" CAL.	B4B	I
CONIFER TREES						
-	PA	Picea abies	Norway Spruce	6"-7" HGT.	B4B	I
-	PP	Picea pungens 'Hoopsii'	Hoop's Blue Spruce	6"-7" HGT.	B4B	I
-	PR	Pinus flexilis 'Vanderwolf'	Vanderwolf Pine	6"-7" HGT.	B4B	I
-	PN	Pinus nigra	Austrian Pine	6"-7" HGT.	B4B	I
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES						
-	CA	Calamagrostis x acutiflora 'Kari Foerster'	Foerster's Feather Reed Grass	#1	4H X 2W	
-	CS	Cornus alba 'Bailhala'	Ivory Halo Dogwood	#5	5H X 5W	
-	LA	Lavandula angustifolia 'Hidcote Blue'	English Lavender	#1	3H X 3W	
-	HR	Hemerocallis 'Red Sun'	Red Sun Daylily	#1	2H X 2W	
-	PF	Heigela Florida 'Java Red'	Java Red Heigela	#1	4H X 5W	
-	YF	Yucca filamentosa 'Ivory Tower'	Ivory Tower Yucca	#1	3H X 3W	

LANDSCAPE LEGEND

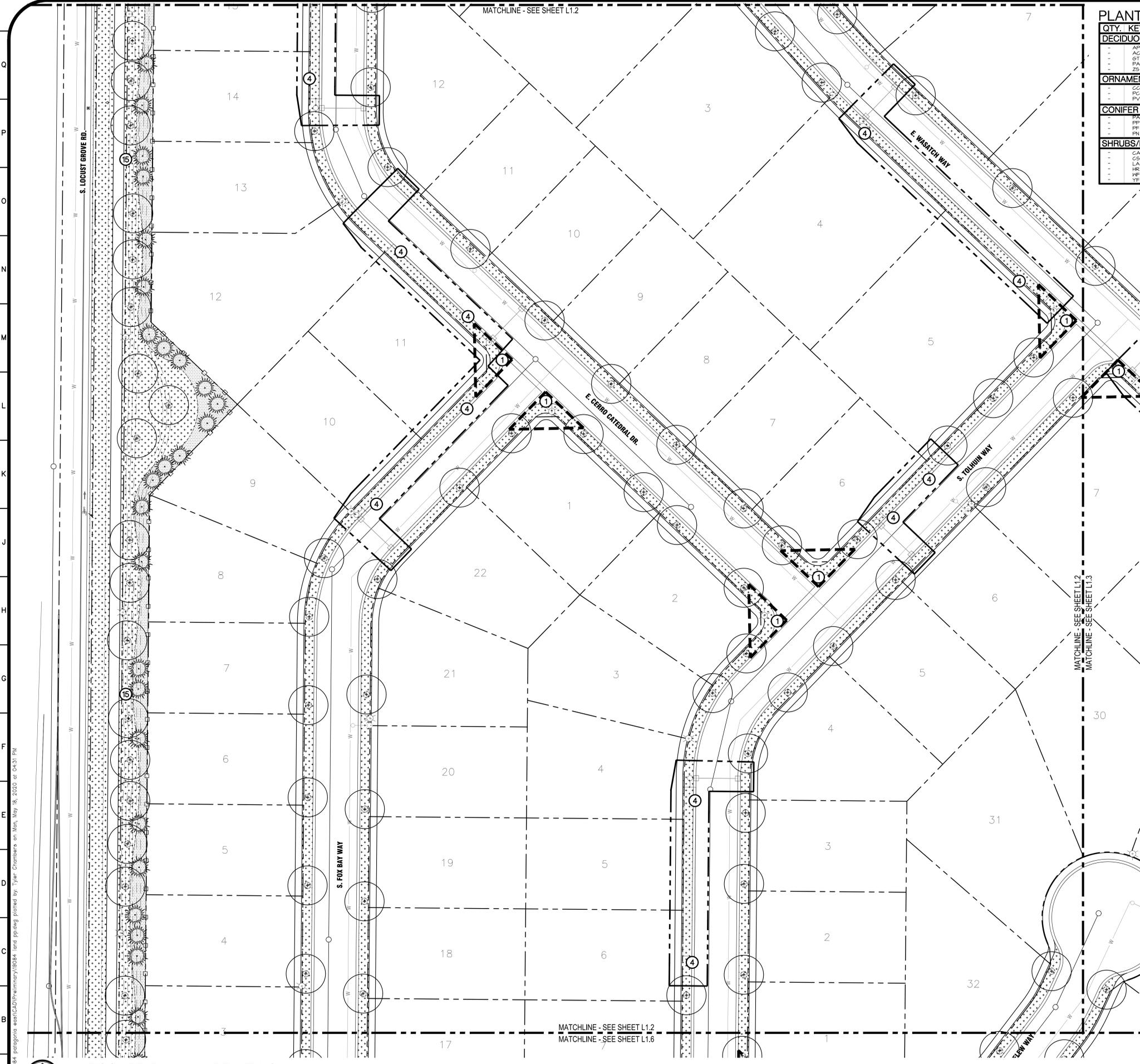
- PLANTS TO BE INSTALLED
- EXISTING PLANTS TO REMAIN
- EXISTING PLANTS TO BE REMOVED
- CUT EDGE AS DETAILED
- LANDSCAPE BERM
- 6" CLOSED PERIMETER FENCING
- 6" PARTIALLY OPEN FENCING
- 10' ACID SEEPAGE BED EASEMENT
- VISION TRIANGLE
- PROPERTY LINE (VERIFY)
- BENCHES
- PICNIC TABLE
- TURF SOD OVER APPROVED TOPSOIL
- MULCH OVER APPROVED TOPSOIL AS SPECIFIED OR APPROVED EQUAL TO MATCH PATAGONIA SUBDIVISION TO WEST.
- BOULDERS, 3'-4" DIAMETER TYPICAL TO MATCH PATAGONIA SUBDIVISION TO WEST.

CALLOUT LEGEND

- 1 40'-0" VISION TRIANGLE
- 2 6'-0" CLOSED PERIMETER FENCING
- 3 6'-0" PARTIALLY OPEN FENCING
- 4 SEEPAGE BED, SEE CIVIL PLANS
- 5 PROPOSED POOL AREA
- 6 PROPOSED TOT LOT
- 7 PROPOSED GAZEBO
- 8 PROPOSED SITTING AREA AT ROCKY ALCOVE
- 9 PROPOSED SITTING AREA WITH BENCHES
- 10 PICNIC AREA (PICNIC TABLES)
- 11 PROPOSED TOT LOT (SWINGS ONLY)
- 12 POOL CHANGING AREA
- 13 PARKING LOT - TEN STALLS (ONE ADA STALL)
- 14 LARGE OPEN SPACE
- 15 BERM ALONG ARTERIAL ROAD
- 16 SAVE AND PROTECT EXISTING TREES

KEY MAP

SCALE: 1" = 1000'-0"



LANDSCAPE PLAN - AREA TWO

SCALE: 1" = 30'-0"



**PRELIMINARY
NOT FOR
CONSTRUCTION**



Copyright © 2020
All rights reserved. Reproduction in any form without the written permission of Breckon Land Design, Inc. is strictly prohibited and subject to legal prosecution.

PATAGONIA EAST, RIDGE, LAKES SUBDIVISION
 1670 E. HUBBARD ROAD
 KUNA, IDAHO 83634
LANDSCAPE PLAN - AREA THREE



REVISIONS		
No.	Date	Description
1	12/20/2019	PLAT REVISIONS

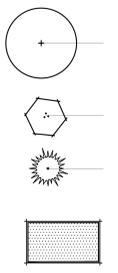
PROJECT NO.: 19084
 DRAWN BY: TC
 CHECKED BY: JB
 DATE: 12/20/2019

SHEET NUMBER
L1.3

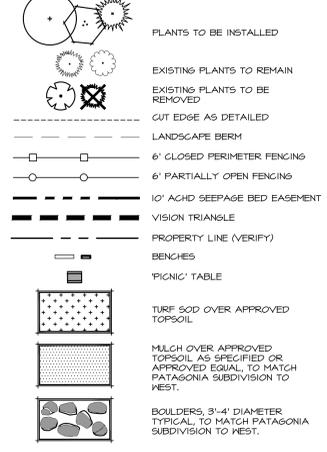
PRELIMINARY PLAT

PLANT SCHEDULE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	CLASS
DECIDUOUS SHADE TREES						
-	AP	Acer platanoides 'Deborah'	Deborah Norway Maple	2" CAL.	B4B	II
-	AC	Acer platanoides 'Royal Red'	Royal Red Maple	2" CAL.	B4B	II
-	QT	Quercus bicolor 'Shademaster'	Shademaster Honeysuckle	2" CAL.	B4B	II
-	PA	Platanus x acerifolia	London Planetree	2" CAL.	B4B	II
-	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" CAL.	B4B	II
ORNAMENTAL FLOWERING TREES						
-	CC	Cercis canadensis	Eastern Redbud	2" CAL.	B4B	I
-	PC	Prunus coccinea 'Capital'	Capital Pear	2" CAL.	B4B	I
-	PV	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" CAL.	B4B	I
CONIFER TREES						
-	PA	Picea abies	Norway Spruce	6'-1" HGT.	B4B	I
-	PP	Picea pungens 'Hoopsii'	Hoop's Blue Spruce	6'-1" HGT.	B4B	I
-	PF	Pinus flexilis 'Vanderhoff'	Vanderhoff Pine	6'-1" HGT.	B4B	I
-	PN	Pinus nigra	Austrian Pine	6'-1" HGT.	B4B	I
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES						
-	GA	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#1	4H X 2W	
-	CS	Cornus alba 'Bailhalla'	Ivory Halo Dogwood	#5	5H X 5W	
-	LA	Lavandula angustifolia 'Hidcote Blue'	English Lavender	#1	3H X 3W	
-	HR	Hemerocallis 'Red Rum'	Red Rum Daylily	#1	2H X 2W	
-	HE	Heligolia Florida 'Java Red'	Java Red Heligolia	#1	4H X 5W	
-	YF	Yucca filamentosa 'Ivory Tower'	Ivory Tower Yucca	#1	3H X 3W	

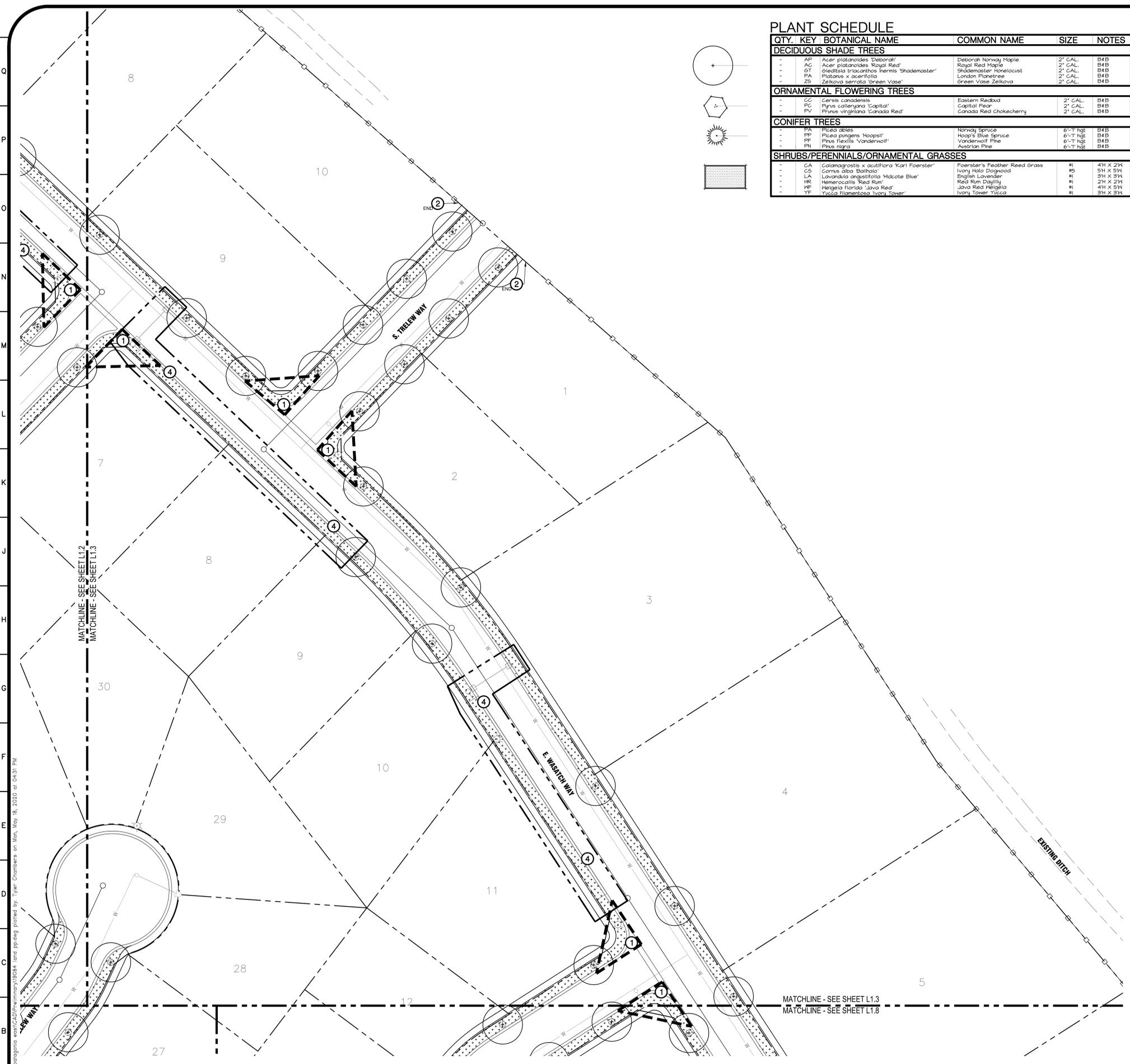
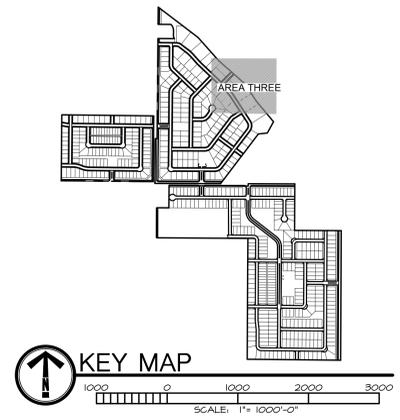


LANDSCAPE LEGEND



CALLOUT LEGEND

- 1 40'-0" VISION TRIANGLE
- 2 6'-0" CLOSED PERIMETER FENCING
- 3 6'-0" PARTIALLY OPEN FENCING
- 4 SEEPAGE BED, SEE CIVIL PLANS
- 5 PROPOSED POOL AREA
- 6 PROPOSED TOT LOT
- 7 PROPOSED GAZEBO
- 8 PROPOSED SITTING AREA AT 'ROCKY ALCOVE'
- 9 PROPOSED SITTING AREA WITH BENCHES
- 10 PICNIC AREA (PICNIC TABLES)
- 11 PROPOSED TOT LOT (SHINGS ONLY)
- 12 POOL CHANGING AREA
- 13 PARKING LOT - TEN STALLS (ONE ADA STALL)
- 14 LARGE OPEN SPACE
- 15 BERM ALONG ARTERIAL ROAD
- 16 SAVE AND PROTECT EXISTING TREES



LANDSCAPE PLAN - AREA THREE



S:\Projects\120519084 - patagonia east\CAD\preliminary\19084 - land prep.dwg plotted by: Tyler Chambers on Mon, May 18, 2020 at 04:31 PM



PRELIMINARY
NOT FOR
CONSTRUCTION



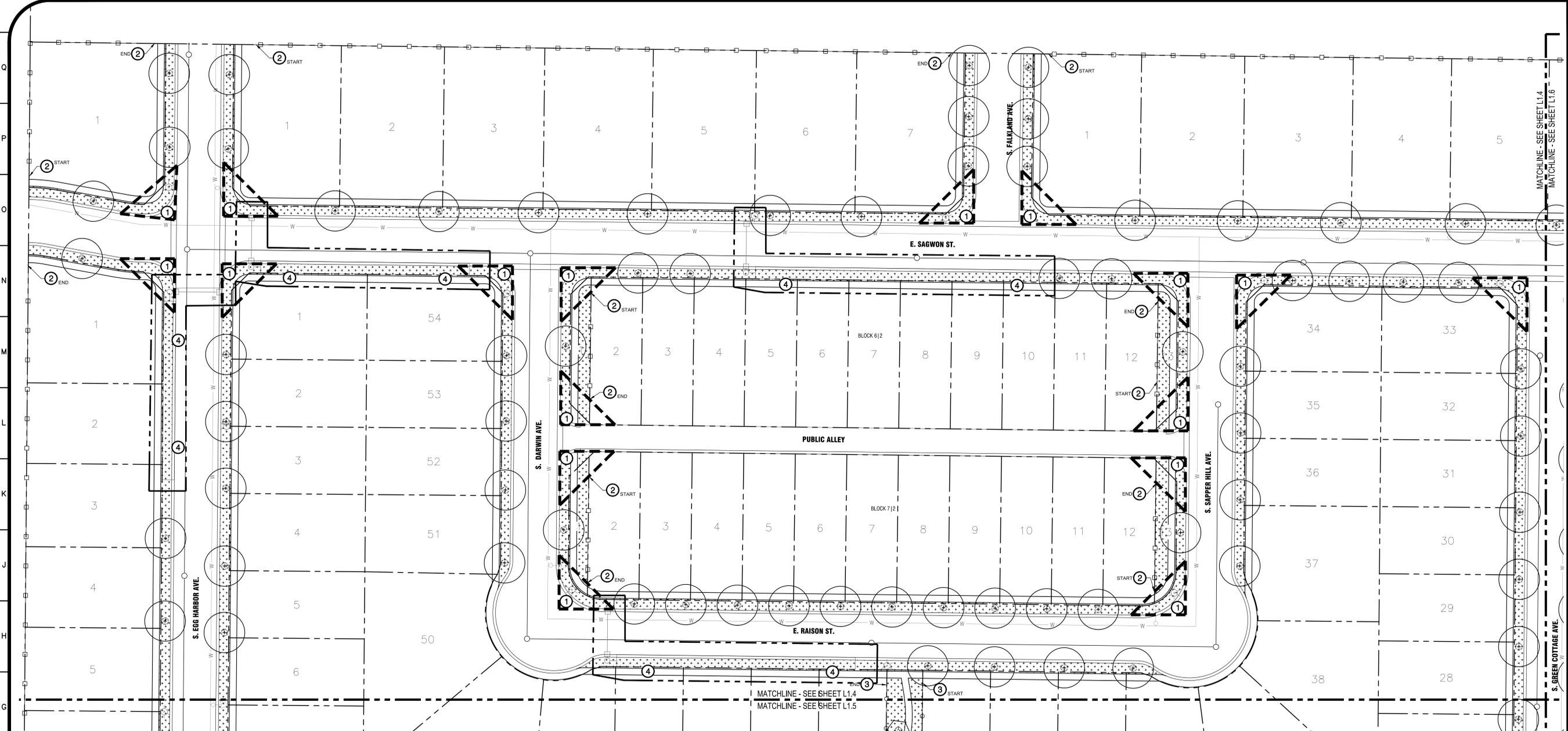
Copyright © 2020
All rights reserved. Reproduction or use in any form
without the express written consent of Breckon
Landscape Design, Inc. is strictly prohibited and subject to
criminal prosecution.

PATAGONIA EAST, RIDGE, LAKES SUBDIVISION
1670 E. HUBBARD ROAD
KUNA, IDAHO 83634
LANDSCAPE PLAN - AREA FOUR

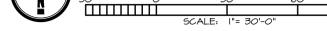


REVISIONS
No. Date Description
1 19084 PLAT REVISIONS
PROJECT NO.: 19084
DRAWN BY: TC
CHECKED BY: JB
DATE: 12/20/2019
SHEET NUMBER
L14

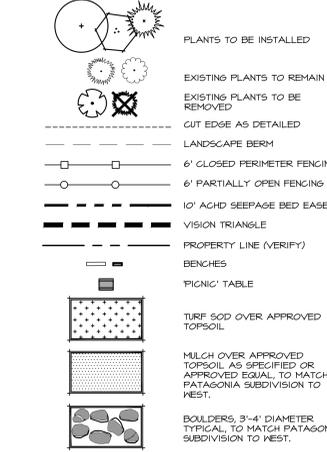
PRELIMINARY PLAN



LANDSCAPE PLAN - AREA FOUR



LANDSCAPE LEGEND

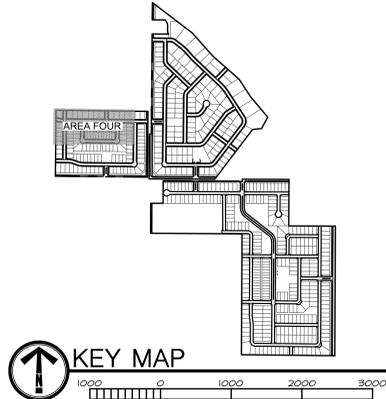


CALLOUT LEGEND

- 1 40'-0" VISION TRIANGLE
- 2 6'-0" CLOSED PERIMETER FENCING
- 3 6'-0" PARTIALLY OPEN FENCING
- 4 SEEPAGE BED, SEE CIVIL PLANS
- 5 PROPOSED POOL AREA
- 6 PROPOSED TOT LOT
- 7 PROPOSED GAZEBO
- 8 PROPOSED SITTING AREA AT 'ROCKY ALCOVE'
- 9 PROPOSED SITTING AREA WITH BENCHES
- 10 PICNIC AREA (PICNIC TABLES)
- 11 PROPOSED TOT LOT (SKINKS ONLY)
- 12 POOL CHANGING AREA
- 13 PARKING LOT - TEN STALLS (ONE ADA STALL)
- 14 LARGE OPEN SPACE
- 15 BERM ALONG ARTERIAL ROAD
- 16 SAVE AND PROTECT EXISTING TREES

PLANT SCHEDULE

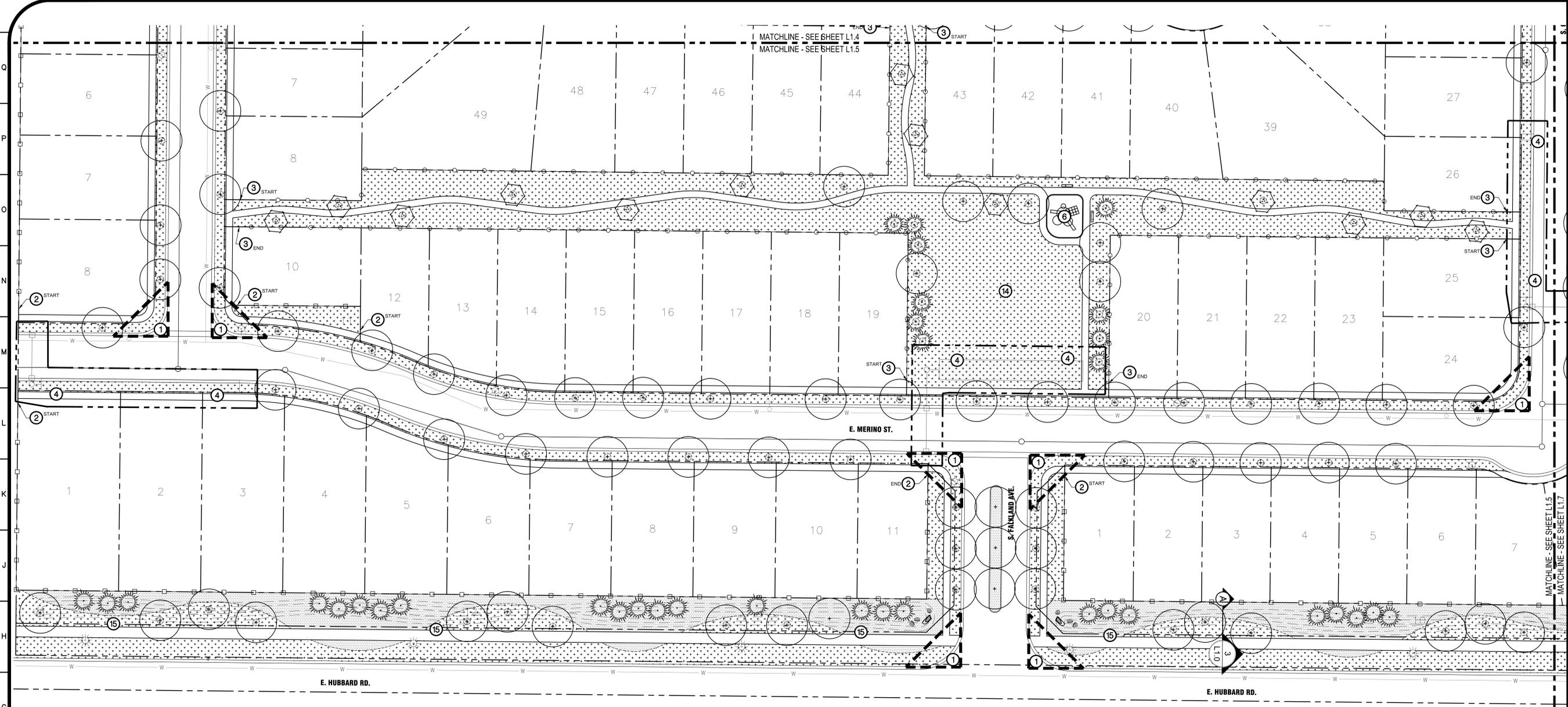
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	CLASS
DECIDUOUS SHADE TREES						
-	AP	Acer platanoides 'Deborah'	Deborah Norway Maple	2" CAL.	B4B	II
-	AC	Acer platanoides 'Royal Red'	Royal Red Maple	2" CAL.	B4B	II
-	GT	Gleditsia triacanthos 'Inermis 'Shademaster'	Shademaster Honeylocust	2" CAL.	B4B	II
-	PA	Platanus x acerifolia	London Planetree	2" CAL.	B4B	III
-	Z5	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" CAL.	B4B	II
ORNAMENTAL FLOWERING TREES						
-	CC	Cercis canadensis	Eastern Redbud	2" CAL.	B4B	I
-	PC	Pyrus calleryana 'Capital'	Capital Pear	2" CAL.	B4B	I
-	PV	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" CAL.	B4B	I
CONIFER TREES						
-	PA	Picea canadensis	Norway Spruce	6'-1" Hgt.	B4B	I
-	PP	Picea pungens 'Hoopsii'	Hoops Blue Spruce	6'-1" Hgt.	B4B	I
-	PF	Pinus flexilis 'Vanderwolf'	Vanderwolf Pine	6'-1" Hgt.	B4B	I
-	PN	Pinus nigra	Austrian Pine	6'-1" Hgt.	B4B	I
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES						
-	CA	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#1	4H X 2W	
-	CS	Cornus alba 'Boisile'	Ivory Halo Dogwood	#5	5H X 5W	
-	LA	Lavandula angustifolia 'Hidcote Blue'	English Lavender	#1	3H X 3W	
-	HR	Hemerocallis 'Red Rum'	Red Rum Daylily	#1	2H X 2W	
-	WF	Wegelia Florida 'Java Red'	Java Red Weigela	#1	4H X 5W	
-	YT	Yucca filamentosa 'Ivory Tower'	Ivory Tower Yucca	#1	3H X 3W	



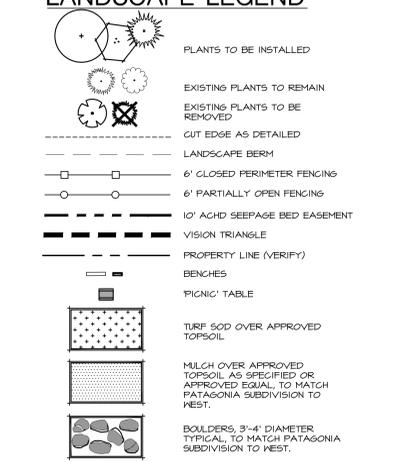
B:\projects\102019084\patagonia east\CAD\preliminary\19084 - landscape plan.dwg plotted by: Tyler Chambers on Mon, May 18, 2020 at 04:32 PM



Copyright © 2020
All rights reserved. Reproduction or use in any form without the express written permission of Breckon Land Design, Inc. is strictly prohibited and subject to copyright prosecution.



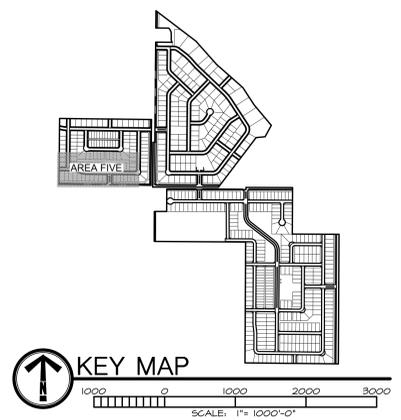
LANDSCAPE PLAN - AREA FIVE



- CALLOUT LEGEND**
- 1 40'-0" VISION TRIANGLE
 - 2 6'-0" CLOSED PERIMETER FENCING
 - 3 6'-0" PARTIALLY OPEN FENCING
 - 4 SEEPAGE BED, SEE CIVIL PLANS
 - 5 PROPOSED POOL AREA
 - 6 PROPOSED TOT LOT
 - 7 PROPOSED GAZEBO
 - 8 PROPOSED SITTING AREA AT 'ROCKY ALCOVE'
 - 9 PROPOSED SITTING AREA WITH BENCHES
 - 10 PICNIC AREA (PICNIC TABLES)
 - 11 PROPOSED TOT LOT (SWINGS ONLY)
 - 12 POOL CHANGING AREA
 - 13 PARKING LOT - TEN STALLS (ONE ADA STALL)
 - 14 LARGE OPEN SPACE
 - 15 BERM ALONG ARTERIAL ROAD
 - 16 SAVE AND PROTECT EXISTING TREES

PLANT SCHEDULE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	CLASS
DECIDUOUS SHADE TREES						
-	AP	Acer platanoides 'Deborah'	Deborah Norway Maple	2" CAL.	B4B	II
-	AC	Acer platanoides 'Royal Red'	Royal Red Maple	2" CAL.	B4B	II
-	BT	Gladiolus triacanthos inermis 'Shademaster'	Shademaster Homelocust	2" CAL.	B4B	II
-	PA	Platanus x acerifolia	London Planetree	2" CAL.	B4B	III
-	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" CAL.	B4B	II
ORNAMENTAL FLOWERING TREES						
-	CC	Cercis canadensis	Eastern Redbud	2" CAL.	B4B	I
-	PC	Pyrus calleryana 'Capital'	Capital Pear	2" CAL.	B4B	I
-	PV	Pyrus virginiana 'Canada Red'	Canada Red Chokecherry	2" CAL.	B4B	I
CONIFER TREES						
-	PP	Picea canadensis	Norway Spruce	6'-7' hgt.	B4B	I
-	PF	Picea pungens 'Hoopsii'	Hoop's Blue Spruce	6'-7' hgt.	B4B	I
-	PN	Pinus flexilis 'Vanderwolf'	Vanderwolf Pine	6'-7' hgt.	B4B	I
-	PN	Pinus nigra	Austrian Pine	6'-7' hgt.	B4B	I
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES						
-	CA	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#1	4H X 2W	
-	CS	Cornus alba 'Baileyi'	Ivory Halo Dogwood	#5	3H X 5W	
-	LA	Lavandula angustifolia 'Hidcote Blue'	English Lavender	#1	3H X 3W	
-	HR	Hemerocallis 'Red Rum'	Red Rum Daylily	#1	2H X 2W	
-	WF	Wisteria Florida 'Java Red'	Java Red Wisteria	#1	4H X 5W	
-	YF	Yucca filamentosa 'Ivory Tower'	Ivory Tower Yucca	#1	3H X 3W	



PATAGONIA EAST, RIDGE, LAKES SUBDIVISION
1670 E. HUBBARD ROAD
KUNA, IDAHO 83634
LANDSCAPE PLAN - AREA FIVE

REVISIONS

No.	Date	Description
1	12/20/2019	PLAT REVISIONS

PROJECT NO.: 19084
DRAWN BY: TC
CHECKED BY: JB
DATE: 12/20/2019
SHEET NUMBER: L15

B:\Projects\102019084 - patagonia east\CA\01\preliminary\19084 - landscape plan\area five.dwg plotted by: Tyler Chambers on Mon, May 18, 2020 at 04:32 PM

PRELIMINARY PLAN



PRELIMINARY NOT FOR CONSTRUCTION



Copyright © 2020
All rights reserved. Reproduction or use in any form without the express written permission of Breckon Land Design, Inc. is strictly prohibited and subject to copyright laws.

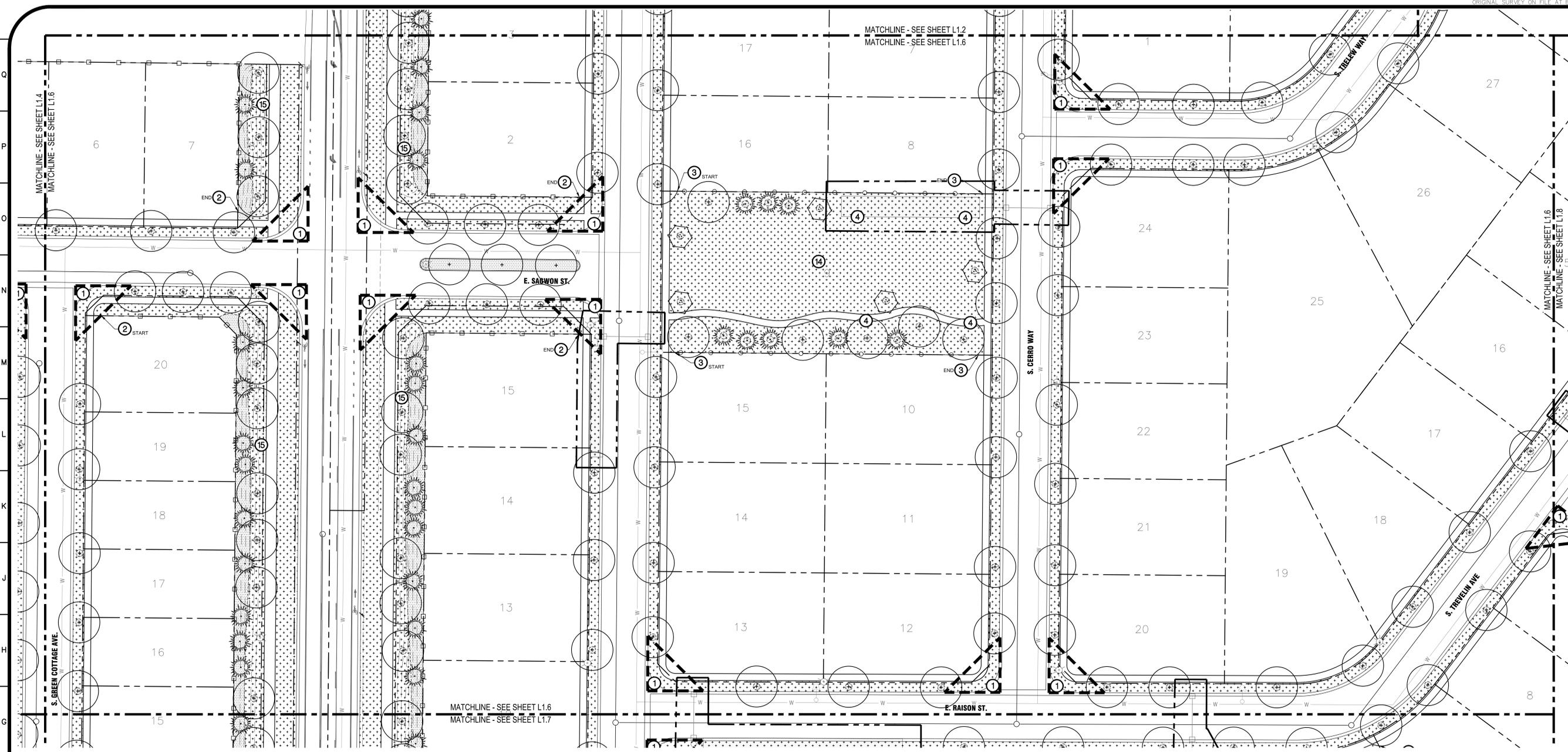
PATAGONIA EAST, RIDGE, LAKES SUBDIVISION
 1670 E. HUBBARD ROAD
 KUNA, IDAHO 83634
LANDSCAPE PLAN - AREA SIX



REVISIONS:
 No. | Date | Description
 1 | 12/20/2019 | PLAT REVISIONS

PROJECT NO.: 19084
 DRAWN BY: TC
 CHECKED BY: JB
 DATE: 12/20/2019

SHEET NUMBER
L16



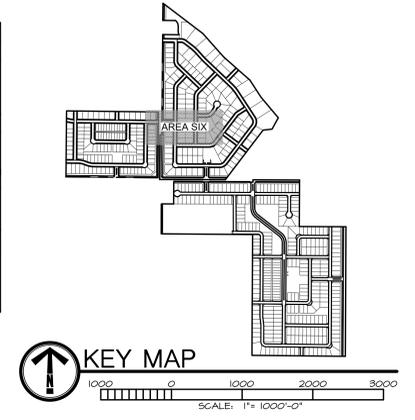
LANDSCAPE PLAN - AREA SIX



- LANDSCAPE LEGEND**
- PLANTS TO BE INSTALLED
 - EXISTING PLANTS TO BE REMOVED
 - CUT EDGE AS DETAILED
 - LANDSCAPE BERM
 - 6' CLOSED PERIMETER FENCING
 - 6' PARTIALLY OPEN FENCING
 - 10' ACHD SEEPAGE BED EASEMENT
 - VISION TRIANGLE
 - PROPERTY LINE (VERIFY)
 - BENCHES
 - PICNIC TABLE
 - TURF SOD OVER APPROVED TOPSOIL
 - MULCH OVER APPROVED TOPSOIL AS SPECIFIED OR APPROVED EQUAL TO MATCH PATAGONIA SUBDIVISION TO WEST.
 - BOULDERS, 3'-4' DIAMETER TYPICAL TO MATCH PATAGONIA SUBDIVISION TO WEST.
- CALLOUT LEGEND**
- 1 40'-0" VISION TRIANGLE
 - 2 6'-0" CLOSED PERIMETER FENCING
 - 3 6'-0" PARTIALLY OPEN FENCING
 - 4 SEEPAGE BED, SEE CIVIL PLANS
 - 5 PROPOSED POOL AREA
 - 6 PROPOSED TOT LOT
 - 7 PROPOSED GAZEBO
 - 8 PROPOSED SITTING AREA AT 'ROCKY ALCOVE'
 - 9 PROPOSED SITTING AREA WITH BENCHES
 - 10 PICNIC AREA (PICNIC TABLES)
 - 11 PROPOSED TOT LOT (SHWINGS ONLY)
 - 12 POOL CHANGING AREA
 - 13 PARKING LOT - TEN STALLS (ONE ADA STALL)
 - 14 LARGE OPEN SPACE
 - 15 BERM ALONG ARTERIAL ROAD
 - 16 SAVE AND PROTECT EXISTING TREES

PLANT SCHEDULE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	CLASS
DECIDUOUS SHADE TREES						
-	AP	Acer platanoides 'Deborah'	Deborah Norway Maple	2" CAL.	B4B	II
-	AG	Acer platanoides 'Royal Red'	Royal Red Maple	2" CAL.	B4B	II
-	ST	Stedidula triacanthos 'Inermis Shademaster'	Shademaster Honeylocust	2" CAL.	B4B	II
-	PA	Platanus x acerifolia	London Planetree	2" CAL.	B4B	III
-	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" CAL.	B4B	II
ORNAMENTAL FLOWERING TREES						
-	CC	Cercis canadensis	Eastern Redbud	2" CAL.	B4B	I
-	PC	Pyrus calleryana 'Capital'	Capital Pear	2" CAL.	B4B	I
-	PV	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" CAL.	B4B	I
CONIFER TREES						
-	PA	Picea abies	Norway Spruce	6'-7' hgt.	B4B	I
-	PF	Picea pungens 'Hoopsii'	Hoopsii Blue Spruce	6'-7' hgt.	B4B	I
-	PF	Pinus flexilis 'Vanderwolf'	Vanderwolf Pine	6'-7' hgt.	B4B	I
-	PN	Pinus nigra	Austrian Pine	6'-7' hgt.	B4B	I
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES						
-	CA	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#1	4H X 2W	
-	CS	Cornus alba 'Baileii'	Ivory Halo Dogwood	#5	3H X 3W	
-	LA	Lavandula angustifolia 'Hidcote Blue'	English Lavender	#1	3H X 3W	
-	HR	Hemerocallis 'Red Rum'	Red Rum Daylily	#1	2H X 2W	
-	HF	Heligolus florido 'Java Red'	Java Red Heligolus	#1	4H X 5W	
-	YF	Yucca filamentosa 'Ivory Tower'	Ivory Tower Yucca	#1	3H X 3W	



B:\projects\102819084\patagonia east\CA\01\preliminary\19084 - land ppa.dwg plotted by: Tyler Chambers on Mon, May 18, 2020 at 04:32 PM

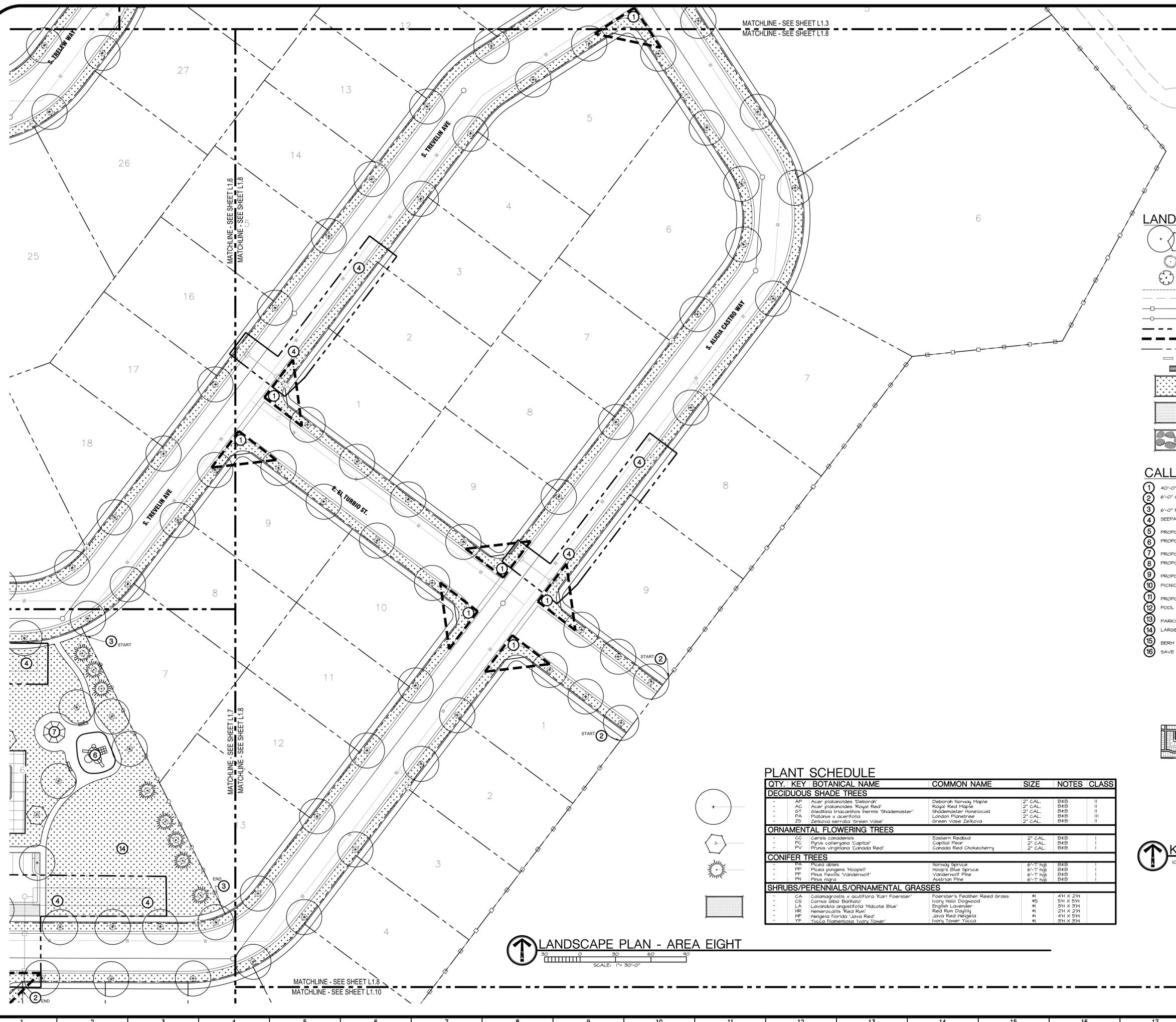
PRELIMINARY PLAT

PRELIMINARY NOT FOR CONSTRUCTION

UBI SEP PUE BRECKON

Copyright © 2020

All rights reserved. Reproduction or use in any form without the express written permission of Breckon Land Design, Inc. is strictly prohibited and subject to copyright laws.

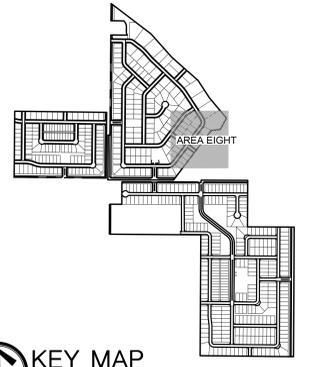


LANDSCAPE LEGEND

- PLANTS TO BE INSTALLED
- EXISTING PLANTS TO REMAIN
- EXISTING PLANTS TO BE REMOVED
- CUT EDGE AS DETAILED
- LANDSCAPE BERM
- 6" CLOSED PERIMETER FENCING
- 6" PARTIALLY OPEN FENCING
- 10' AGHD SEEPAGE BED EASEMENT
- VISION TRIANGLE
- PROPERTY LINE (VERIFY)
- BENCHES
- "PICNIC" TABLE
- TURF SOIL OVER APPROVED TOPSOIL
- MULCH OVER APPROVED TOPSOIL AS SPECIFIED OR APPROVED EQUAL, TO MATCH PATAGONIA SUBDIVISION TO WEST.
- BOULDERS, 3'-4" DIAMETER TYPICAL, TO MATCH PATAGONIA SUBDIVISION TO WEST.

CALLOUT LEGEND

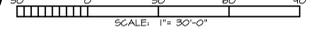
- 1 40'-0" VISION TRIANGLE
- 2 6'-0" CLOSED PERIMETER FENCING
- 3 6'-0" PARTIALLY OPEN FENCING
- 4 SEEPAGE BED, SEE CIVIL PLANS
- 5 PROPOSED POOL AREA
- 6 PROPOSED TOT LOT
- 7 PROPOSED GAZEBO
- 8 PROPOSED SITTING AREA AT 'ROCKY ALCOVE'
- 9 PROPOSED SITTING AREA WITH BENCHES
- 10 PICNIC AREA (PICNIC TABLES)
- 11 PROPOSED TOT LOT (SWINGS ONLY)
- 12 POOL CHANGING AREA
- 13 PARKING LOT - TEN STALLS (ONE ADA STALL)
- 14 LARGE OPEN SPACE
- 15 BERM ALONG ARTERIAL ROAD
- 16 SAVE AND PROTECT EXISTING TREES



PLANT SCHEDULE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	CLASS
DECIDUOUS SHADE TREES						
-	AP	Acer platanoides 'Deborah'	Deborah Norway Maple	2" CAL.	B4B	II
-	AG	Acer platanoides 'Royal Red'	Royal Red Maple	2" CAL.	B4B	II
-	GT	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2" CAL.	B4B	II
-	PA	Platanus x acerifolia	London Planetree	2" CAL.	B4B	III
-	ZS	Zelkova serotina 'Green Vase'	Green Vase Zelkova	2" CAL.	B4B	II
ORNAMENTAL FLOWERING TREES						
-	CC	Cercis canadensis	Eastern Redbud	2" CAL.	B4B	I
-	PC	Prunus caryocarpa 'Capital'	Capital Pear	2" CAL.	B4B	I
-	PV	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" CAL.	B4B	I
CONIFER TREES						
-	PA	Picea abies	Norway Spruce	6'-11' hgt.	B4B	I
-	PF	Picea pungens 'Hoopsii'	Hoops' Blue Spruce	6'-11' hgt.	B4B	I
-	PF	Pinus flexilis 'Vanderwolf'	Vanderwolf Pine	6'-11' hgt.	B4B	I
-	PN	Pinus nigra	Austrian Pine	6'-11' hgt.	B4B	I
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES						
-	CA	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#1	4H X 2W	
-	CS	Cornus alba 'Ballinaloa'	Ivory Halo Dogwood	#5	5H X 5W	
-	LA	Lavandula angustifolia 'Hidcote Blue'	English Lavender	#1	3H X 3W	
-	HR	Hemerocallis 'Red Rum'	Red Rum Daylily	#1	2H X 2W	
-	HF	Heligela Florida 'Java Red'	Java Red Heligela	#1	4H X 5W	
-	YF	Yucca filamentosa 'Ivory Tower'	Ivory Tower Yucca	#1	3H X 3W	

LANDSCAPE PLAN - AREA EIGHT



PATAGONIA EAST, RIDGE, LAKES SUBDIVISION
 1670 E. HUBBARD ROAD
 KUNA, IDAHO 83634
 LANDSCAPE PLAN - AREA EIGHT

811 Call before you dig. Call 811 for utility location information.

CALL & BUSINESS HOURS
 10:00 AM - 6:00 PM
 7 DAYS A WEEK
 EXCEPT HOLIDAYS

REVISIONS

No.	Date	Description
1	19084	PLAT REVISIONS

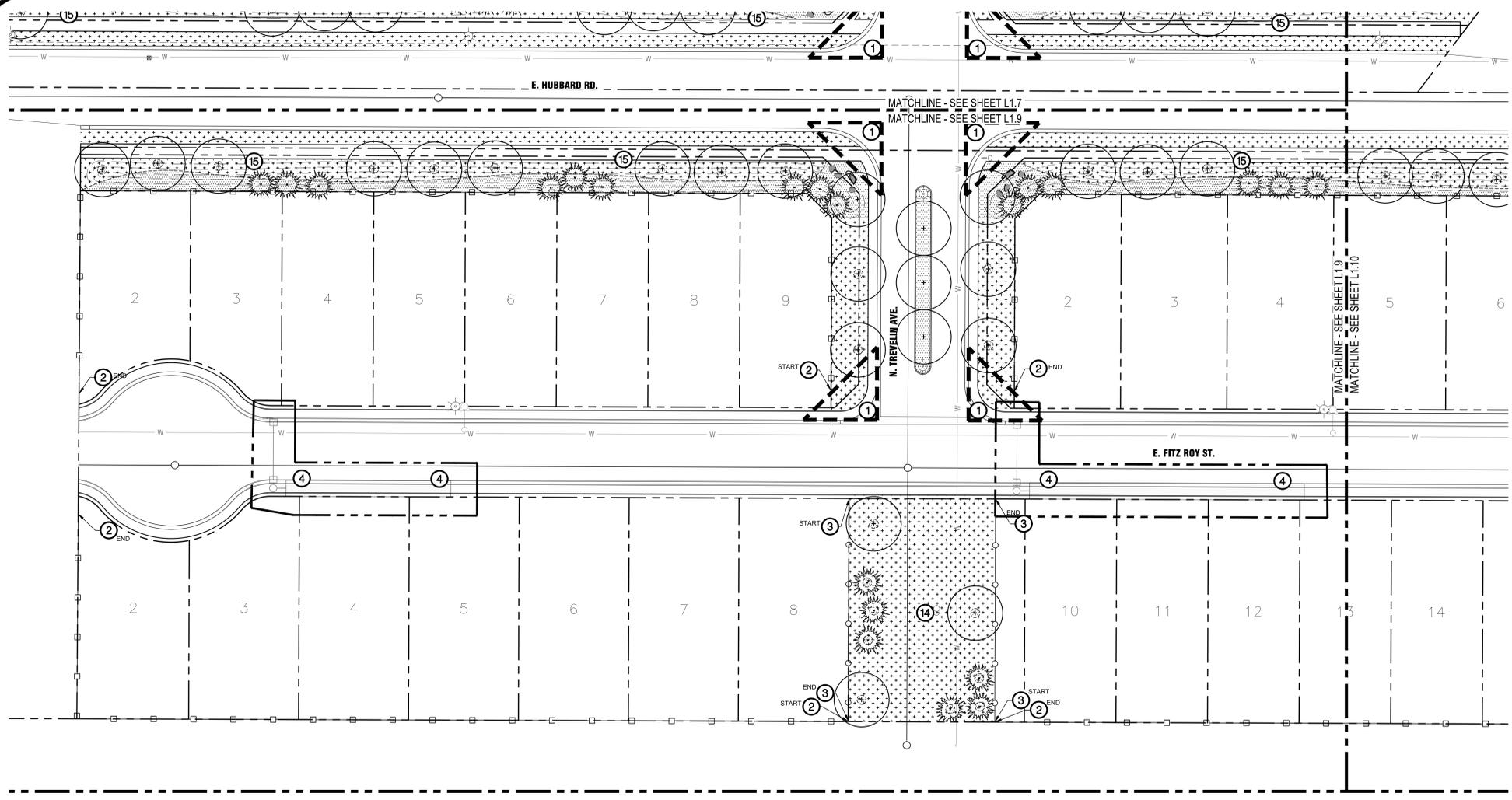
PROJECT NO.: 19084
 DRAWN BY: TC
 CHECKED BY: JB
 DATE: 12/20/2019
 SHEET NUMBER: L18

S:\projects\102819084\patagonia east\CAD\preliminary\19084 - landscape.dwg plotted by: Tyler Chambers on Mon, May 18, 2020 at 04:33 PM

PRELIMINARY PLAT



Copyright © 2020
 All rights reserved. Reproduction or use in any form
 without the written permission of Breckon
 Breckon Land Design, Inc. is unlawful and subject to
 criminal penalties.



LANDSCAPE LEGEND

- PLANTS TO BE INSTALLED
- EXISTING PLANTS TO REMAIN
- EXISTING PLANTS TO BE REMOVED
- CUT EDGE AS DETAILED
- LANDSCAPE BERM
- 6'-0" CLOSED PERIMETER FENCING
- 6'-0" PARTIALLY OPEN FENCING
- 10' ACID SEEPAGE BED EASEMENT
- VISION TRIANGLE
- PROPERTY LINE (VERIFY)
- BENCHES
- PICNIC TABLE
- TURF SOG OVER APPROVED TOPSOIL
- MULCH OVER APPROVED TOPSOIL AS SPECIFIED OR APPROVED EQUAL, TO MATCH PATAGONIA SUBDIVISION TO WEST.
- BOULDERS, 3'-4' DIAMETER TYPICAL, TO MATCH PATAGONIA SUBDIVISION TO WEST.

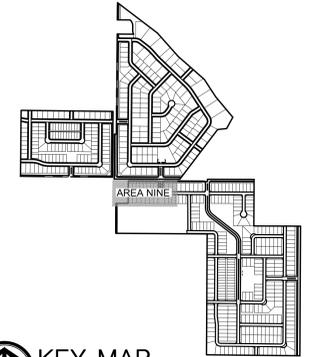
CALLOUT LEGEND

- 1 40'-0" VISION TRIANGLE
- 2 6'-0" CLOSED PERIMETER FENCING
- 3 6'-0" PARTIALLY OPEN FENCING
- 4 SEEPAGE BED, SEE CIVIL PLANS
- 5 PROPOSED POOL AREA
- 6 PROPOSED TOT LOT
- 7 PROPOSED GAZEBO
- 8 PROPOSED SITTING AREA AT 'ROCKY ALCOVE'
- 9 PROPOSED SITTING AREA WITH BENCHES
- 10 PICNIC AREA (PICNIC TABLES)
- 11 PROPOSED TOT LOT (SHINGS ONLY)
- 12 POOL CHANGING AREA
- 13 PARKING LOT - TEN STALLS (ONE ADA STALL)
- 14 LARGE OPEN SPACE
- 15 BERM ALONG ARTERIAL ROAD
- 16 SAVE AND PROTECT EXISTING TREES

LANDSCAPE PLAN - AREA NINE
 SCALE: 1" = 30'-0"

PLANT SCHEDULE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	CLASS
DECIDUOUS SHADE TREES						
-	AP	Acer platanoides 'Deborah'	Deborah Norway Maple	2" CAL.	B4B	II
-	AC	Acer platanoides 'Royal Red'	Royal Red Maple	2" CAL.	B4B	II
-	ST	Quercus trincanthos 'Inermis' 'Shademaster'	Shademaster Honeylocust	2" CAL.	B4B	II
-	PA	Platanus x acutifolia	London Plane Tree	2" CAL.	B4B	III
-	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" CAL.	B4B	II
ORNAMENTAL FLOWERING TREES						
-	CC	Cornus canadensis	Eastern Redbud	2" CAL.	B4B	I
-	PC	Pyrus calleryana 'Capital'	Capital Pear	2" CAL.	B4B	I
-	PV	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" CAL.	B4B	I
CONIFER TREES						
-	PA	Picea abies	Norway Spruce	6'-7' hgt.	B4B	I
-	PP	Picea pungens 'Hoopsii'	Hoop's Blue Spruce	6'-7' hgt.	B4B	I
-	PF	Pinus flexilis 'Vanderwolf'	Vanderwolf Pine	6'-7' hgt.	B4B	I
-	PN	Pinus nigra	Austrian Pine	6'-7' hgt.	B4B	I
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES						
-	CA	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#1	4H X 2W	
-	CS	Cornus alba 'Ballialia'	Ivory Halo Dogwood	#5	5H X 5W	
-	LA	Lavandula angustifolia 'Hidcote Blue'	English Lavender	#1	5H X 5W	
-	HR	Hemerocallis 'Red Rum'	Red Rum Daylily	#1	2H X 2W	
-	MF	Heligola Florida 'Java Red'	Java Red Heligola	#1	4H X 5W	
-	YF	Yucca filamentosa 'Ivory Tower'	Ivory Tower Yucca	#1	5H X 5W	



KEY MAP
 SCALE: 1" = 1000'-0"

PATAGONIA EAST, RIDGE, LAKES SUBDIVISION
 1670 E. HUBBARD ROAD
 KUNA, IDAHO 83634
 LANDSCAPE PLAN - AREA NINE



REVISIONS

No.	Date	Description
1	12/20/2020	PLAT REVISIONS

PROJECT NO.: 19084
 DRAWN BY: TC
 CHECKED BY: JB
 DATE: 12/20/2019

SHEET NUMBER
L1.9

B:\projects\19084\preliminary\19084 - patagonia east\CAD\preliminary\19084 - landscape plan - area nine.dwg plotted by: Tyler Chambers on Mon, May 18, 2020 at 04:34 PM

PRELIMINARY PLAT

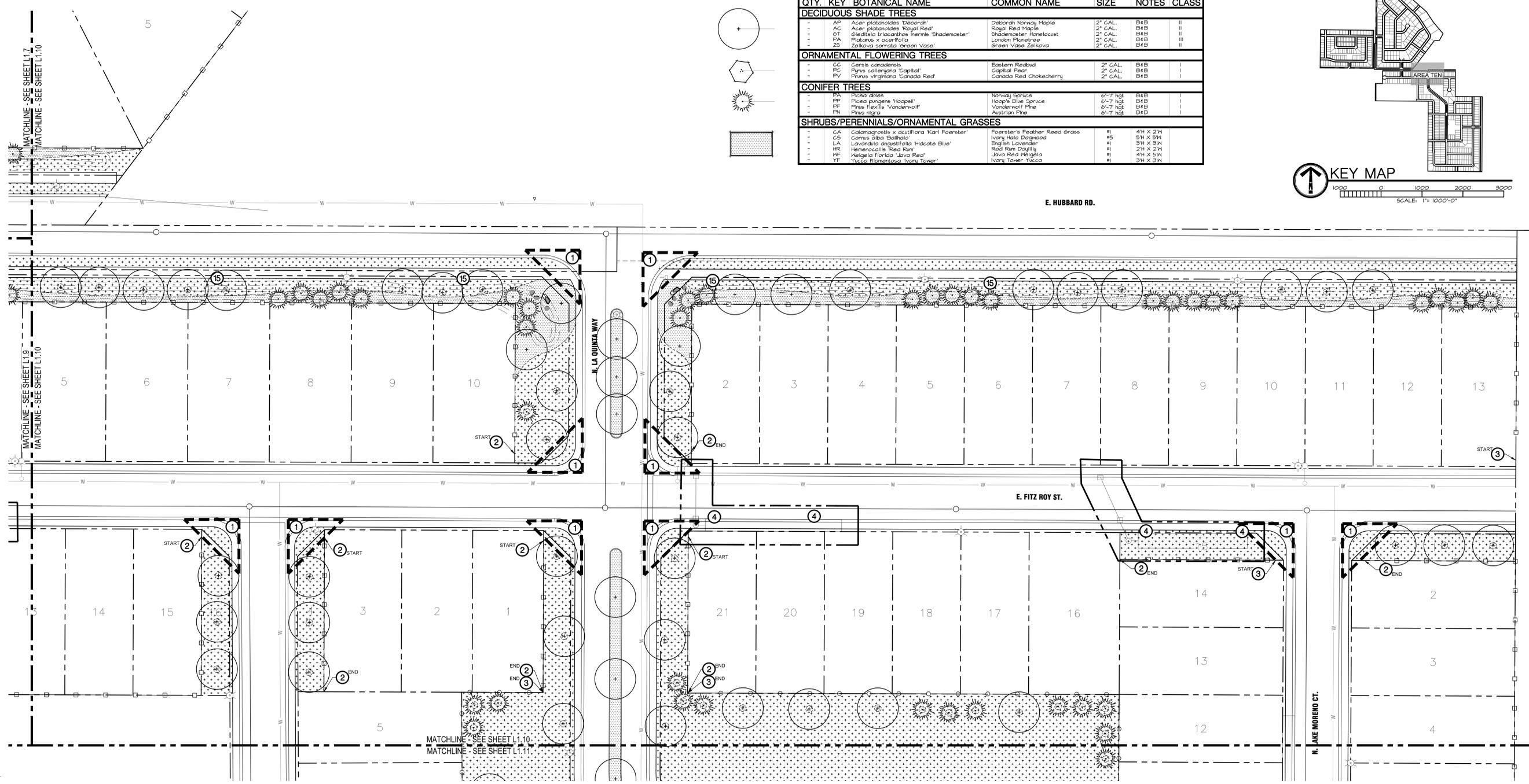
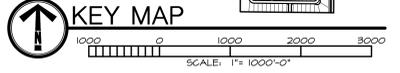
PRELIMINARY NOT FOR CONSTRUCTION

UBISAPPUE BRECKON

Copyright © 2020
All rights reserved. Reproduction or use in any form without the express written permission of Breckon Land Design, Inc. is unlawful and subject to criminal penalties.

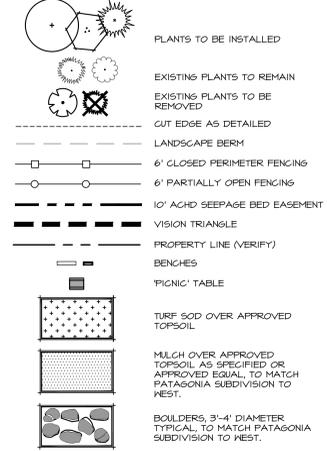
PLANT SCHEDULE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	CLASS
DECIDUOUS SHADE TREES						
-	AF	Acer platanoides 'Dabroni'	Dabroni Norway Maple	2" CAL.	B4B	II
-	AC	Acer platanoides 'Royal Red'	Royal Red Maple	2" CAL.	B4B	II
-	6T	Aledisita triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2" CAL.	B4B	III
-	PA	Platanus x acerifolia	London Planetree	2" CAL.	B4B	III
-	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" CAL.	B4B	II
ORNAMENTAL FLOWERING TREES						
-	CC	Cereus canadensis	Eastern Redbud	2" CAL.	B4B	I
-	PC	Prunus coccinea 'Capital'	Capital Pear	2" CAL.	B4B	I
-	PV	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" CAL.	B4B	I
CONIFER TREES						
-	NA	Picea canadensis	Norway Spruce	6"-7" hgt.	B4B	I
-	PP	Picea pungens 'Hoopsii'	Hoop's Blue Spruce	6"-7" hgt.	B4B	I
-	PF	Prinus hexilis 'Vanderwolf'	Vanderwolf Pine	6"-7" hgt.	B4B	I
-	PN	Prinus nigra	Austrian Pine	6"-7" hgt.	B4B	I
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES						
-	CA	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#1	4H X 2W	
-	CS	Cornus alba 'Ballhala'	Ivory Halo Dogwood	#5	5H X 5W	
-	LA	Lavandula angustifolia 'Hidcote Blue'	English Lavender	#1	3H X 3W	
-	HR	Hemerocallis 'Red Sun'	Red Sun Daylily	#1	2H X 2W	
-	WF	Heligela Florida 'Java Red'	Java Red Heligela	#1	4H X 5W	
-	YT	Tusca filamentosa 'Ivory Tower'	Ivory Tower Tusca	#1	5H X 3W	



LANDSCAPE PLAN - AREA TEN
SCALE: 1" = 30'-0"

LANDSCAPE LEGEND



CALLOUT LEGEND

- 1 40'-0" VISION TRIANGLE
- 2 6'-0" CLOSED PERIMETER FENCING
- 3 6'-0" PARTIALLY OPEN FENCING
- 4 SEEPAGE BED, SEE CIVIL PLANS
- 5 PROPOSED POOL AREA
- 6 PROPOSED TOT LOT
- 7 PROPOSED SAZIBO
- 8 PROPOSED SITTING AREA AT 'ROCKY ALGOLVE'
- 9 PROPOSED SITTING AREA WITH BENCHES
- 10 PICNIC AREA (PICNIC TABLES)
- 11 PROPOSED TOT LOT (SHINGS ONLY)
- 12 POOL CHANGING AREA
- 13 PARKING LOT - TEN STALLS (ONE ADA STALL)
- 14 LARGE OPEN SPACE
- 15 BERM ALONG ARTERIAL ROAD
- 16 SAVE AND PROTECT EXISTING TREES

PATAGONIA EAST, RIDGE, LAKES SUBDIVISION
1670 E. HUBBARD ROAD
KUNA, IDAHO 83634
LANDSCAPE PLAN - AREA TEN

811
CALL & BUSINESS DAYS
FOR ALL UTILITIES
BEFORE ANY CONSTRUCTION

REVISIONS:

No.	Date	Description
1	12/20/2020	PLAT REVISIONS

PROJECT NO.: 19084
DRAWN BY: TC
CHECKED BY: JB
DATE: 12/20/2019
SHEET NUMBER: L1.10

PRELIMINARY PLAT



PRELIMINARY NOT FOR CONSTRUCTION

UBISEPPUE
BRECKON



Copyright © 2020
All rights reserved. Reproduction or use in any form without the written permission of the copyright owner is prohibited. Breckon Land Design, Inc. is a service and support to its clients.

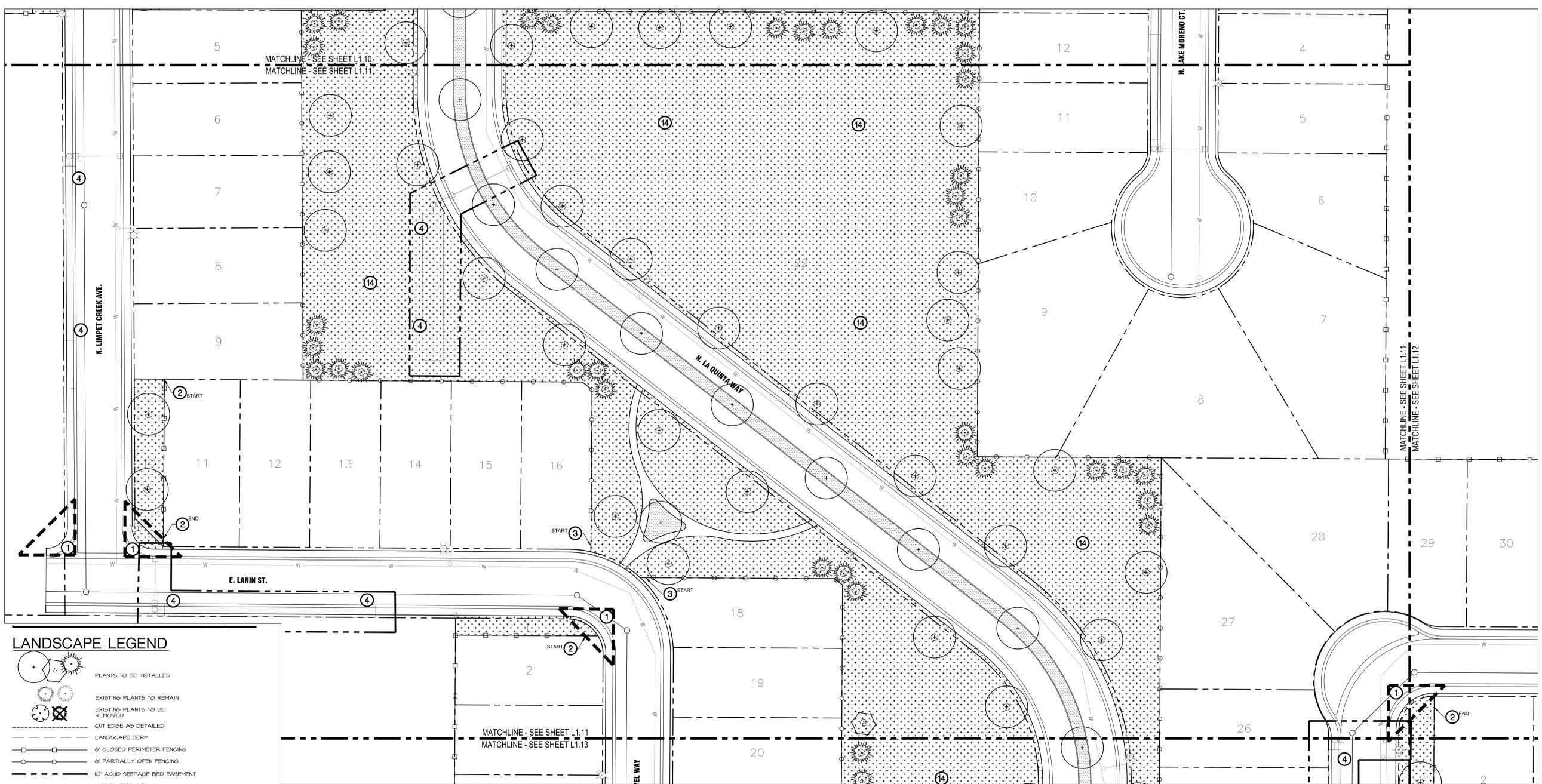
PROJECT NO.: 19084
DRAWN BY: TC
CHECKED BY: JB
DATE: 12/20/2019
SHEET NUMBER: L1.11

PATAGONIA EAST, RIDGE, LAKES SUBDIVISION
1670 E. HUBBARD ROAD
KUNA, IDAHO 83634
LANDSCAPE PLAN - AREA ELEVEN



REVISIONS:
No. | Date | Description
1 | 12/20/2019 | PLAT REVISIONS

PRELIMINARY PLAT



LANDSCAPE LEGEND

- PLANTS TO BE INSTALLED
- EXISTING PLANTS TO REMAIN
- EXISTING PLANTS TO BE REMOVED
- CUT EDGE AS DETAILED
- LANDSCAPE BERM
- 6" CLOSED PERIMETER FENCING
- 6" PARTIALLY OPEN FENCING
- 10' ACHD SEEPAGE BED EASEMENT
- VISION TRIANGLE
- PROPERTY LINE (VERIFY)
- BENCHES
- PICNIC TABLE
- TURF SOD OVER APPROVED TOPSOIL
- MULCH OVER APPROVED TOPSOIL AS SPECIFIED OR APPROVED EQUAL, TO MATCH PATAGONIA SUBDIVISION TO WEST.
- BOLLERS, 3'-4" DIAMETER TYPICAL, TO MATCH PATAGONIA SUBDIVISION TO WEST.

CALLOUT LEGEND

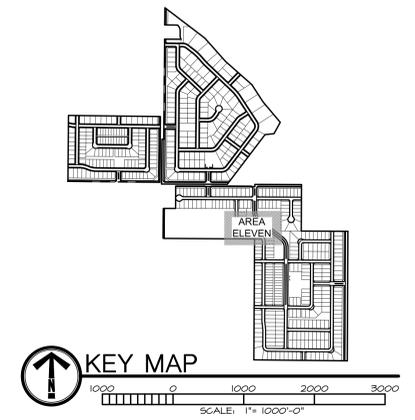
- 1 40'-0" VISION TRIANGLE
- 2 6'-0" CLOSED PERIMETER FENCING
- 3 6'-0" PARTIALLY OPEN FENCING
- 4 SEEPAGE BED, SEE CIVIL PLANS
- 5 PROPOSED POOL AREA
- 6 PROPOSED TOT LOT
- 7 PROPOSED GAZEBO
- 8 PROPOSED SITTING AREA AT 'ROCKY ALCOVE'
- 9 PROPOSED SITTING AREA WITH BENCHES
- 10 PICNIC AREA (PICNIC TABLES)
- 11 PROPOSED TOT LOT (SWINGS ONLY)
- 12 POOL CHANGING AREA
- 13 PARKING LOT - TEN STALLS (ONE ADA STALL)
- 14 LARGE OPEN SPACE
- 15 BERM ALONG ARTERIAL ROAD
- 16 SAVE AND PROTECT EXISTING TREES

LANDSCAPE PLAN - AREA ELEVEN



PLANT SCHEDULE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	CLASS
DECIDUOUS SHADE TREES						
-	AF	Acer platanoides 'Deborah'	Deborah Norway Maple	2" CAL.	B4B	II
-	AC	Acer platanoides 'Royal Red'	Royal Red Maple	2" CAL.	B4B	II
-	ST	Gladiolus triacanthos 'Inermis Shademaster'	Shademaster Hostacust	2" CAL.	B4B	II
-	PA	Picea canadensis 'Acornella'	London Planetree	2" CAL.	B4B	III
-	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" CAL.	B4B	III
ORNAMENTAL FLOWERING TREES						
-	CC	Cornus canadensis	Eastern Redbud	2" CAL.	B4B	I
-	PC	Pyrus calleryana 'Capital'	Capital Pear	2" CAL.	B4B	I
-	PV	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" CAL.	B4B	I
CONIFER TREES						
-	NA	Picea canadensis	Norway Spruce	6'-1" hgt.	B4B	I
-	PP	Picea pungens 'Hoopsii'	Hoop's Blue Spruce	6'-1" hgt.	B4B	I
-	PF	Pinus flexilis 'Vanderwolf'	Vanderwolf Pine	6'-1" hgt.	B4B	I
-	PN	Pinus strobus	Austrian Pine	6'-1" hgt.	B4B	I
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES						
-	CA	Calamagrostis x acutiflora 'Kari Foerster'	Foerster's Feather Reed Grass	#1	4H X 2W	
-	CS	Cornus alba 'Ballhala'	Ivory Halo Dogwood	#5	5H X 5W	
-	LA	Lavandula angustifolia 'Hidcote Blue'	English Lavender	#1	3H X 5W	
-	HR	Hemerocallis 'Red Sun'	Red Sun Daylily	#1	2H X 2W	
-	MF	Meibomia Florida 'Java Red'	Java Red Meibomia	#1	4H X 5W	
-	YF	Tuzza filamentosa 'Ivory Tower'	Ivory Tower Tuzza	#1	3H X 3W	



B:\Projects\102819084\patagonia east\CAD\preliminary\19084 - landscape.dwg plotted by: Tyler Chambers on Mon, May 18, 2020 at 04:34 PM



PRELIMINARY NOT FOR CONSTRUCTION



Copyright © 2020
All rights reserved. Reproduction or use in any form without the express written permission of Breckon Land Design, Inc. is unlawful and subject to copyright penalties.

PATAGONIA EAST, RIDGE, LAKES SUBDIVISION
 1670 E. HUBBARD ROAD
 KUNA, IDAHO 83634
LANDSCAPE PLAN - AREA TWELVE



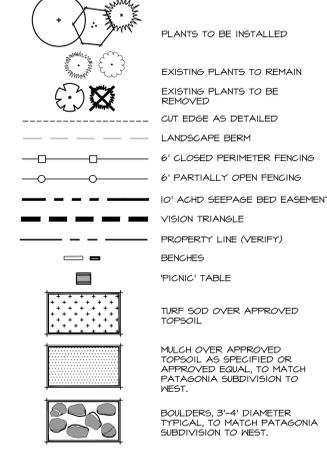
REVISIONS		
No.	Date	Description
1	12/20/2019	PLAT REVISIONS

PROJECT NO.: 19084
 DRAWN BY: TC
 CHECKED BY: JB
 DATE: 12/20/2019

SHEET NUMBER
L1.12

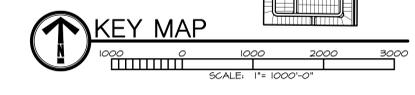
PRELIMINARY PLAT

LANDSCAPE LEGEND



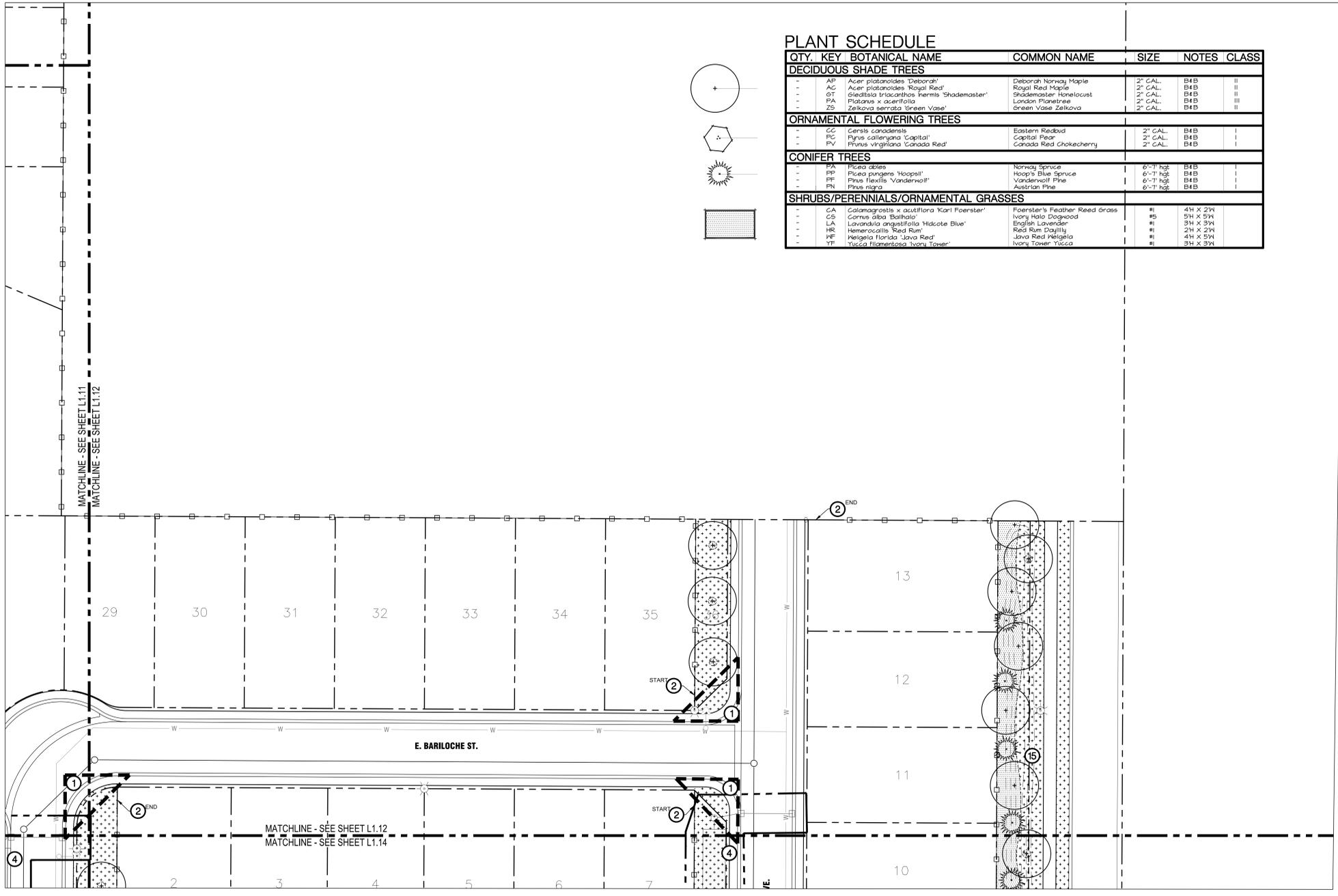
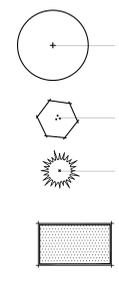
CALLOUT LEGEND

- 1 40'-0" VISION TRIANGLE
- 2 6'-0" CLOSED PERIMETER FENCING
- 3 6'-0" PARTIALLY OPEN FENCING
- 4 SEEPAGE BED, SEE CIVIL PLANS
- 5 PROPOSED POOL AREA
- 6 PROPOSED TOT LOT
- 7 PROPOSED GAZEBO
- 8 PROPOSED SITTING AREA AT 'ROCKY ALGLOVE'
- 9 PROPOSED SITTING AREA WITH BENCHES
- 10 PICNIC AREA (PICNIC TABLES)
- 11 PROPOSED TOT LOT (SHINGS ONLY)
- 12 POOL CHANGING AREA
- 13 PARKING LOT - TEN STALLS (ONE ADA STALL)
- 14 LARGE OPEN SPACE
- 15 BERM ALONG ARTERIAL ROAD
- 16 SAVE AND PROTECT EXISTING TREES



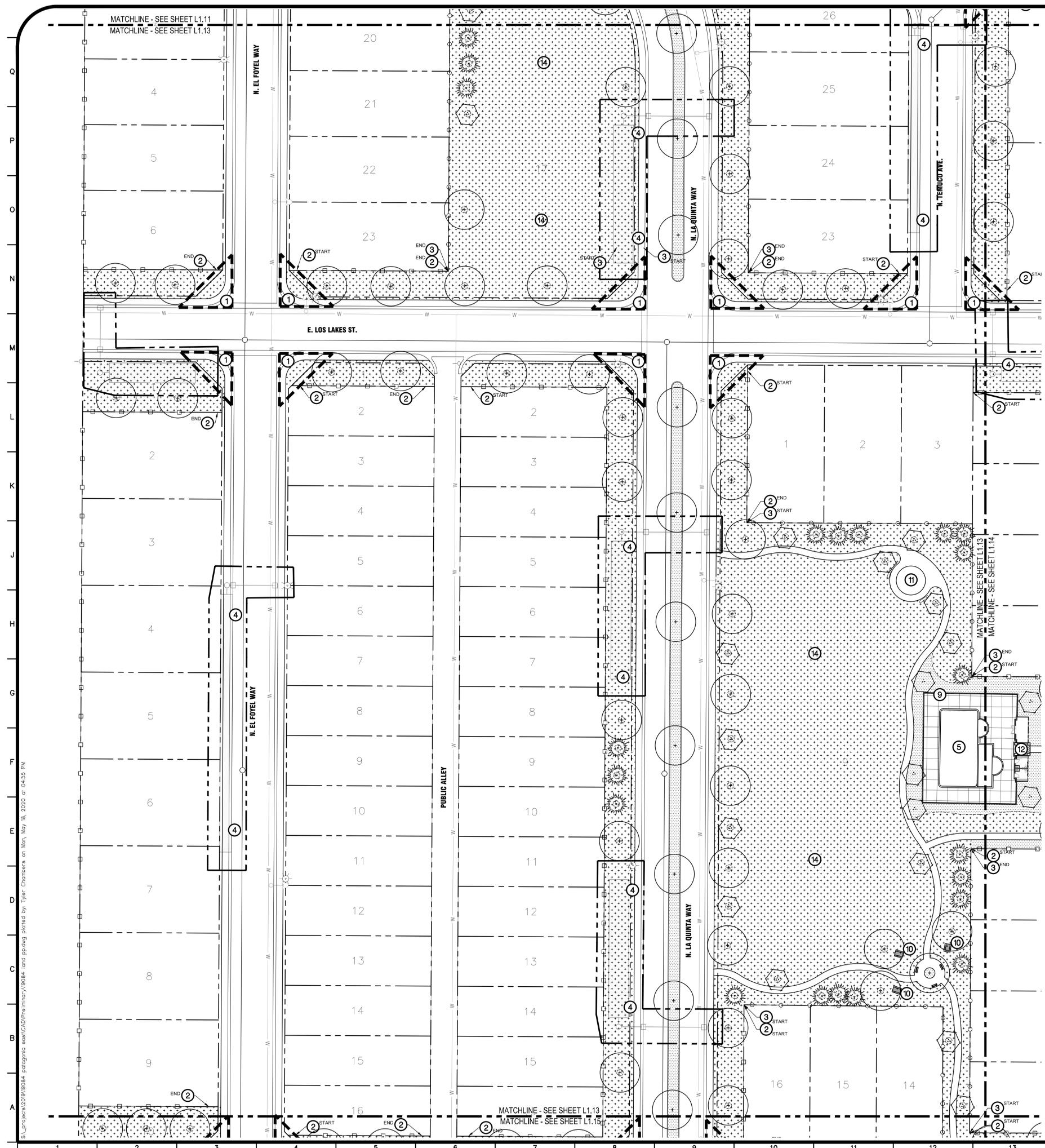
PLANT SCHEDULE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	CLASS
DECIDUOUS SHADE TREES						
-	AP	Acer platanoides 'Deborah'	Deborah Norway Maple	2" CAL.	B4B	II
-	AC	Acer platanoides 'Royal Red'	Royal Red Maple	2" CAL.	B4B	II
-	GT	Gleditsia triacanthos 'Inermis Shademaster'	Shademaster Honeylocust	2" CAL.	B4B	III
-	PA	Platanus x acerifolia	London Planetree	2" CAL.	B4B	III
-	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" CAL.	B4B	II
ORNAMENTAL FLOWERING TREES						
-	CC	Cornus canadensis	Eastern Redbud	2" CAL.	B4B	I
-	PC	Pyrus calleryana 'Capital'	Capital Pear	2" CAL.	B4B	I
-	PV	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" CAL.	B4B	I
CONIFER TREES						
-	PA	Picea abies	Norway Spruce	6'-7' hgt.	B4B	I
-	PP	Picea pungens 'Hoopsii'	Hoopsii Blue Spruce	6'-7' hgt.	B4B	I
-	PF	Pinus flexilis 'Vanderwolf'	Vanderwolf Pine	6'-7' hgt.	B4B	I
-	PN	Pinus nigra	Austrian Pine	6'-7' hgt.	B4B	I
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES						
-	CA	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#1	4H X 2W	
-	CS	Cornus alba 'Balthaz'	Ivory Halo Dogwood	#5	3H X 3W	
-	LA	Lavandula angustifolia 'Hidcote Blue'	English Lavender	#1	3H X 3W	
-	HR	Hemerocallis 'Red Rum'	Red Rum Daylily	#1	2H X 2W	
-	HF	Heptagia floribunda 'Java Red'	Java Red Heptagia	#1	4H X 3W	
-	YF	Yucca filamentosa 'Ivory Tower'	Ivory Tower Yucca	#1	3H X 3W	



LANDSCAPE PLAN - AREA TWELVE
 SCALE: 1" = 30'-0"

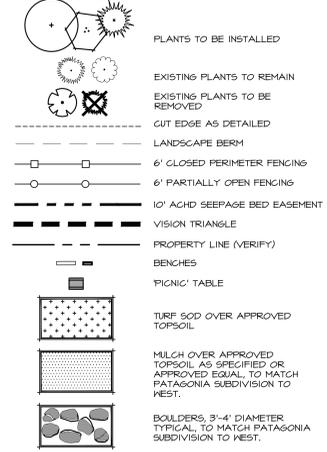
S:\p\projects\19084\19084\preliminary\19084 - land p\p.dwg plotted by: Tyler Chambers on Mon, May 18, 2020 at 04:35 PM



PLANT SCHEDULE

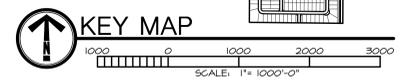
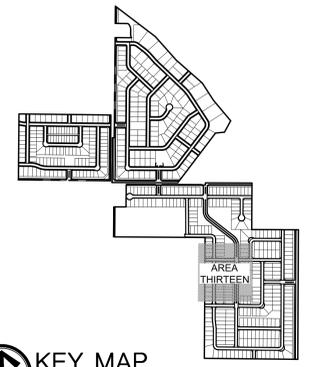
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	CLASS
DECIDUOUS SHADE TREES						
-	AP	Acer platanoides 'Deborah'	Deborah Norway Maple	2" CAL.	B4B	II
-	AC	Acer platanoides 'Royal Red'	Royal Red Maple	2" CAL.	B4B	II
-	GT	Gleditsia triacanthos 'Fermis 'Shademaster'	Shademaster Honeylocust	2" CAL.	B4B	II
-	PA	Platanus x acerifolia	London Planetree	2" CAL.	B4B	III
-	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" CAL.	B4B	II
ORNAMENTAL FLOWERING TREES						
-	CC	Cercis canadensis	Eastern Redbud	2" CAL.	B4B	I
-	PC	Pyrus calleryana 'Capital'	Capital Pear	2" CAL.	B4B	I
-	PV	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" CAL.	B4B	I
CONIFER TREES						
-	PA	Picea abies	Norway Spruce	6'-7" HGT.	B4B	I
-	PF	Picea pungens 'Hoopsii'	Hoops Blue Spruce	6'-7" HGT.	B4B	I
-	PF	Pinus flexilis 'Vanderwolf'	Vanderwolf Pine	6'-7" HGT.	B4B	I
-	PN	Pinus nigra	Austrian Pine	6'-7" HGT.	B4B	I
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES						
-	CA	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#1	4H X 2W	
-	CS	Cornus alba 'Ballinaloe'	Ivory Halo Dogwood	#2	3H X 3W	
-	LA	Lavandula angustifolia 'Hidcote Blue'	English Lavender	#3	2H X 2W	
-	HR	Hemerocallis 'Red Rani'	Red Rani Daylily	#4	4H X 5W	
-	WF	Melissa Florida 'Java Red'	Java Red Heligolia	#5	3H X 3W	
-	TF	Typha filamentosa 'Ivory Tower'	Ivory Tower Tycca	#6	3H X 3W	

LANDSCAPE LEGEND



CALLOUT LEGEND

- 1 40'-0" VISION TRIANGLE
- 2 6'-0" CLOSED PERIMETER FENCING
- 3 6'-0" PARTIALLY OPEN FENCING
- 4 SEEPAGE BED, SEE CIVIL PLANS
- 5 PROPOSED POOL AREA
- 6 PROPOSED TOT LOT
- 7 PROPOSED GAZEBO
- 8 PROPOSED SITTING AREA AT 'ROCKY ALCOVE'
- 9 PROPOSED SITTING AREA WITH BENCHES
- 10 PICNIC AREA (PICNIC TABLES)
- 11 PROPOSED TOT LOT (SHINGS ONLY)
- 12 POOL CHANGING AREA
- 13 PARKING LOT - TEN STALLS (ONE ADA STALL)
- 14 LARGE OPEN SPACE
- 15 BERM ALONG ARTERIAL ROAD
- 16 SAVE AND PROTECT EXISTING TREES



LANDSCAPE PLAN - AREA THIRTEEN
SCALE: 1" = 30'-0"

Copyright © 2020
All rights reserved. Reproduction or use in any form without the express written permission of Breckon Land Design, Inc. is unlawful and subject to criminal prosecution.

PATAGONIA EAST, RIDGE, LAKES SUBDIVISION
1670 E. HUBBARD ROAD
KUNA, IDAHO 83634
LANDSCAPE PLAN - AREA THIRTEEN

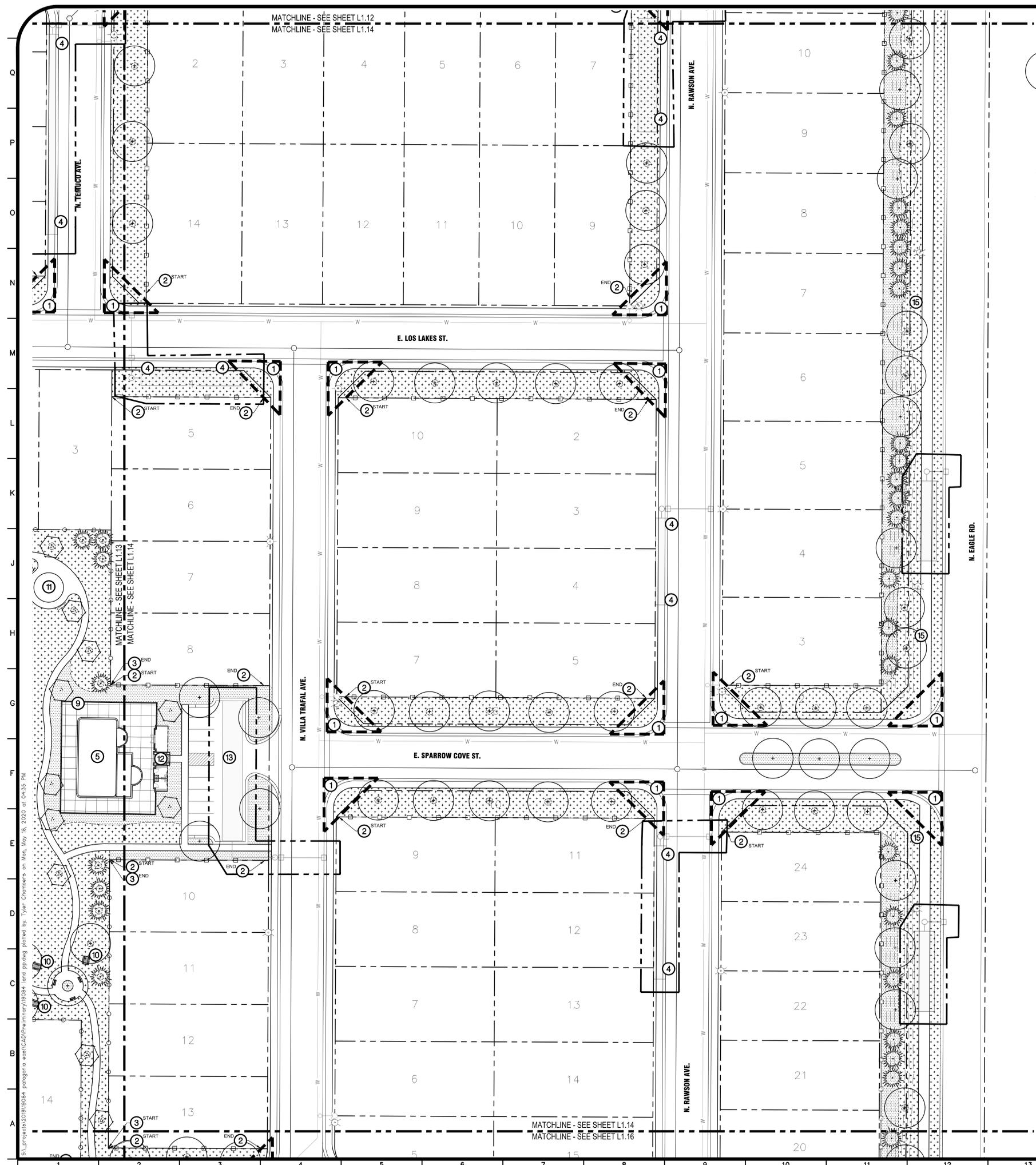
811
CALL & BUSINESS DAYS
FOR ALL UTILITIES
BEFORE ANY EXCAVATION OR
MEMBER UTILITIES

REVISIONS		
No.	Date	Description
1	12/20/2019	PLAT REVISIONS

PROJECT NO.: 19084
DRAWN BY: TC
CHECKED BY: JB
DATE: 12/20/2019

SHEET NUMBER
L1.13

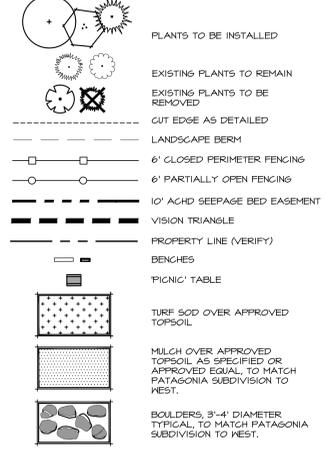
PRELIMINARY PLAT



PLANT SCHEDULE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	CLASS
DECIDUOUS SHADE TREES						
-	AF	Acer platanoides 'Desbonai'	Delbonai Norway Maple	2" CAL.	B4B	II
-	AC	Acer platanoides 'Royal Red'	Royal Red Maple	2" CAL.	B4B	II
-	GT	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2" CAL.	B4B	II
-	PA	Platanus x acerifolia	London Planetree	2" CAL.	B4B	III
-	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" CAL.	B4B	II
ORNAMENTAL FLOWERING TREES						
-	CC	Cercis canadensis	Eastern Redbud	2" CAL.	B4B	I
-	PC	Prunus coccinea 'Capital'	Capital Pear	2" CAL.	B4B	I
-	PV	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" CAL.	B4B	I
CONIFER TREES						
-	PN	Pinus nigra	Norway Spruce	6"-1' HGT.	B4B	I
-	PP	Pinus pungens 'Hoopsii'	Hoop's Blue Spruce	6"-1' HGT.	B4B	I
-	PF	Pinus flexilis 'Vanderwolf'	Vanderwolf Pine	6"-1' HGT.	B4B	I
-	PN	Pinus nigra	Austrian Pine	6"-1' HGT.	B4B	I
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES						
-	CA	Colonygrass x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#1	4H X 2W	
-	CS	Cornus alba 'Bailhala'	Ivory Halo Dogwood	#5	5H X 5W	
-	LA	Lavandula angustifolia 'Hakote Blue'	English Lavender	#1	3H X 3W	
-	HS	Hemerocallis 'Red Rum'	Red Rum Daylily	#1	2H X 2W	
-	WF	Heligela Florida 'Java Red'	Java Red Heligela	#1	4H X 5W	
-	YF	Yucca filamentosa 'Ivory Tower'	Ivory Tower Yucca	#1	3H X 3W	

LANDSCAPE LEGEND



CALLOUT LEGEND

- 1 40'-0" VISION TRIANGLE
- 2 6'-0" CLOSED PERIMETER FENCING
- 3 6'-0" PARTIALLY OPEN FENCING
- 4 SEEPAGE BED, SEE CIVIL PLANS
- 5 PROPOSED POOL AREA
- 6 PROPOSED TOT LOT
- 7 PROPOSED GAZEBO
- 8 PROPOSED SITTING AREA AT 'ROCKY ALGOWE'
- 9 PROPOSED SITTING AREA WITH BENCHES
- 10 PICNIC AREA (PICNIC TABLES)
- 11 PROPOSED TOT LOT (SPRINGS ONLY)
- 12 POOL CHANGING AREA
- 13 PARKING LOT - TEN STALLS (ONE ADA STALL)
- 14 LARGE OPEN SPACE
- 15 BERM ALONG ARTERIAL ROAD
- 16 SAVE AND PROTECT EXISTING TREES

KEY MAP



LANDSCAPE PLAN - AREA FOURTEEN



PRELIMINARY
NOT FOR CONSTRUCTION



Copyright © 2020
All rights reserved. Reproduction or use in any form without the express written permission of Breckon Land Design, Inc. is strictly prohibited and subject to legal prosecution.

PATAGONIA EAST, RIDGE, LAKES SUBDIVISION
1670 E. HUBBARD ROAD
KUNA, IDAHO 83634
LANDSCAPE PLAN - AREA FOURTEEN



REVISIONS	No.	Date	Description
1	19084		PLAT REVISIONS

PROJECT NO.: 19084
DRAWN BY: TC
CHECKED BY: JB
DATE: 12/20/2019
SHEET NUMBER: L1.14

PRELIMINARY PLAT

PRELIMINARY
NOT FOR
CONSTRUCTION

UBISAPPUE
BRECKON

Copyright © 2020
All rights reserved. Reproduction or use in any form without the express written permission of Breckon Land Design, Inc. is unlawful and subject to criminal penalties.

PLANT SCHEDULE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	CLASS
DECIDUOUS SHADE TREES						
-	AF	Acer platanoides 'Desora'	Desora Norway Maple	2" CAL.	B4B	II
-	AC	Acer platanoides 'Royal Red'	Royal Red Maple	2" CAL.	B4B	II
-	GT	Gleditsia triacanthos 'Inermis 'Shademaster'	Shademaster Honeylocust	2" CAL.	B4B	III
-	PA	Platanus x acerifolia	London Planetree	2" CAL.	B4B	III
-	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" CAL.	B4B	III
ORNAMENTAL FLOWERING TREES						
-	CC	Cercis canadensis	Eastern Redbud	2" CAL.	B4B	I
-	PC	Prunus cerasifera 'Capital'	Capital Pear	2" CAL.	B4B	I
-	PV	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" CAL.	B4B	I
CONIFER TREES						
-	PA	Picea abies	Norway Spruce	6'-11' hgt.	B4B	I
-	FP	Picea pungens 'Hoops'	Hoop's Blue Spruce	6'-7' hgt.	B4B	I
-	FF	Pinus hexalis 'Vanderwolf'	Vanderwolf Pine	6'-7' hgt.	B4B	I
-	FN	Pinus nigra	Austrian Pine	6'-7' hgt.	B4B	I
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES						
-	CA	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#1	4H X 2W	
-	CS	Cornus alba 'Ballhala'	Ivory Halo Dogwood	#5	5H X 5W	
-	LA	Lavandula angustifolia 'Hidcote Blue'	English Lavender	#1	3H X 3W	
-	HR	Hemerocallis 'Red Sun'	Red Sun Daylily	#1	2H X 2W	
-	WF	Heligela Florida 'Java Red'	Java Red Heligela	#1	4H X 5W	
-	YF	Yucca filamentosa 'Ivory Tower'	Ivory Tower Yucca	#1	3H X 3W	

LANDSCAPE LEGEND

- PLANTS TO BE INSTALLED
- EXISTING PLANTS TO REMAIN
- EXISTING PLANTS TO BE REMOVED
- CUT EDGE AS DETAILED
- LANDSCAPE BERM
- 6" CLOSED PERIMETER FENCING
- 6" PARTIALLY OPEN FENCING
- 10' ACHD SEEPAGE BED EASEMENT
- VISION TRIANGLE
- PROPERTY LINE (VERIFY)
- BENCHES
- PICNIC TABLE
- TURF SOD OVER APPROVED TOPSOIL
- MULCH OVER APPROVED TOPSOIL AS SPECIFIED OR APPROVED EQUAL TO MATCH PATAGONIA SUBDIVISION TO WEST.
- BOULDERS, 3'-4' DIAMETER TYPICAL TO MATCH PATAGONIA SUBDIVISION TO WEST.

CALLOUT LEGEND

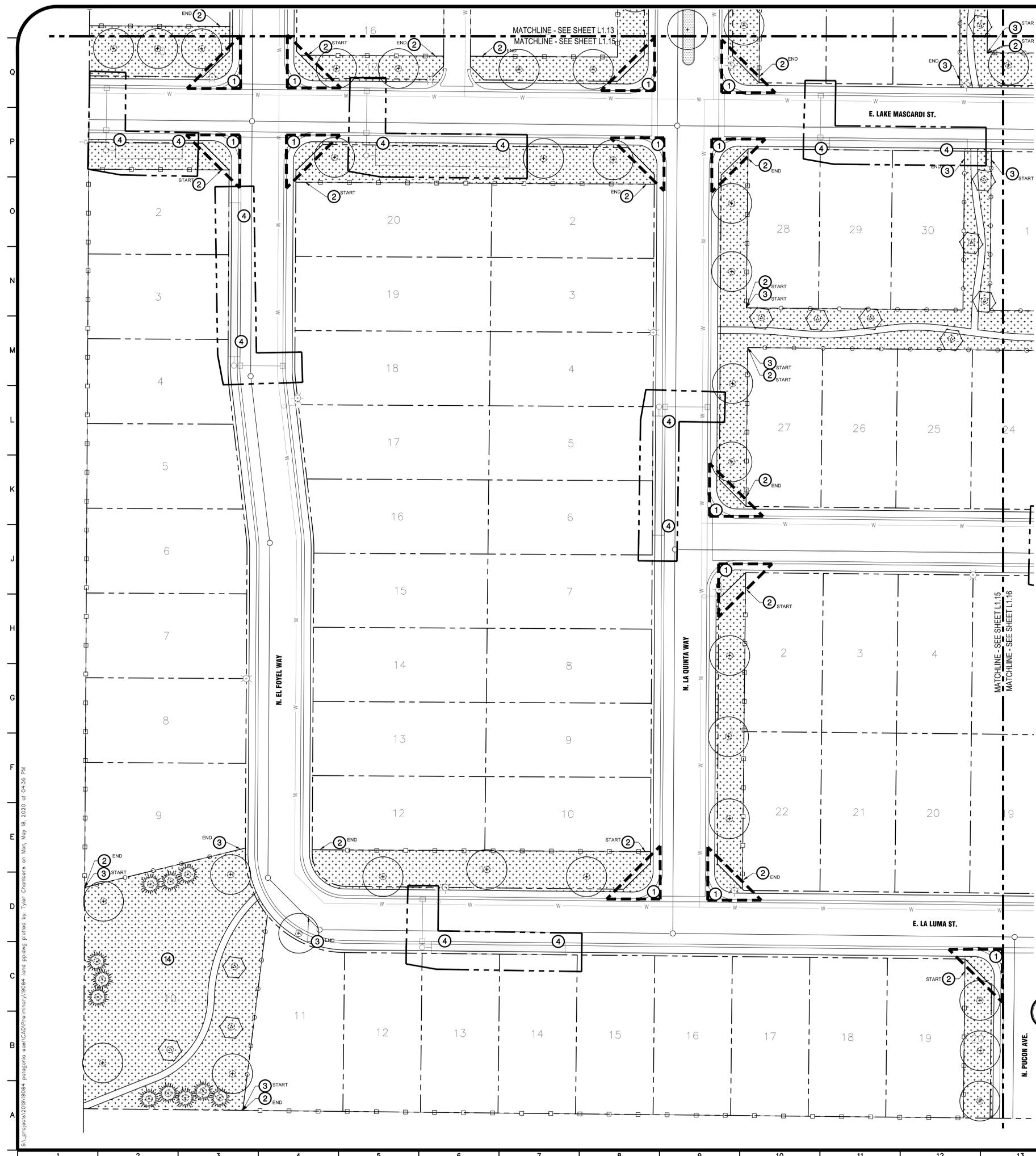
- 1 40'-0" VISION TRIANGLE
- 2 6'-0" CLOSED PERIMETER FENCING
- 3 6'-0" PARTIALLY OPEN FENCING
- 4 SEEPAGE BED, SEE CIVIL PLANS
- 5 PROPOSED POOL AREA
- 6 PROPOSED TOT LOT
- 7 PROPOSED GAZEBO
- 8 PROPOSED SITTING AREA AT ROCKY ALGOWE
- 9 PROPOSED SITTING AREA WITH BENCHES
- 10 PICNIC AREA (PICNIC TABLE)
- 11 PROPOSED TOT LOT (SHINGS ONLY)
- 12 POOL CHANGING AREA
- 13 PARKING LOT - TEN STALLS (ONE ADA STALL)
- 14 LARGE OPEN SPACE
- 15 BERM ALONG ARTERIAL ROAD
- 16 SAVE AND PROTECT EXISTING TREES

KEY MAP

SCALE: 1" = 1000'-0"

LANDSCAPE PLAN - AREA FIFTEEN

SCALE: 1" = 30'-0"



B:\Projects\102819084\patagonia east\CA\0\preliminary\19084 - land prep.dwg plotted by: Tyler Chambers on Mon, May 18, 2020 at 04:36 PM

PATAGONIA EAST, RIDGE, LAKES SUBDIVISION
 1670 E. HUBBARD ROAD
 KUNA, IDAHO 83634
LANDSCAPE PLAN - AREA FIFTEEN

811
 Please see address on callout.
 CALL & BUSINESS HOURS
 8:00 AM - 5:00 PM
 FOR ALL SERVICES OF
 CONSTRUCTION OF THE
 WATER AND UTILITY
 NETWORK UTILITIES

REVISIONS:
 No. | Date | Description
 1 | 19084 | PLAT REVISIONS

PROJECT NO.:
 19084
 DRAWN BY:
 TC
 CHECKED BY:
 JB
 DATE:
 12/20/2019

SHEET NUMBER
L1.15

PRELIMINARY PLAT



PRELIMINARY NOT FOR CONSTRUCTION



Copyright © 2020
All rights reserved. Reproduction or use in any form without the written permission of Breckon Land Design, Inc. is unlawful and subject to criminal penalties.

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL ARE PROVIDED BY THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL IS NOT RESPONSIBLE FOR THE DESIGN OF ANY OTHER PROFESSIONAL SERVICES BY THE PROJECT.

PATAGONIA EAST, RIDGE, LAKES SUBDIVISION
 1670 E. HUBBARD ROAD
 KUNA, IDAHO 83634
LANDSCAPE PLAN - AREA SIXTEEN



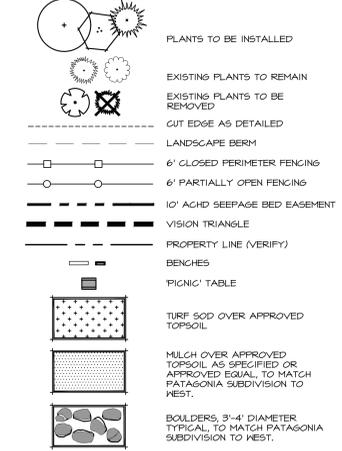
REVISIONS	No.	Date	Description
1	19084		PLAT REVISIONS
PROJECT NO.: 19084			
DRAWN BY: TC			
CHECKED BY: JB			
DATE: 12/20/2019			
SHEET NUMBER: L1.16			

PRELIMINARY PLAT

PLANT SCHEDULE

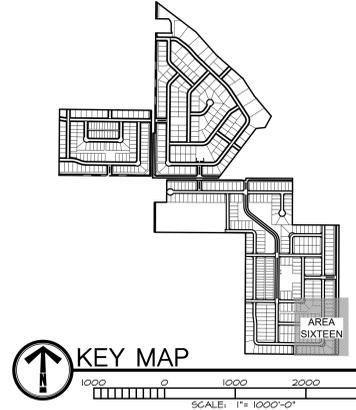
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	CLASS
DECIDUOUS SHADE TREES						
-	AP	Acer platanoides 'Deborah'	Deborah Norway Maple	2" CAL.	B4B	II
-	AC	Acer platanoides 'Royal Red'	Royal Red Maple	2" CAL.	B4B	II
-	GT	Gleditsia triacanthos Inermis 'Shademaster'	Shademaster Honeylocust	2" CAL.	B4B	II
-	PA	Platanus x acerifolia	London Planetree	2" CAL.	B4B	III
-	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" CAL.	B4B	II
ORNAMENTAL FLOWERING TREES						
-	CC	Cercis canadensis	Eastern Redbud	2" CAL.	B4B	I
-	PC	Prunus calleryana 'Capital'	Capital Pear	2" CAL.	B4B	I
-	PV	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" CAL.	B4B	I
CONIFER TREES						
-	PA	Picea abies	Norway Spruce	6'-7" HGT	B4B	I
-	PF	Picea pungens 'Hoopsii'	Hoops Blue Spruce	6'-7" HGT	B4B	I
-	PF	Pinus flexilis 'Vanderwolf'	Vanderwolf Pine	6'-7" HGT	B4B	I
-	PN	Pinus rigida	Austrian Pine	6'-7" HGT	B4B	I
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES						
-	CA	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#1	4H X 2W	
-	CS	Cornus alba 'Bohillo'	Ivory Halo Dogwood	#5	3H X 3W	
-	LA	Lavandula angustifolia 'Hatche Blue'	English Lavender	#1	3H X 3W	
-	HR	Hemerocallis 'Red Sun'	Red Sun Daylily	#1	2H X 2W	
-	HF	Heligolia Florida 'Java Red'	Java Red Heligolia	#1	4H X 5W	
-	YF	Yucca filamentosa 'Ivory Tower'	Ivory Tower Yucca	#1	3H X 3W	

LANDSCAPE LEGEND

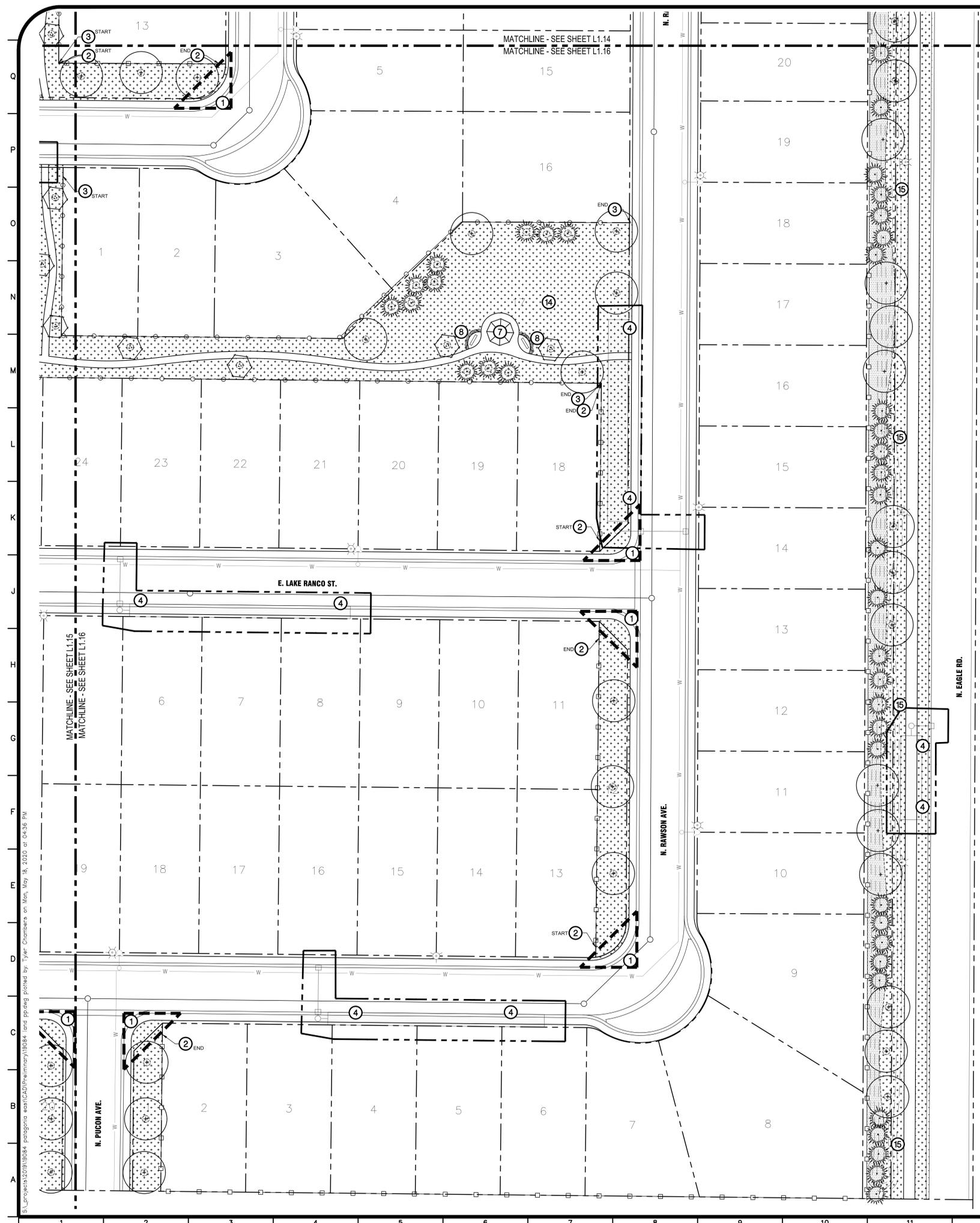


CALLOUT LEGEND

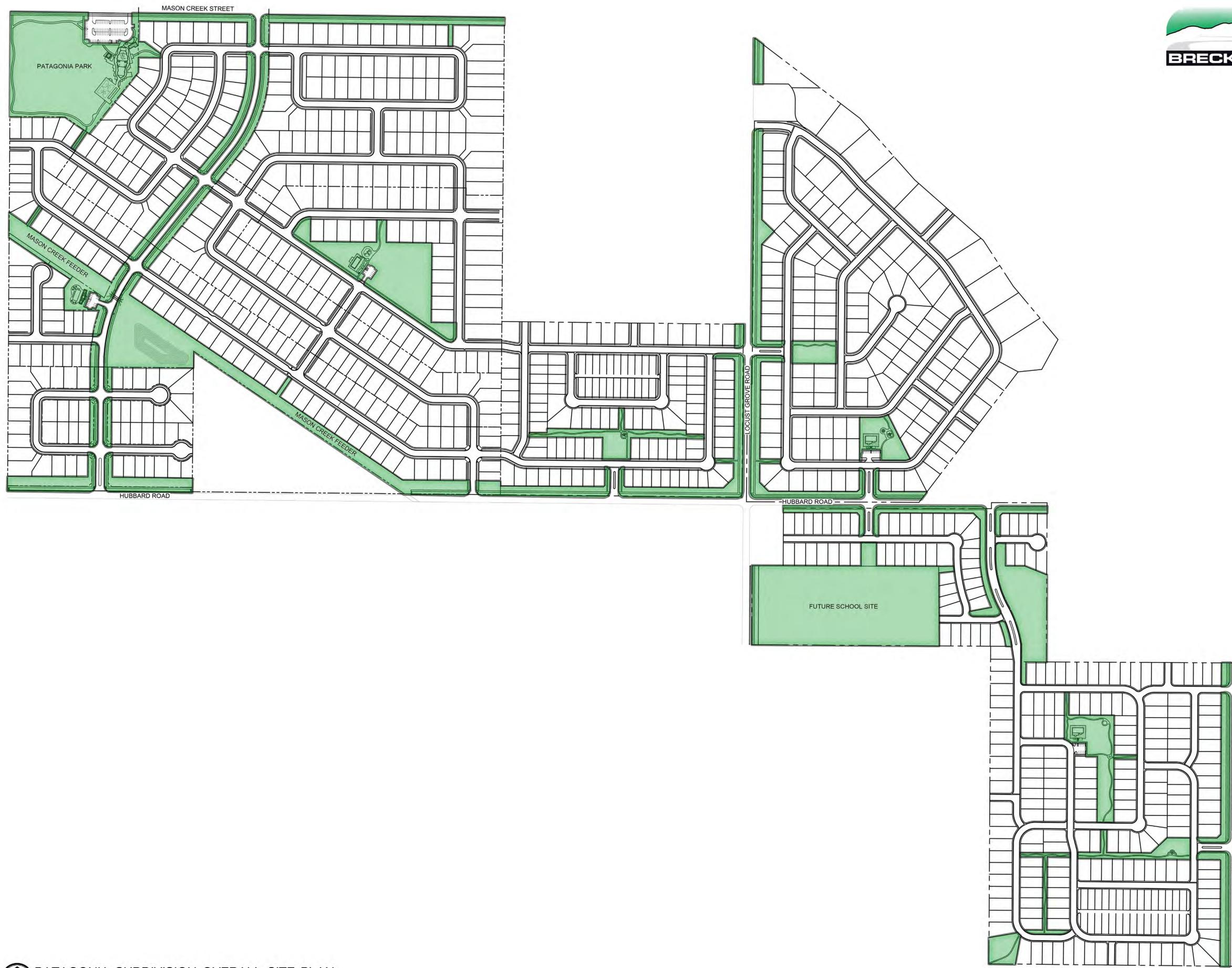
- 1 40'-0" VISION TRIANGLE
- 2 6'-0" CLOSED PERIMETER FENCING
- 3 6'-0" PARTIALLY OPEN FENCING
- 4 SEEPAGE BED, SEE CIVIL PLANS
- 5 PROPOSED POOL AREA
- 6 PROPOSED TOT LOT
- 7 PROPOSED GAZEBO
- 8 PROPOSED SITTING AREA AT 'ROCKY ALGOWE'
- 9 PROPOSED SITTING AREA WITH BENCHES
- 10 PICNIC AREA (PICNIC TABLES)
- 11 PROPOSED TOT LOT (SWINGS ONLY)
- 12 POOL CHANGING AREA
- 13 PARKING LOT - TEN STALLS (ONE ADA STALL)
- 14 LARGE OPEN SPACE
- 15 BERM ALONG ARTERIAL ROAD
- 16 SAVE AND PROTECT EXISTING TREES



LANDSCAPE PLAN - AREA SIXTEEN



S:\Projects\12019\19084 - patagonia east\CAD\preliminary\19084 - land prep.dwg plotted by: Tyler Chambers on Mon, May 18, 2020 at 04:36 PM




PATAGONIA SUBDIVISION OVERALL SITE PLAN
 SCALE: 1" = 200'-0"

Bonnie Layton

From: Terasa O'Brien
Sent: Thursday, December 19, 2019 3:01 PM
To: Bonnie Layton
Cc: Cara Duskey
Subject: FW: Patagonia Ridge and Patagonia Lakes Subdivision Name Reservations

See response below!

Terasa O'Brien | Administrative Assistant
WHPacific, Inc. - an NV5 company | 2141 W Airport Way, Ste 104, Boise, ID 83705
Direct 208.275.8744 | tobrien@whpacific.com

Enhance Client Satisfaction with Creative, Exceptional Service through Empowered Employees

From: Sub Name Mail [mailto:subnamemail@adacounty.id.gov]
Sent: Thursday, December 19, 2019 2:10 PM
To: Terasa O'Brien <TOBrien@whpacific.com>
Subject: RE: Patagonia Ridge and Patagonia Lakes Subdivision Name Reservations

Terasa;

Please note the two sentences of the reservation which state;

"I will reserve the two names **Patagonia Ridge Subdivision** and **Patagonia Lakes Subdivision** for your project. **Patagonia East Subdivision** was previously reserved on 7/26/2017 and we will revise that information to show the new firm and surveyor."

I believe that this answers your question.



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

From: Terasa O'Brien <TOBrien@whpacific.com>
Sent: Wednesday, December 18, 2019 12:18 PM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Cc: Cara Duskey <CDuskey@whpacific.com>; Bonnie Layton <BLayton@whpacific.com>
Subject: [EXTERNAL] RE: Patagonia Ridge and Patagonia Lakes Subdivision Name Reservations

Hello Glen,

Per your email below, I want to make sure that we are reserving Patagonia East along with Patagonia Ridge and Patagonia Lakes. Could you please let me know?

Thank you,

Terry O'Brien | Administrative Assistant
WHPacific, Inc. - an NV5 company | 2141 W Airport Way, Ste 104, Boise, ID 83705
Direct 208.275.8744 | tobrien@whpacific.com

Enhance Client Satisfaction with Creative, Exceptional Service through Empowered Employees

From: Sub Name Mail [mailto:subnamemail@adacounty.id.gov]
Sent: Wednesday, December 18, 2019 10:54 AM
To: Terasa O'Brien <TOBrien@whpacific.com>
Cc: 'Clint Hansen' <chansen@landsolutions.biz>
Subject: RE: Patagonia Ridge and Patagonia Lakes Subdivision Name Reservations

December 18, 2019

Clinton Hansen, Land Solutions
Terasa O'Brien, WH Pacific

RE: Subdivision Name Reservation: **PATAGONIA RIDGE SUBDIVISION / PATAGONIA LAKES SUBDIVISION**

At your request, I will reserve the two names **Patagonia Ridge Subdivision** and **Patagonia Lakes Subdivision** for your project. **Patagonia East Subdivision** was previously reserved on 7/26/2017 and we will revise that information to show the new firm and surveyor. 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.

These reservations are available for the projects as long as they are in the approval process until the project is terminated by either the client or the jurisdiction, or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,



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

From: Terasa O'Brien <TOBrien@whpacific.com>
Sent: Tuesday, December 17, 2019 11:15 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Cc: Cara Duskey <CDuskey@whpacific.com>; Bonnie Layton <BLayton@whpacific.com>
Subject: [EXTERNAL] FW: FW: New Subdivision Name Reservation

Good morning Glen,

Please see below Kent Brown's response giving us permission to use the subdivision names as requested on the map below.

Thank you,

Terry O'Brien | Administrative Assistant
WHPacific, Inc. - an NV5 company | 2141 W Airport Way, Ste 104, Boise, ID 83705
Direct 208.275.8744 | tobrien@whpacific.com

From: kent brown <kentlkb@gmail.com>
Sent: Tuesday, December 17, 2019 11:00 AM
To: Cara Duskey <CDuskey@whpacific.com>
Subject: Re: FW: New Subdivision Name Reservation

Cara you can use the subdivision names

Kent Brown

On Tue, Dec 17, 2019 at 8:56 AM Cara Duskey <CDuskey@whpacific.com> wrote:

Hi Kent,

You reserved the name Patagonia in 2017, I don't know if you will be the one doing the plat processing, but we are doing to preplat applications and all, can you give us permission to use the Patagonia names as listed below?

Thank you.

Cara

Cara Duskey | Administrative Assistant
WHPacific, Inc. - an NV5 company | 2141 W Airport Way, Ste 104, Boise, ID 83705
Direct 208.275.8700 | Fax 208.342.5353 | cduskey@whpacific.com

Enhance Client Satisfaction with Creative, Exceptional Service through Empowered Employees

From: Sub Name Mail [<mailto:subnamemail@adacounty.id.gov>]
Sent: Monday, December 16, 2019 4:09 PM
To: Terasa O'Brien <TOBrien@whpacific.com>
Subject: RE: New Subdivision Name Reservation

Terasa;

The name Patagonia East was previously reserved by Kent Brown on 7/26/2017 for Parcel S1407449560, which is only one of the five Parcels you noted below.

However, since the other two developments are on the opposite sides of an existing right-of-way, new names are needed to comply with our existing policies.

I have inserted a conceptual map which Kent provided at the time which essentially shows the parcels that you listed in your email, and the names that were requested at the time.

If you wish to reserve these names, we can. The only restrictions are outlined in Idaho Code 50-1307. If the developer is any other entity other than Patagonia Development LLC, then a permission to use the subdivision name is required to be recorded.

Otherwise, you will need to choose new name for both the parcels on the northeast side of Hubbard & Locust Grove, and the a new name for the parcels on the southeast side of the intersection.



Glen Smallwood

Surveying Technician

Ada County Development Services

200 W. Front St., Boise, ID 83702

(208) 287-7926 *office*

(208) 287-7909 *fax*

Hello,

I am requesting a new subdivision name: **Patagonia East**

Below are the details:

- A PORTION OF SE ¼ OF SECTION 7, SW ¼ OF SECTION 8

AND NW ¼ SECTION 17, T.2N., R.1E., BOISE MERIDIAN

KUNA, ADA COUNTY, IDAHO

- Parcel numbers: S1407449560; R9237170650; S1408336300; R9321840100; S1417212700
- Surveyor: Clint Hansen – Land Solutions
- Developer: The Westpark Company, Inc.
- Contact/ Planner: Bonnie Layton – WHPacific, Inc.

Kind regards,

Terry O'Brien | Administrative Assistant
WHPacific, Inc. - an NV5 company | 2141 W Airport Way, Ste 104, Boise, ID 83705
Direct 208.275.8744 | tobrien@whpacific.com

Enhance Client Satisfaction with Creative, Exceptional Service through Empowered Employees

Kent Brown

Kent Brown Planning Services
3161 E. Springwood Drive
Meridian, ID 83642
P: 208-871-6842

R9321840100

ADA COUNTY RECORDER Phil McGrane	2020-151831
BOISE IDAHO Pgs=3 ANGIE STEELE	11/06/2020 02:12 PM
PIONEER TITLE COMPANY OF ADA COUNTY	\$15.00

SPECIAL WARRANTY DEED
(Welsh Property)

For Value Received, Roeder Holdings, LLC an Idaho limited liability company "Grantor") hereby grants, bargains, sells and conveys unto Wood Properties, LLC, an Idaho limited liability company ("Grantee"), whose current address is P.O. Box 344, Meridian, ID 83680. the following described real property located in Ada County, Idaho (the "Property"):

See Attached Exhibit "A" incorporated herein by this reference

SUBJECT TO taxes and assessments for the year 2020 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the Property would show.

The conveyance of the Property is made in its As-Is condition, without representation or warranty of any kind as to the condition of the Property, and includes Grantors' right, title and interest, if any, in and to any and all appurtenances, mineral and water rights appurtenant to the Property.

Grantor covenants to Grantee that Grantor is the owner of the Property in fee simple; that the Property is free from all encumbrances, except those set forth herein, and except those of record, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Executed effective as of, but not necessarily on, the 5th day of November 2020.

[signature on following page]

SPECIAL WARRANTY DEED
(Ray Property)

For Value Received, Roeder Holdings, LLC, an Idaho limited liability company (as to a 52.4% undivided interest), and GOW Corporation, a Wyoming corporation (as to a 47.6% undivided interest)[together, "Grantor"] hereby grants, bargains, sells and conveys unto Wood Properties, LLC an Idaho limited liability company and ("Grantee"), whose current address is P.O. Box 344, Meridian, ID 83680 the following described real property located in Ada County, Idaho (the "Property"):

See Attached Exhibit "A" incorporated herein by this reference

SUBJECT TO taxes and assessments for the year 2020 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the Property would show.

The conveyance of the Property is made in its As-Is condition, without representation or warranty of any kind as to the condition of the Property, and includes Grantors' right, title and interest, if any, in and to any and all appurtenances, mineral and water rights appurtenant to the Property.

Grantor covenants to Grantee that Grantor is the owner of the Property in fee simple; that the Property is free from all encumbrances, except those set forth herein, and except those of record, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Executed effective as of, but not necessarily on, the 5th day of November 2020.

[signature on following page]

Parcel #s

- 1/1 R9237170100*
- 3/1 R9237170300*
- 4/1 R9237170400*
- 5/1 R9237170500*

1670 Hubbards 1408336300

partial 6/1 R9237170650



8151 W. Rifleman Street
Boise, ID 83704

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

File No. 577159 SRM/GL

CORPORATE WARRANTY DEED

FOR VALUE RECEIVED,

EE-DAH-HOW Farms, Inc., an Idaho Corporation

a corporation duly organized and existing under the laws of the State of Idaho, Grantor, does hereby Grant, Bargain, Sell and Convey unto

Wood Properties, LLC, an Idaho limited liability company

Grantee, whose address is: 1710 S Wells Ave #110 Meridian, ID 83642, the following described real estate, to-wit:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO current years taxes, irrigation district assessment, public utility easements, subdivision, restrictions, U.S. patent reservations, easements of record and easements visible upon the said premises.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his 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 they are free from all encumbrances and that it will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its officers this July 19, 2016.

EE-DAH-HOW Farms, Inc.

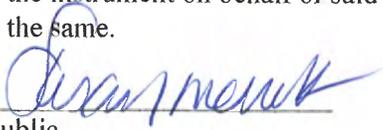
By: Robert U. Wood
Robert U. Wood, President

Judith A. Wood
Judith A. Wood, Secretary

State of Idaho, County of Ada

On this 21st day of July in the year of 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert U. Wood and Judith A. Wood, known or identified to me to be the President and Secretary of the corporation that executed the instrument or the person/persons who

executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



Notary Public

Residing at: _____

Commission Expires: _____

Residing at Caldwell, ID
My Commission Expires: 05-05-2017



EXHIBIT A

Parcel i:

A parcel being a portion of the E ½ of the NW ¼ of Section 17, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the Northwest corner of the NW ¼ of said Section 17, from which a 5/8 inch rebar marking the Northeast corner of the NW ¼ bears S89°47'24"E a distance of 2639.68 feet;

Thence S89°47'24"E along the Northerly boundary of said NW ¼ a distance of 1319.84 feet to a point marking the Northwest corner of said E ½ of the NW ¼ and the POINT OF BEGINNING;

Thence continuing along said Northerly boundary S89°47'24"E a distance of 299.92 feet to a point;

Thence leaving said Northerly boundary S0°19'01"W a distance of 864.91 feet to a 5/8 inch rebar;

Thence S89°41'33" E a distance of 1020.74 feet to a 5/8 inch rebar on the Easterly boundary of said E ½ of the NW ¼;

Thence S0°15'45"W along said Easterly boundary a distance of 1649.52 feet to a 5/8 inch rebar being N0°15'45"W 145 feet from the Southeast corner of said East 1/2 NW 1/4;

Thence leaving said Easterly boundary N89°23'50"W along a line being 145 feet Northerly of and parallel with the Southerly line of said E 1/2 NW 1/4, a distance of 1322.24 feet to a 5/8 inch rebar on the Westerly boundary of said E ½ of the NW ¼;

Thence N0°19'01"E along said Westerly boundary a distance of 2507.11 feet to the POINT OF BEGINNING.

R. W.
J. W.

B & A Engineers, Inc.

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

Exhibit "A"

**Boundary Description
of Parcel 1
for David & Jill Ray**

A parcel of land situate in the southwest quarter of Section 8, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at an aluminum cap marking the southwest corner of the aforementioned Section 8;

Thence N00°00'00"E, 2647.69 feet along the westerly boundary of said Section 8 to a 5/8 inch pin marking the west quarter-section corner of said Section 8;

Thence S89°48'52"E, 25.00 feet to the easterly right-of-way line of South Locust Grove Road;

Thence S00°00'00"W, 128.57 feet along said easterly right-of-way line to a found 1/2 inch pin, the **POINT OF BEGINNING**;

Thence S52°57'00"E, 711.65 feet to a found 1/2 inch pin;

Thence S41°52'00"E, 446.40 feet to a found 1/2 inch pin;

Thence S48°51'00"E, 30.31 feet to a set 1/2 inch pin;

Thence S47°25'44"W, 354.41 feet to a set 1/2 inch pin;

Thence N58°21'00"W, 737.39 feet to a set 1/2 inch pin on the aforementioned easterly right-of-way line of South Locust Grove Road;

Thence N00°00'00"E, 633.99 feet to the **POINT OF BEGINNING**.

The above-described parcel contains 10.06 acres, more or less.



Parcel No. R9237170700

ACCOMMODATION

QUITCLAIM DEED

For Value Received

Jill Ray, a married woman as her sole and separate property
do hereby convey, release, remise and forever quit claim unto

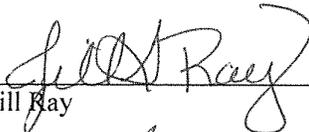
David S Ray and Jill S Ray, husband and wife
whose address is 1950 E Raycrew Ln, Meridian, ID 83642

the following described premises, to-wit:

Lot 7, Block 1, Wasatch Subdivision, according to the plat thereof, filed in Book 104 of Plats at
page(s) 14111 thru 14113, records of Ada County, Idaho.

together with their appurtenances.

Dated: November 24, 2021



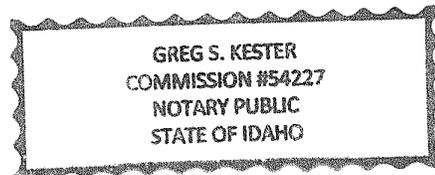
Jill Ray

State of Idaho, County of Ada

This record was acknowledged before me on 12-6-2021 by Jill Ray

Signature of notary public
Commission Expires:

GREG S. KESTER
Residing in: Boise, ID
Commission Expires: 03/17/2027



(3) five-(5)-gallon plants and five (5) one-(1)-gallon shrubs in the front yard. The use of berms and sculptured planting areas are encouraged.

4.18 Exemption of Grantor. Nothing contained herein shall limit the right of Grantor to subdivide or re-subdivide any portion of the Property, to grant licenses, to reserve rights-of-way and easements with respect to Common Area to utility companies, public agencies or others, or to complete excavation, grading and construction of Improvements to and on any portion of the Property owned by Grantor, or to alter the foregoing and its construction plans and designs, or to construct such additional Improvements as Grantor deems advisable in the course of development of the Property so long as any Building Lot in the Property remains unsold. Such right shall include, but shall not be limited to, erecting, constructing and maintaining on the Property such structures and displays as may be reasonably necessary for the conduct of Grantor's business of completing the work and disposing of the same by sales lease or otherwise. Grantor shall have the right at any time prior to acquisition of title to a Building Lot by a purchaser from Grantor to grant, establish and/or reserve on that Building Lot additional licenses, reservations and rights-of-way to Grantor, to utility companies, or to others as may from time to time be reasonably necessary to the proper development and disposal of the Property. Grantor may use any structures owned by Grantor on the Property as model home complexes or real estate sales or leasing offices. Grantor need not seek or obtain Architectural Committee approval of any Improvement constructed or placed by Grantor on any portion of the Property owned by Grantor. The rights of Grantor hereunder may be assigned by Grantor to any successor in interest in connection with Grantor's interest in any portion of the Property, by an express written assignment recorded in the Office of the Ada County Recorder.

4.19 Water Rights Appurtenant to Subdivision Lands. Water shall be provided by the Kuna Municipal water system.

4.20 Commencement of Construction. Any Owner of a Building Lot shall, within a period of one (1) year following the date of purchase of a Building Lot from Grantor, commence the construction of a dwelling structure in compliance with the restrictions herein, and such construction shall be completed within six (6) months thereafter. The term "commence the construction" as used in this paragraph, shall require actual physical construction activities upon such dwelling structure upon such Building Lot.

4.21 Roof Material. See Exhibit C.

ARTICLE V: PATAGONIA SUBDIVISION HOMEOWNERS ASSOCIATION

5.1 Organization of Patagonia Subdivision Homeowners Association. Patagonia Subdivision Homeowners Association, Inc. ("Association") shall be initially organized by Grantor as a nonprofit corporation under the provisions of the Idaho Code relating to nonprofit corporations and shall be charged with the duties and invested with the powers prescribed by law and set forth in the Articles, Bylaws and this Declaration. Neither the Articles nor the Bylaws shall be amended or otherwise changed or interpreted so as to be inconsistent with this Declaration.

5.2 **Membership.** Each Owner, by virtue of being an Owner and for so long as such ownership is maintained, shall be a Member of the Association and no Owner shall have more than one membership in the Association. Memberships in the Association shall be appurtenant to the Building Lot or other portion of the Property owned by such Owner. The memberships in the Association shall not be transferred, pledged, assigned or alienated in any way except upon the transfer of Owner's title and then only to the transferee of such title. Any attempt to make a prohibited membership transfer shall be void and will not be reflected on the books of the Association.

5.3 **Voting.** Voting in the Association shall be carried out by Members who shall cast the votes attributable to the Building Lots which they own, or attributable to the Building Lots owned by Grantor. The number of votes any Member may cast on any issue is determined by the number of Building Lots which the Member, including Grantor, owns. When more than one person holds an interest in any Building Lot, all such persons shall be Members but shall share the votes attributable to the Building Lot. For voting purposes, the Association shall have two (2) classes of Members as described below.

5.3.1 **Class A Members.** Owners other than Grantor shall be known as Class A Members. Each Class A Member shall be entitled to cast one (1) vote for each Building Lot owned by such Class A Member on the day of the vote.

5.3.2 **Class B Members.** The Grantor shall be known as the Class B Member, and shall be entitled to ten (10) votes for each Building Lot of which Grantor is the Owner. The Class B Member shall cease to be a voting Member in the Association when the total cumulative votes of the Class A Members equal or exceed the total votes of the Class B Members so long as the Property has been fully platted, provided that the Class B membership shall not cease before the expiration of ten (10) years from the date on which the first Building Lot is sold to an Owner.

Fractional votes shall not be allowed. In the event that joint Owners are unable to agree among themselves as to how their vote or votes shall be cast, they shall lose their right to vote on the matter being put to a vote. When an Owner casts a vote, it will thereafter be presumed conclusively for all purposes that such Owner was acting with authority and consent of all joint Owners of the Building Lot(s) from which the vote derived. The right to vote may not be severed or separated from the ownership of the Building Lot to which it is appurtenant, except that any Owner may give a revocable proxy, or may assign such Owner's right to vote to a lessee, mortgagee, beneficiary or contract purchaser of the Building Lot concerned, for the term of the lease, mortgage, deed of trust or contract. Any sale, transfer or conveyance of such Building Lot to a new Owner shall operate automatically to transfer the appurtenant voting right to the Owner, subject to any assignment of the right to vote to a lessee, mortgagee, or beneficiary as provided herein.

5.4 **Board of Directors and Officers.** The affairs of the Association shall be conducted and managed by a Board of Directors ("Board") and such officers as the Board may elect or appoint, in accordance with the Articles and Bylaws, as the same may be amended from time to time. The Board of the Association shall be elected in accordance with the provisions set forth in the Association Bylaws.

5.5 Power and Duties of the Association.

5.5.1 Powers. The Association shall have all the powers of a corporation organized under the nonprofit corporation laws of the State of Idaho subject only to such limitations upon the exercise of such powers as are expressly set forth in the Articles, the Bylaws, and this Declaration. The Association shall have the power to do any and all lawful things which may be authorized, required or permitted to be done by the Association under Idaho law and under this Declaration, and the Articles and Bylaws, and to do and perform any and all acts which may be necessary to, proper for, or incidental to the proper management and operation of the Common Area and the Association's other assets, including water rights when and if received from Grantor, and the performance of the other responsibilities herein assigned, including without limitation:

5.5.1.1 Assessments. The power to levy Assessments on any Owner or any portion of the Property and to force payment of such Assessments, all in accordance with the provisions of this Declaration. An Association set-up fee of \$200.00 and a site clean-up fee of \$150.00 shall be charged upon the first closing of each Building Lot. The initial annual Regular Assessment shall be \$250.00 per year, which amount is subject to change by the Board of Directors of the Association.

5.5.1.2 Right of Enforcement. The power and authority from time to time in its own name, on its own behalf, or on behalf of any Owner who consents thereto, to commence and maintain actions and suits to restrain and enjoin any breach or threatened breach of this Declaration or the Articles or the Bylaws, including the Association Rules adopted pursuant to this Declaration, and to enforce by injunction or otherwise, all provisions hereof.

5.5.1.3 Delegation of Powers. The authority to delegate its power and duties to committees, officers, employees, or to any person, firm or corporation to act as manager, and to contract for the maintenance, repair, replacement and operation of the Common Area. Neither the Association nor the members of its Board shall be liable for any omission or improper exercise by the manager of any such duty or power so delegated.

5.5.1.4 Association Rules. The power to adopt, amend and repeal by majority vote of the Board such rules and regulations as the Association deems reasonable. The Association may govern the use of the Common Areas, including but not limited to the use of private streets by the Owners, their families, invitees, licensees, lessees or contract purchasers; provided, however, that any Association Rules shall apply equally to all Owners and shall not be inconsistent with this Declaration, the Articles or Bylaws. A copy of the Association Rules as they may from time to time be adopted, amended or repealed, shall be mailed or otherwise delivered to each Owner. Upon such mailing or delivery, the Association Rules shall have the same force and effect as if they were set forth in and were a part of this Declaration. In the event of any conflict between such Association Rules and any other provisions of this Declaration, or the Articles or Bylaws, the provisions of the

Association Rules shall be deemed to be superseded by the provisions of this Declaration, the Articles or the Bylaws to the extent of any such inconsistency.

5.5.1.5 Emergency Powers. The power, exercised by the Association or by any person authorized by it, to enter upon any property (but not inside any building constructed thereon) in the event of any emergency involving illness or potential danger to life or property or when necessary in connection with any maintenance or construction for which the Association is responsible. Such entry shall be made with as little inconvenience to the Owner as practicable, and any damage caused thereby shall be repaired by the Association.

5.5.1.6 Licenses, Easements and Rights-of-Way. The power to grant and convey to any third party such licenses, easements and rights-of-way in, on or under the Common Area as may be necessary or appropriate for the orderly maintenance, preservation and enjoyment of the Common Area, and for the preservation of the health, safety, convenience and the welfare of the Owners, for the purpose of constructing, erecting, operating or maintaining:

5.5.1.6.1 Underground lines, cables, wires, conduits or other devices for the transmission of electricity or electronic signals-for lighting, heating, power, telephone, television or other purposes, and the above ground lighting stanchions, meters, and other facilities associated with the provisions of lighting and services.

5.5.1.6.2 Public sewers, storm drains, water drains and pipes, water supply systems, sprinkling systems, heating and gas lines or pipes, and any similar public or quasi-public improvements or facilities.

5.5.1.6.3 Mailboxes and sidewalk abutments around such mailboxes or any service facility, berm, fencing and landscaping abutting Common Area, 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 are hereby expressly reserved to the Association and may be granted at any time.

5.5.2 Duties. In addition to duties necessary and proper to carry out the power 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:

5.5.2.7 Operation and Maintenance of Patagonia Subdivision Common Area. Operate, maintain, and otherwise manage or provide for the operation, maintenance and management of Patagonia Subdivision Common Area, 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.

5.5.2.8 Reserve Account. Establish and fund a reserve account with a reputable banking institution or savings and loan association or title insurance company authorized to do business in the State of Idaho, which reserve account shall be dedicated to the costs of repair, replacement, maintenance and improvement of the Common Area.

5.5.2.9 Maintenance of Berms, Retaining Walls and Fences. Maintain the berms, retaining walls, fences and water amenities within and abutting Common Area. Maintain any water amenities constructed by Grantor or Association located in the associated easements in, over and through Building Lots as shown on the Plat.

5.5.2.10 Taxes and Assessments. Pay all real and personal property taxes and Assessments separately levied against Patagonia Subdivision Common Area or against 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.

5.5.2.11 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 Patagonia Subdivision Common Area, and to manage for the benefit of Patagonia Subdivision all water rights and rights to receive water held by the Association, whether such rights are evidenced by license, permit, claim, stock ownership or otherwise.

5.5.2.12 Insurance. Obtain insurance from reputable insurance companies authorized to do business in the State of Idaho, and maintain in effect any insurance policy the Board deems necessary or advisable, including, without limitation the following policies of insurance:

5.5.2.12.1 Fire insurance including those risks embraced by coverage of the type known as the broad form "All Risk" or special extended coverage endorsement on a blanket agreed amount basis for the full insurable replacement value of all Improvements, equipment and fixtures located within Patagonia Subdivision Common Area.

5.5.2.12.2 Comprehensive public liability insurance insuring the Board, the Association, the Grantor and the individual grantees and agents

and employees of each of the foregoing against any liability incident to the ownership and/or use of Patagonia Subdivision Common Area. Limits of liability of such coverage shall be as follows: Not less than One Million and No/100 Dollars (\$1,000,000.00) per person and One Million and No/100 Dollars (\$1,000,000.00) per occurrence with respect to personal injury or death, and One Million and No/100 Dollars (\$1,000,000.00) per occurrence with respect to property damage.

5.5.2.12.3 Full coverage directors' and officers' liability insurance with a limit of at least Two Hundred Fifty Thousand and No/100 Dollars (\$250,000.00).

5.5.2.12.4 Such other insurance, including motor vehicle insurance and Workmen's Compensation insurance, to the extent necessary to comply with all applicable laws and indemnity, faithful performance, fidelity and other bonds as the Board shall deem necessary or required to carry out the Association functions or to insure the Association against any loss from malfeasance or dishonesty of any employee or other person charged with the management or possession of any Association funds or other property.

5.5.2.12.5 The Association shall be deemed trustee of the interests of all Owners in connection with any insurance proceeds paid to the Association under such policies, and shall have full power to receive such Owner's interests in such proceeds and to deal therewith.

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

5.5.2.13 Rule Making. Make, establish, promulgate, amend and repeal such Association Rules as the Board shall deem advisable.

5.5.2.14 Newsletter. If it so elects, prepare and distribute a newsletter on matters of general interest to Association Members, the cost of which shall be included in Regular Assessments.

5.5.2.15 Architectural Committee. Appoint and remove members of the Architectural Committee, subject to the provisions of this Declaration.

5.5.2.16 Enforcement of Restrictions and Rules. Perform such other acts, whether or not expressly authorized by this Declaration, as may be reasonably advisable or necessary to enforce any of the provisions of the Declaration, or of the Articles or Bylaws, including, without limitation, the recordation of any claim of lien with the Ada County Recorder, as more fully provided herein.

5.6 Personal Liability. No Member of the Board, or member of any committee of the Association, or any officer of the Association, or the Grantor, or the manager, if any, shall be personally liable to any Owner, or to any other party, including the Association, for any damage, loss or prejudice suffered or claimed on the account of any act, omission, error or negligence of the Association, the Board, the manager, if any, or any other representative or employee of the Association, the Grantor, or the Architectural Committee, or any other committee, or any officer of the Association, or the Grantor, provided that such person, upon the basis of such information as may be possessed by such person, has acted in good faith without willful or intentional misconduct.

5.7 Budgets and Financial Statements. Financial statements for the Association shall be prepared regularly and copies shall be distributed to each Member of the Association as follows:

5.7.1 A pro forma operating statement or budget, for each fiscal year shall be distributed not less than sixty (60) days before the beginning of each fiscal year. The operating statement shall include a schedule of Assessments received and receivable, identified by the Building Lot number and the name of the person or entity assigned.

5.7.2 Within ninety (90) days after the close of each fiscal year, the Association shall cause to be prepared and delivered to each Owner, a balance sheet as of the last day of the Association's fiscal year and annual operating statements reflecting the income and expenditures of the Association for its last fiscal year. Copies of the balance sheet and operating statement shall be distributed to each Member within ninety (90) days after the end of each fiscal year.

5.8 Meetings of Association. Each year the Association shall hold at least one meeting of the Members, according to the schedule for such meetings established by the Bylaws; provided, that such meeting shall occur no earlier than April 15 and no later than May 31 each year. Only Members shall be entitled to attend Association meetings, and all other persons may be excluded. Notice for all Association meetings, regular or special, shall be given by regular mail to all Members, and any person in possession of a Building Lot, not less than ten (10) days nor more than thirty (30) days before the meeting and shall set forth the place, date and hour of the meeting and the nature of the business to be conducted. All meetings shall be held within the Property or as close thereto as practical at a reasonable place selected by the Board. The presence at any meeting in person of the Class B Member where there is such a Member, and of the Class A Members representing Owners holding at least thirty percent (30%) of the total votes of all Class A Members, shall constitute a quorum. If any meeting cannot be held because a quorum is not present, the Members present may adjourn the meeting to a time not less than ten (10) days nor more than thirty (30) days from the time the original meeting was scheduled. A second meeting may be called as the result of such an adjournment, provided notice is given as provided above. At any such meeting properly called, the presence of any Member shall constitute a quorum.

ARTICLE VI: LIGHT MAINTENANCE OF STORM WATER FACILITIES

6.1 Maintenance Manual. Operation and maintenance of the storm water facilities at Patagonia Subdivision shall be governed in accordance with a maintenance manual that may be modified from time to time at the direction of the Board of the Association.

6.2 ACHD Storm Water Drainage System. Lots 1, 8 through 11, and 18 in Block 1, Patagonia Subdivision No. 1, contain the Ada County Highway District ("ACHD") storm water drainage system in Patagonia Subdivision. These Lots are encumbered by that certain Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015, as Instrument No. 2015-103256, official records of Ada County, Idaho, and incorporated herein by this reference as if set forth in full ("Master Easement"). The Master Easement and the storm water drainage system are dedicated to ACHD pursuant to Section Idaho Code Section 40-2302. The Master Easement is for the operation and maintenance of the storm water drainage system. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect the operation and maintenance of the storm drainage facilities.

6.3 Drainage. There shall be no interference with the established drainage pattern over any portion of the Property, unless an adequate alternative provision is made for proper drainage, and is first approved in writing by the Architectural Committee and ACHD. For the purposes hereof, "established" drainage is defined as the system of drainage, whether natural or otherwise, which exists at the time the overall grading of any portion of the Property is completed by Grantor, or that drainage which is shown on any plans approved by the Architectural Committee and/or ACHD, which may include drainage from Common Area over any Building Lot in the Property.

ARTICLE VII: RIGHTS TO COMMON AREAS

7.1 Use of Patagonia Subdivision Common Area. Every Owner shall have a right to use each parcel of Patagonia Subdivision Common Area, which right shall be appurtenant to and shall pass with the title to every Building Lot, subject to the following provisions:

7.1.1 The right of the Association to levy and increase Assessments;

7.1.2 The right of the Association to suspend the voting rights and rights to use of, or interest in, Common Area by an Owner for any period during which any Assessment or charge against such Owner's Building Lot remains unpaid; and for a period not to exceed sixty (60) days for any infraction of the Association Rules; and

7.1.3 The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be permitted by the Articles and Bylaws and agreed to by the Members. No dedication or transfer of said Common Area shall be effective unless an instrument agreeing to such dedication or transfer signed by Members representing two-thirds (2/3) of each class of Members has been recorded.

7.1.4 The right of the Association to prohibit the construction of structures or Improvements on all Common Areas.

7.1.5 The right of the Association to prohibit structures, Improvements, including manicured lawns and nursery plants.

7.2 Designation of Common Area. Grantor shall designate and reserve Patagonia Subdivision Common Area in the Declaration, Supplemental Declarations and/or recorded Plats, deeds or other instruments and/or as otherwise provided herein.

7.3 Delegation of Right to Use. Any Owner may delegate, in accordance with the respective Bylaws and Association Rules of the Association, such Owner's right of enjoyment to the Patagonia Subdivision Common Area, to the members of such Owner's family in residence, and such Owner's tenants or contract purchasers who reside on such Owner's Building Lot. Only Grantor or the Association shall have the right to delegate the right of enjoyment of the Patagonia Subdivision Common Area to the general public, and such delegation to the general public shall be for a fee set by Grantor or Association.

7.4 Damages. Each Owner shall be fully liable for any damage to any Common Area which may be sustained by reason of the negligence or willful misconduct of the Owner, such Owner's resident tenant or contract purchaser, or such Owner's family and guests, both minor and adult. In the case of joint ownership of a Building Lot, the liability of such Owners shall be joint and several. The cost of correcting such damage shall be a Limited Assessment against the Building Lot and may be collected as provided herein for the collection of other Assessments.

ARTICLE VIII: PRESSURIZED IRRIGATION

8.1 Irrigation District Service. Pressurized irrigation will be provided to each home by the Kuna Municipal water system. Homeowners will be billed directly by the City for potable and irrigation water.

ARTICLE IX: ASSESSMENTS

9.1 Covenant to Pay Assessments. By acceptance of a deed to any property in Patagonia Subdivision, each Owner of such property hereby covenants and agrees to pay when due all Assessments or charges made by the Association, including all Regular, Special and Limited Assessments and charges made against such Owner pursuant to the provisions of this Declaration or other applicable instrument.

9.1.1 Assessment Constitutes Lien. Such Assessments and charges together with interest, costs and reasonable attorneys' fees which may be incurred in collecting the same, shall be a charge on the land and shall be a continuing lien upon the property against which each such Assessment or charge is made.

9.1.2 Assessment is Personal Obligation. Each such Assessment, together with interest, costs and reasonable attorneys' fees, shall also be the personal obligation of the Owner of such property beginning with the time when the Assessment falls due. The personal obligation for delinquent Assessments shall not pass to such Owner's successors in title unless expressly assumed by them but shall remain such Owner's personal obligation regardless of whether he remains an Owner.

9.2 Regular Assessments. All Owners, excluding the Grantor, are obligated to pay Regular Assessments to the treasurer of the Association on a schedule of payments established by the Board.

9.2.1 Purpose of Regular Assessments. The proceeds from Regular Assessments are to be used to pay for all costs and expenses incurred by the Association, including legal and attorneys' fees and other professional fees, for the conduct of its affairs, including without limitation the costs and expenses of construction, improvement, protection, maintenance, repair, management and operation of the Common Areas, including all Improvements located on such areas owned and/or managed and maintained by such Association, and an amount allocated to an adequate reserve fund to be used for repairs, replacement, maintenance and improvement of those elements of the Common Area, or other property of the Association that must be replaced and maintained on a regular basis (collectively "Expenses").

9.2.2 Computation of Regular Assessments. The Association shall compute the amount of its Expenses on an annual basis. The Board shall compute the amount of Regular Assessments owed beginning the first day of the third month following the month in which the closing of the first sale of a Building Lot occurred in Patagonia Subdivision for the purposes of the Association's Regular Assessment ("Initiation Date"). Thereafter, the computation of Regular Assessments shall take place not less than thirty (30) nor more than sixty (60) days before the beginning of each fiscal year of the Association. The computation of the Regular Assessment for the period from the Initiation Date until the beginning of the next fiscal year shall be reduced by an amount which fairly reflects the fact that such period was less than one year.

9.2.3 Amounts Paid by Owners. The Board can require, in its discretion or as provided in the Articles or Bylaws, payment of Regular Assessments in monthly, quarterly, semi-annual or annual installments. The Regular Assessment to be paid by any particular Owner for any given fiscal year shall be computed as follows:

9.2.3.17 As to the Association's Regular Assessment, each Owner shall be assessed and shall pay an amount computed by multiplying the Association's total advance estimate of Expenses by the fraction produced by dividing the Building Lots attributable to the Owner by the total number of Building Lots in the Property.

9.3 Special Assessments.

9.3.1 Purpose and Procedure. In the event that the Board of the Association shall determine that its respective Regular Assessment for a given calendar year is or will be inadequate to meet the Expenses of such Association for any reason, including but not limited to costs of construction, reconstruction, unexpected repairs or replacement of capital improvements upon the Common Area, attorney's fees and/or litigation costs, other professional fees, or for any other reason, the Board thereof shall determine the approximate amount necessary to defray such Expenses and levy a Special Assessment against the

portions of the Property within its jurisdiction which shall be computed in the same manner as Regular Assessments. No Special Assessment shall be levied which exceeds twenty percent (20%) of the budgeted gross Expenses of such Association for that fiscal year, without the vote or written assent of the Owners representing a majority of the votes of the Members of such Association. The Board shall, in its discretion, determine the schedule under which such Special Assessment will be paid.

9.3.2 Consistent Basis of Assessment. Every Special Assessment levied by and for the Association shall be levied and paid upon the same basis as that prescribed for the levying and payment of Regular Assessments for such Association.

9.4 Limited Assessments. Notwithstanding the above provisions with respect to Regular and Special Assessments, a Board may levy a Limited Assessment against a Member as a remedy to reimburse the Association for costs incurred in bringing the Member and/or such Member's Building Lot into compliance with the provisions of the governing instruments for Patagonia Subdivision.

9.5 Uniform Rate of Assessment. Unless otherwise specifically provided herein, Regular and Special Assessments shall be fixed at a uniform rate per Building Lot for all Members of the Association.

9.6 Assessment Period. Unless otherwise provided in the Articles or Bylaws, the Assessment period shall commence on January 1 of each year and terminate December 31 of the year in which the Initiation Date occurs. The first Assessment shall be pro-rated according to the number of months remaining in the fiscal year and shall be payable in equal monthly installments.

9.7 Notice and Assessment Due Date. Ten (10) days prior written notice of Regular and Special Assessments shall be sent to the Owner of every Building Lot subject thereto, and to any person in possession of such Building Lot. The due dates for installment payment of Regular Assessments and Special Assessments shall be the first day of each month unless some other due date is established by the Board. Each monthly installment of the Regular Assessment or Special Assessment shall become delinquent if not paid within ten (10) days after the levy thereof. There shall accrue with each installment that is not paid within thirty (30) days after the due date a late fee of \$25.00. The Association may bring an action against the delinquent Owner and may foreclose the lien against such Owner's Building Lot as more fully provided herein. Each Owner is personally liable for Assessments, together with all interest, costs and attorneys' fees, and no Owner may exempt such Owner from such liability by a waiver of the use and enjoyment of the Common Areas, or by lease or abandonment of such Owner's Building Lot.

9.8 Estoppel Certificate. The Association, upon at least twenty (20) days prior written request, shall execute, acknowledge and deliver to the party making such request, a statement in writing stating whether or not, to the knowledge of the Association, a particular Building Lot Owner is in default under the provisions of this Declaration, and further stating the dates to which any Assessments have been paid by the Owner. Any such certificate delivered pursuant to this paragraph may be relied upon by any prospective purchaser or mortgagee of the Owner's Building

Lot. Reliance on such Certificate may not extend to any default as to which the signor shall have had no actual knowledge.

9.9 Special Notice and Quorum Requirements. Notwithstanding anything to the contrary contained in either the Bylaws or the Articles, written notice of any meeting called for the purpose of levying a Special Assessment, or for the purpose of obtaining a membership vote in connection with an increase in the Regular Assessment, shall be sent to all Members of the Association and to any person in possession of a Building Lot, not less than fifteen (15) days nor more than thirty (30) days before such meeting. At the first such meeting called, the presence of Members or of proxies entitled to cast sixty percent (60%) of the total votes of the Association shall constitute a quorum. If such quorum is not present, subsequent meetings may be called subject to the same notice requirement, and the required quorum at the subsequent meetings shall be fifty percent (50%) of the quorum required at the preceding meeting. No such subsequent meeting shall be held more than thirty (30) days following the preceding meeting.

ARTICLE X: ENFORCEMENT OF ASSESSMENTS; LIENS

10.1 Right to Enforce. The Association has the right to collect and enforce its Assessments pursuant to the provisions hereof. Each Owner of a Building Lot, upon becoming an Owner of such Building Lot, shall be deemed to covenant and agree to pay each and every Assessment provided for in this Declaration and agrees to the enforcement of all Assessments in the manner herein specified. In the event an attorney or attorneys are employed for the collection of any Assessment, whether by suit or otherwise, or to enforce compliance with or specific performance of the terms and conditions of this Declaration, each Owner agrees to pay reasonable attorney's fees in addition to any other relief or remedy obtained against such Owner. The Board or its authorized representative may enforce the obligations of the Owners to pay such Assessments by commencement and maintenance of a suit at law or in equity, or the Board may exercise the power of foreclosure and sale pursuant to paragraph 10.3 to enforce the liens created hereby. A suit to recover a money judgment for an unpaid Assessment shall be maintainable without foreclosing or waiving the lien hereinafter provided.

10.2 Assessment Liens.

10.2.1 Creation. There is hereby created a claim of lien with power of sale on each and every Building Lot to secure payment of any and all Assessments levied against such Building Lot pursuant to this Declaration together with interest thereon at the maximum rate permitted by law and all costs of collection which may be paid or incurred by the Association making the Assessment in connection therewith, including reasonable attorneys' fees. All sums assessed in accordance with the provisions of this Declaration shall constitute a lien on such respective Building Lots upon recordation of a claim of lien with the Ada County Recorder. Such lien shall be prior and superior to all other liens or claims created subsequent to the recordation of the notice of delinquency and claim of lien except for tax liens for real property taxes on any Building Lot and Assessments on any Building Lot in favor of any municipal or other governmental assessing body which, by law, would be superior thereto.

10.2.2 Claim of Lien. Upon default of any Owner in the payment of any Regular, Special or Limited Assessment issued hereunder, the Association may cause to be recorded in the office of the Ada County Recorder a claim of lien. The claim of lien shall state the amount of such delinquent sums and other authorized charges (including the cost of recording such notice), a sufficient description of the Building Lot(s) against which the same have been assessed, and the name of the record Owner thereof. Each delinquency shall constitute a separate basis for a notice and claim of lien, but any number of defaults may be included within a single notice and claim of lien. Upon payment to the Association of such delinquent sums and charges in connection therewith or other satisfaction thereof, the Association shall cause to be recorded a further notice stating the satisfaction or relief of such delinquent sums and charges. The Association may demand and receive the cost of preparing and recording such release before recording the same.

10.3 Method of Foreclosure. Such lien may be foreclosed by appropriate action in court or by sale by the Association establishing the Assessment, its attorney or other person authorized to make the sale. Such sale shall be conducted in accordance with the provisions of the Idaho Code applicable to the exercise of powers of sale permitted by law. The Board is hereby authorized to appoint its attorney, any officer or director of the Association, or any title company authorized to do business in Idaho as trustee for the purpose of conducting such power of sale or foreclosure.

10.4 Required Notice. Notwithstanding anything contained in this Declaration to the contrary, no action may be brought to foreclose the lien created by recordation of the notice of delinquency and claim of lien, whether judicially, by power of sale or otherwise, until the expiration of thirty (30) days after a copy of such claim of lien has been deposited in the United States mail, certified or registered, postage prepaid, to the Owner of the Building Lot(s) described in such notice of delinquency and claim of lien, and to the person in possession of such Building Lot(s), and a copy thereof is recorded by the Association in the Office of the Ada County Recorder.

10.5 Subordination to Certain Trust Deeds. The lien for the Assessments provided for herein in connection with a given Building Lot shall not be subordinate to the lien of any deed of trust or mortgage except the lien of a first deed of trust or first mortgage given and made in good faith and for value that is of record as an encumbrance against such Building Lot prior to the recordation of a claim of lien for the Assessments. Except as expressly provided in paragraph 10.6 with respect to a first mortgagee who acquires title to a Building Lot, the sale or transfer of any Building Lot shall not affect the Assessment lien provided for herein, nor the creation thereof by the recordation of a claim of lien, on account of the Assessments becoming due whether before, on, or after the date of such sale or transfer, nor shall such sale or transfer diminish or defeat the personal obligation of any Owner for delinquent Assessments as provided for in this Declaration.

10.6 Rights of Mortgagees. Notwithstanding any other provision of this Declaration, no amendment of this Declaration shall operate to defeat the rights of the Beneficiary under any deed of trust upon a Building Lot made in good faith and for value, and recorded prior to the recordation of such amendment, provided that after the foreclosure of any such deed of trust such Building Lot shall remain subject to this Declaration as amended.

ARTICLE XI: INSPECTION OF ASSOCIATION'S BOOKS AND RECORDS

11.1 Member's Right of Inspection. The membership register, books of account and minutes of meetings of the Board and committees of the Association shall be made available for inspection and copying by any Member of the Association or by such Member's duly appointed representatives, at any reasonable time and for a purpose reasonably related to such Member's interest as a Member at the office of the Association or at such other place as the Board of such Association shall prescribe. No Member or any other person shall copy the membership register for the purposes of solicitation of or direct mailing to any Member of the Association.

11.2 Rules Regarding Inspection of Books and Records. The Board shall establish reasonable rules with respect to:

11.2.1 Notice to be given to the custodians of the records by the persons desiring to make the inspection.

11.2.2 Hours and days of the week when such an inspection may be made.

11.2.3 Payment of the cost of reproducing copies of documents requested pursuant to this Article XI.

11.3 Director's Rights of Inspection. Every director shall have the absolute right at any reasonable time to inspect all books, records and documents of the Association, and the physical properties owned or controlled by the Association. The right of inspection by a director includes the right to make extracts and copies of documents.

ARTICLE XII: ARCHITECTURAL COMMITTEE

12.1 Creation. Within thirty (30) days of the date on which the Grantor first conveys a Building Lot to an Owner, Grantor shall appoint three (3) individuals to serve on Patagonia Subdivision Architectural Committee ("Architectural Committee"). Each member shall hold office until such time as such member has resigned or has been removed, or such member's successor has been appointed, as provided herein. A member of the Architectural Committee need not be an Owner. Members of the Architectural Committee may be removed by the person or entity appointing them at any time without cause.

12.2 Grantor's Right of Appointment. At any time, and from time to time, prior to ten (10) years after the recording date of this Declaration in which Grantor is the Owner of any of the Property, Grantor shall have the exclusive right to appoint and remove all members of the Architectural Committee. At all other times, the Association Board shall have the right to appoint and remove all members of the Architectural Committee. If a vacancy on the Architectural Committee occurs and a permanent replacement has not yet been appointed, Grantor or the Board, as the case may be, may appoint an acting member to serve for a specified temporary period not to exceed one (1) year.



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: The applicant is proposing to develop the subject properties as a residential subdivision with a mix of lot sizes and housing product, various open spaces and ammenities along with a 10 acre school site.

Date of Meeting: December 8, 2021 Time: 6:00pm

Meeting Location: Kuna Public Library - 457 N Locust Ave, Kuna, ID 83634

Site Information

Location: Section 7, 8, 17 Township 2 Range 1E Total Acres 173.80

Subdivision Name: Patagonia East, Lakes, Ridge Lot _____ Block _____

Address: Please see attached legal descriptions

Parcel No(s): Please see attached list of parcel numbers & corresponding owners
Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: Please see attached list of parcel numbers & corresponding owners

Address: _____

Contact Person

Name: Greg Johnson / Taylor Merrill

Business Name (if applicable): Westpark Companies

Address: 1861 S Wells Avenue, Suite 210, Meridian, ID 83642

Phone: 208-888-9946 Email: greg@westparkco.com / taylor@westparkco.com

Applicant

Name: NV5 - Bonnie Layton

Address: 690 S. Industry Way, Suite 10, Meridian, ID 83642

Phone: 208-724-2624 Email: bonnie.layton@nv5.com

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

Applicant Signature:  Date: 2-7-2022

December 8, 2021
bpm

SIGN-IN SHEET

Project Name: Patagonia East, Ridge, Lakes

* giraffevr@yahoo.com

	Name	Address	Phone
1	Vicki Rose*	1099 E. ANDES DR	510 410 5078
2	Henry Huber	2601 E Hubbard	888 4247
3	Norma and Joe Randall	2210 E Hubbard	(208) 284-0301
4	Scott and Christy	Horton 2291 E. Hubbard	208-861-7263 eedshaw@yahoo.com
5	Tal Merrill		
6	Ken & Linda Jantz	8440 S. LOCUST GROVE	208-887-6238
7	David Ray	1950 E. Payson Ln Meridian ID	208-484-1798
8	Bona Russell	1397 E. Brunelle Lane, Meridian	208-871-4215
9			
10	Joe Randall	jrandall-1@msn.com	208 8284-0301
11			
12			
13			
14	Sherry Huber	2601 E Hubbard	
15			
16	Sherry Huber	Sherryhuber1@gmail.com	208/888-4247
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			

David Depinaho
momrussell@msn.com

November 19, 2021

Subject: Patagonia East Neighborhood Meeting

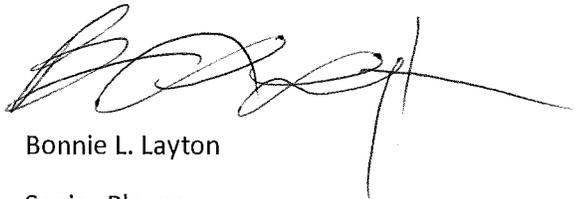
Dear Neighbor:

You are invited to attend a neighborhood meeting to discuss the Patagonia East Subdivision.

Our neighborhood meeting will be held on **Wednesday, December 8, 2021 at 6pm at the Kuna Library located at 457 N. Locust Avenue, Kuna, Idaho.** Due to COVID-19 we ask that you are mindful of social distancing and best practices to keep yourselves and others safe. If you plan to attend please take the appropriate precautions and respect the 6 foot distancing rule.

In the meantime, or should you choose not to attend the meeting due to COVID-19 concerns or any other reason, please contact me to discuss any questions you may have. I can be reached at 208-275-8742 or by e-mail at bonnie.layton@nv5.com. Thank you for your time.

Kind regards,



Bonnie L. Layton

Senior Planner

February 7, 2022

HARLEY R. NOE
Phone: 208.850.4926
Fax: 208.939-8602

Taylor Merrill
Westpark Company
P.O. Box 344
Meridian, ID 83680

RE: Opinion of groundwater levels at Hubbard-Locust Grove parcels

You requested my opinion of groundwater levels to be expected on the parcels at the NW, NE and SE corners of the noted intersection. This area occurs on a large fan terrace landform that extends 2 to 3 miles north and east of your area of concern. These are deep soils underlain by sands, gravels and cobbles at about 12 feet below ground level. There are inclusions of up to 5 percent bedrock at scattered locations.

In 2019 three monitor wells were placed along the east end of your Patagonia site just 3/8 mile to the west. I collected readings on those pipes throughout the 2019, 2020 and 2021 and all locations. These measurements were taken at depths from 11.5 to 13 feet. All locations remained dry throughout the period. No wetness features were observed.

I have also observed numerous test pit excavations on other parts of this terrace over the years since 2006. The only free water ever observed on these soils was in low areas where irrigation water was poorly managed. I am confident that for initial planning you can assume groundwater levels will remain dry to 13 to 15 feet below ground level.

If I can be of any additional assistance please call, e-mail or text me.

transmitted via e-mail

HARLEY R. NOE
Professional Soil Scientist

EXECUTIVE SUMMARY

CR Engineering, Inc. has been retained to prepare a traffic impact study (TIS) update for the proposed Patagonia Subdivision located around the Hubbard Road and Locust Grove Road intersection in Kuna, Idaho, as shown in **Figure 1.1**. The original site plan contains a total of 603 single-family lots. The revised site plan contains 563 single-family lots and one elementary school site lot. The original TIS was completed in November 2018. The scope of this TIS update is similar to the original scope which was determined through coordination with the Idaho Transportation Department (ITD) and Ada County Highway District (ACHD).

The TIS evaluates the potential traffic impacts resulting from background traffic growth, in-process developments in the vicinity, and the proposed revised development, and identifies improvements to mitigate the impacts if needed. Traffic impacts were evaluated based on the proposed land uses and accesses as shown in the preliminary site plan under weekday AM and PM peak hour traffic conditions. **Table 1** summarizes the intersection and roadway improvements needed to mitigate the traffic impacts for the following analysis years traffic conditions:

- 2021 Existing Traffic
- 2025 Phase 1 Background Traffic
- 2025 Phase 1 Total Traffic
- 2035 Build-Out Background Traffic
- 2035 Build-Out Total Traffic

In addition, phasing analysis was also conducted to determine the approximate timeframe when mitigation improvements are needed. These mitigation improvements will be verified in future TIS updates for each subsequent phase of the development. ACHD will require an updated TIS for future phases' preliminary plat submittals.

A detailed site layout for the elementary school was not available at the time of the TIS. An update TIS for the school will be required to include the analysis of the 22 items related to school issues per Idaho Code 67-6519(3).

1.0 Proposed Development

- 1.1 Patagonia Subdivision is a multi-phase residential development with an expected 2035 build-out year but may change depending on the market conditions:
 - Initial Phase 1 contains 127 single-family lots with an estimated 2025 build-out year
 - Full build-out contains 563 single-family lots and one (1) elementary school with an estimated 2035 build-out year

- 1.2 According to the revised site plan, the proposed accesses for the residential developments remain the same as the original approved site plan. One additional access on Locust Grove Road was assumed to serve the elementary school:
 - Three full site accesses on Locust Grove Road
 - Wasatch Avenue on Locust Grove Road
 - Sagwon Street on Locust Grove Road
 - Future school access on Locust Grove Road
 - Three full site accesses on Hubbard Road
 - Falkland Avenue on Hubbard Road
 - Trevelin Avenue on Hubbard Road
 - La Quinta Avenue on Hubbard Road

Table 1 – Intersection and Roadway Improvements Summary

Intersection or Roadway Segment		2021 Existing	2025 Phase 1		2035 Build-Out	
			Background	Total	Background	Total
①	Locust Grove Rd and Lake Hazel Rd	Single-lane roundabout or 3x3 signal or alternative mitigations	Single-lane roundabout or 3x3 signal or set up Priority Corridor Fund	Single-lane roundabout or 3x3 signal or pay into Priority Corridor Fund	Multilane roundabout or 5x3 signal or set up Priority Corridor Fund	Multilane roundabout or 5x3 signal or pay into Priority Corridor Fund
②	Meridian Rd and Columbia Rd	None	Signal timing adjustments	Signal timing adjustments	MUT with 3 thru lanes on Meridian Rd or alternative mitigations	MUT with 3 thru lanes on Meridian Rd or alternative mitigations or pay ITD mitigation fee
③	Locust Grove Rd and Columbia Rd	None	Single-lane roundabout or 3x3 signal or alternative mitigations	Single-lane roundabout or 3x3 signal or alternative mitigations	Single-lane roundabout or 3x3 signal or alternative mitigations	Single-lane roundabout or 3x3 signal or alternative mitigations
④	Eagle Rd and Columbia Rd	None	None	None	Single-lane roundabout or 3x3 signal or alternative mitigations	Single-lane roundabout or 3x3 signal or alternative mitigations
⑤	Meridian Rd and Hubbard Rd	Signal timing adjustments and set up a joint ITD/ACHD Priority Corridor Fund	Dual EB left-turn lanes and signal modifications or set up a joint ITD/ACHD Priority Corridor Fund	Dual EB left-turn lanes and signal modifications or pay into Priority Corridor Fund	MUT with 3 thru lanes on Meridian Rd or set up a joint ITD/ACHD Priority Corridor Fund	MUT with 3 thru lanes on Meridian Rd or pay into Priority Corridor Fund
⑥	Locust Grove Rd and Hubbard Rd	None	None	None	None	None
⑦	Eagle Rd and Hubbard Rd	None	None	None	None	None

Table – Intersection and Roadway Improvements Summary (Continued)

Intersection or Roadway Segment		2021 Existing	2025 Phase 1		2035 Build-Out	
			Background	Total	Background	Total
8	Wasatch Wy and Locust Grove Rd	Future Intersection		Stop T-intersection	None	None beyond prior improvements
9	Sagwon St and Locust Grove Rd	Future Intersection		Two-Way Stop	None	SB sight-turn lane ¹
10	Falkland Ave and Hubbard Rd	Future Intersection		Stop T-intersection	None	None beyond prior improvements
11	Trevelin Ave and Hubbard Rd	Future Intersection		Two-Way Stop	None	None beyond prior improvements
12	La Quinta Wy and Hubbard Rd	Future Intersection		Stop T-intersection	None	None beyond prior improvements
13	School Access and Locust Grove Rd	Future Intersection		Stop T-intersection	None	None beyond prior improvements
Columbia Rd Meridian Rd to Locust Grove Rd		None	None	None	Widen to 3 lanes or Alternative mitigations	Widen to 3 lanes or Alternative mitigations
Columbia Rd Locust Grove Rd to Eagle Rd		None	Widen to 3 lanes or Alternative mitigations	Widen to 3 lanes or Alternative mitigations	Widen to 3 lanes or Alternative mitigations	Widen to 3 lanes or Alternative mitigations
Locust Grove Road Lake Hazel Rd to Columbia Rd		None	None	None	None	None
Locust Grove Rd Columbia Rd to Hubbard Rd		None	None	Improve to ACHD standards along the site frontage	None	Improve to ACHD standards along the site frontage
Hubbard Road Meridian Rd to Locust Grove Rd		None	None	Improve to ACHD standards along the site frontage	None	Improve to ACHD standards along the site frontage
Hubbard Road Locust Grove Rd to Eagle Rd		None	None	Improve to ACHD standards along the site frontage	None	Improve to ACHD standards along the site frontage

¹ Turn lane warranted based on ACHD turn lane guidelines; intersection meets thresholds without turn lane

2.0 Improvements Needed to Mitigate 2021 Existing Traffic

2.1 With 2021 existing traffic, two study area intersections currently exceed minimum operational thresholds analyzed with the existing intersection control and lane configurations. The intersections, operational deficiencies, and mitigation improvements are:

■ Locust Grove Road and Lake Hazel Road Intersection

- The intersection is operating at Level of Service (LOS) F with the critical westbound approach operating over capacity with a volume to capacity (v/c) ratio of 1.04 during the PM peak hour, exceeding the ACHD 1.00 threshold
- The intersection and all lane groups meet ACHD minimum operational thresholds during the PM shoulder hours
- There are no improvements programmed at the intersection according to the ACHD 2022-2026 *Integrated Five Year Work Plan (IFYWP)*. The intersection is programmed in the current 2020 *Capital Improvement Plan (CIP)* to be reconstructed as a multilane roundabout with two lanes on the Lake Hazel Road approaches and one lane on the Locust Grove Road approach in the 2036-2040 timeframe
- Two improvements options are proposed to mitigate 2021 existing traffic operations:
 - Option 1 – Reconstruct the intersection as a single-lane roundabout
 - Option 2 – Install a traffic signal and construct left-turn lanes on all approaches (3x3 signal)
 - The intersection meets MUTCD signal Warrant 1, eight-hour vehicular volume, under 2021 existing traffic conditions
- These improvement options may not be feasible in the near future since they are not programmed or funded for construction. If these improvements are infeasible, to be determined by ACHD, alternative mitigation measures are recommended, which may include one or more of the following:
 - Install crosswalks at the Locust Grove Road and Lake Hazel Road intersection
 - Pedestrian crossing study will be needed to confirm the crossing needs and the level of pedestrian crossing treatment
 - Install mid-block crossing on Lake Hazel Road between Locust Grove Road and Eagle Road
 - Pedestrian crossing study will be needed to confirm the crossing needs and the level of pedestrian crossing treatment
 - Construct missing sidewalks on Lake Hazel Road between Locust Grove Road and Eagle Road

The existing Discovery Park located south of Lake Hazel Road between Locust Grove Road and Eagle Road is anticipated to generate pedestrian/bicycle activities along this Lake Hazel Road segment. Therefore, these alternative mitigation measures are expected to accommodate and provide benefits for pedestrians/cyclists in the area.

■ Meridian Road and Hubbard Road intersection

- The intersection meets ITD and ACHD minimum operational thresholds except for one lane group during the AM peak hour:
 - With the existing signal timings, the eastbound left-turn lane group is operating over capacity with a v/c ratio of 1.32 during the AM peak hour, exceeding the ITD 0.90 and the ACHD 1.00 threshold
 - The eastbound left-turn lane group also operates over capacity with a v/c ratio of 1.11 during the AM shoulder hour
 - Based on the 2021 traffic counts, the eastbound left-turn volume exceeds 270 vehicles during the AM peak hour and 200 during the AM shoulder hour, resulting in queuing beyond the existing storage length

- There are no improvements programmed at the intersection according to the current ACHD IFYWP or CIP
- The intersection is planned to be reconstructed as a Median U-Turn (MUT) according to the ITD Idaho 69 corridor plan draft findings
- The following interim improvements are proposed to mitigate 2021 existing AM peak hour traffic operations:
 - Adjust signal timing to allot more green time for the eastbound left-turn phase
 - This signal timing adjustment is not expected to have major impacts on the signal coordination since the existing cycle length could remain at 140 seconds
- ITD and ACHD should set up a joint Priority Corridor Fund to collect mitigation fees from developments within the area to offset their impacts

2.2 None of the other study area intersections need turn lanes based on ACHD’s turn lane guidelines.

2.3 With 2021 existing traffic, all study area roadways segments meet ACHD LOS planning thresholds with the existing lane configuration. As a result, no roadway capacity improvements are needed to mitigate 2021 existing traffic.

3.0 Improvements Needed to Mitigate 2025 Phase 1 Background Traffic

3.1 With 2025 Phase 1 background traffic, four study area intersections are anticipated to exceed minimum operational thresholds analyzed with the existing intersection control and lane configurations. The intersections, operational deficiencies, and mitigation improvements are:

■ Locust Grove Road and Lake Hazel Road Intersection

- The intersection is anticipated to operate at LOS F with three approaches operating over capacity with v/c ratios exceeding the ACHD 1.00 threshold during the PM peak hour
- The intersection is also anticipated to exceed ACHD minimum operational thresholds during the 3-4 PM shoulder hour
- There are no improvements programmed at the intersection according to the ACHD IFYWP
- The intersection is programmed in the current 2020 CIP to be reconstructed as a multilane roundabout with two lanes on the Lake Hazel Road approaches and one lane on the Locust Grove Road approach in the 2036-2040 timeframe
- Two improvements options are proposed to mitigate 2025 Phase 1 background traffic operations:
 - Option 1 – Reconstruct the intersection as a single-lane roundabout
 - Option 2 – Install a 3x3 traffic signal
 - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2021 existing traffic conditions
- These improvement options may not be feasible by 2025 as they are not programmed or funded for construction. ACHD should set up the Priority Corridor Fund to collect mitigation fees from developments within the area to offset their impacts

■ Meridian Road and Columbia Road intersection

- The intersection is anticipated to meet ITD and ACHD minimum operational thresholds except for one lane group during the AM peak hour:
 - With a 150-second cycle length per ACHD policy, the northbound through lane group is anticipated to operate with a v/c ratio of 0.93 during the AM peak hour, which meets the ACHD 1.00 threshold but exceeds the ITD 0.90 threshold
- There are no improvements programmed at the intersection according to the current ACHD IFYWP or CIP

- The intersection is planned to be reconstructed as a MUT according to the ITD Idaho 69 corridor plan draft findings
- The following interim improvements are proposed to mitigate 2025 Phase 1 AM peak hour background traffic operations:
 - Adjust the cycle length to 160 seconds in the AM peak hour
 - ACHD and ITD should monitor the intersection operations as traffic increases and adjust the signal timing on the Meridian Road corridor as needed

■ **Locust Grove Road and Columbia Road Intersection**

- The intersection is anticipated to operate at LOS E during the PM peak hour with the critical westbound approach operating with a v/c ratio of 1.01, which exceeds the ACHD 1.00 threshold
- The intersection is anticipated to meet ACHD minimum operational thresholds during the PM shoulder hours
- There are no improvements programmed at the intersection according to the ACHD IFYWP
- The intersection is identified in the current 2020 CIP and Master Street Map (MSM) to be reconstructed as a single-lane roundabout
- Two improvements options are proposed to mitigate 2025 Phase 1 background traffic operations:
 - Option 1 – Reconstruct the intersection as a single-lane roundabout
 - Option 2 – Install a 3x3 traffic signal
 - The intersection meets MUTCD signal Warrant 2 under 2025 Phase 1 background traffic conditions
- These improvement options may not be feasible by 2025 as they are not programmed or funded for construction. If these improvements are infeasible, to be determined by ACHD, alternative mitigation measures are recommended, which may include one or more of the following:
 - Install 3-inch yellow retroreflective sheeting to the existing signal backplates at the Columbia Road and Hubbard Road intersections on Meridian Road
 - Install near-side signal heads on the back of the signal mast arms for the northbound and southbound left-turn movements at the Columbia Road and Hubbard Road intersections on Meridian Road
 - Install near-side signal heads on the existing poles or new poles for the northbound and southbound left-turn movements at the Columbia Road and Hubbard Road intersections on Meridian Road

Based on additional analysis, the Locust Grove Road and Columbia Road intersection is anticipated to exceed ACHD minimum operational thresholds by 2025 with an increase of approximately 370 vph during the PM peak hour beyond 2021 existing traffic.

■ **Meridian Road and Hubbard Road intersection**

- The intersection is anticipated to exceed ITD and ACHD minimum operational thresholds:
 - The eastbound left-turn lane group is operating over capacity with a v/c ratio of 1.28 during the AM peak hour, exceeding the ITD 0.90 and the ACHD 1.00 threshold
 - The eastbound left-turn lane group v/c ratio also exceeds 1.00 during the AM shoulder hour
- There are no improvements programmed at the intersection according to the current ACHD IFYWP or CIP
- The intersection is planned to be reconstructed as a MUT according to the ITD Idaho 69 corridor plan draft findings

- The following interim improvements are proposed to mitigate 2025 Phase 1 background traffic operations:
 - Construct dual left-turn lanes on the eastbound approach
 - Signal modifications
 - ITD and ACHD should set up a joint Priority Corridor Fund to collect mitigation fees from developments within the area to offset their impacts
- 3.2 None of the study area intersections are expected to need turn lanes with 2025 Phase 1 background traffic based on ACHD's turn lane guidelines.
- 3.3 With 2025 Phase 1 background traffic, one study area roadway segment is anticipated to exceed ACHD LOS planning thresholds with the existing lane configuration during the peak hours. The study area roadway segment, level of service deficiencies, and proposed mitigation improvements are:
- Columbia Road segment between Locust Grove Road and Eagle Road
 - The anticipated maximum peak hour directional volume on this roadway segment is 604 vph in the eastbound direction during the PM peak hour, which exceeds the 575 vph planning threshold for a two-lane minor arterial
 - The maximum shoulder hours directional volumes are below the 575 vph planning threshold
 - According to the current ACHD IFYWP and CIP, there are no improvements programmed on Columbia Road
 - Columbia Road is identified in the MSM for three lanes preservation
 - Two improvement options are proposed to mitigate 2025 Phase 1 background traffic impacts
 - Option 1 – Widen to three lanes as identified in the MSM
 - Option 2 – If ACHD determines the roadway widening in Option 1 is infeasible, install alternative mitigation measures within 1.5 miles of the development. Potential alternative mitigation measures may include one or more of the following:
 - Construct sidewalks on this Columbia Road segment
 - Construct bicycle facilities on this Columbia Road segment
 - Install 3-inch yellow retroreflective sheeting to the existing signal backplates at the Meridian Road and Columbia Road intersection
 - Install 3-inch yellow retroreflective sheeting to the existing signal backplates at the Meridian Road and Hubbard Road intersection

Based on additional analysis, the Columbia Road segment between Locust Grove Road and Eagle Road is anticipated to exceed ACHD level of service planning thresholds during the PM peak hour by 2025 with an increase of approximately 162 vph in the peak direction during the PM peak hour beyond 2021 existing volumes.

4.0 Improvements Needed to Mitigate 2025 Phase 1 Total Traffic

- 4.1 Phase 1 developments include 127 single-family lots located in the northwest area of the Locust Grove Road and Hubbard Road intersection
- 4.2 According to the current preliminary site plan, Phase 1 developments have two site accesses at the same locations as the original approved site plan:
- Sagwon Street on Locust Grove Road
 - Located 820 feet north of Hubbard Road
 - Meets the 660-foot minimum spacing from a signalized intersection

- Falkland Avenue on Hubbard Road
 - Located 610 feet west of Locust Grove Road
 - Proposed location is 50 feet deficient from meeting the 660-foot minimum spacing from a signalized intersection but is anticipated to be outside the influence area of a future roundabout at the Locust Grove Road and Hubbard Road intersection

4.3 Based on ITE Trip Generation Manual, 11th Edition, the estimated site traffic for Phase 1 is:

- Generates approximately 1,257 trips per weekday, 93 trips during the AM peak hour, and 124 trips during the PM peak hour at full build-out.
- The Phase 1 development is not expected to generate pass-by trips retain trips internally within the site
- All trips generated by the development are expected to be made by personal vehicles, commercial vehicles, and walking/bicycle
- The estimated site traffic distribution patterns are:
 - 55% north of the site
 - 35% traveling on Meridian Road
 - 5% traveling on Locust Grove Road
 - 15% traveling on Eagle Road
 - 10% south of the site
 - 5% traveling on Meridian Road
 - 5% traveling on Locust Grove Road
 - 15% west of the site
 - 5% traveling Lake Hazel Road
 - 5% traveling on Columbia Road
 - 5% traveling on Hubbard Road
 - 20% east of the site
 - 10% traveling on Hubbard Road
 - 10% traveling Columbia Road

4.4 With 2025 Phase 1 total traffic, four study area intersections are anticipated to exceed minimum operational thresholds analyzed with the existing intersection control and lane configurations. The intersections, operational deficiencies, and mitigation improvements are:

■ **Locust Grove Road and Lake Hazel Road Intersection**

- The intersection is anticipated to operate at LOS F with three approaches operating over capacity with v/c ratios exceeding the ACHD 1.00 threshold during the PM peak hour
- The intersection exceeded ACHD minimum operational thresholds during the 2025 background PM shoulder hours
- There are no improvements programmed at the intersection according to the ACHD IFYWP
- The intersection is programmed in the current 2020 CIP to be reconstructed as a multilane roundabout with two lanes on the Lake Hazel Road approaches and one lane on the Locust Grove Road approach in the 2036-2040 timeframe
- Two improvements options are proposed to mitigate 2025 Phase 1 total traffic operations:
 - Option 1 – Reconstruct the intersection as a single-lane roundabout
 - Option 2 – Install a 3x3 traffic signal
 - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2021 existing traffic conditions

- These improvement options may not be feasible by 2025 as they are not programmed or funded for construction. The developer may request to enter into a Development Agreement with ACHD and pay into the Priority Corridor Fund an amount to be determined by ACHD to offset the development impacts

■ **Meridian Road and Columbia Road intersection**

- The intersection is anticipated to meet ITD and ACHD minimum operational thresholds except for one lane group during the AM peak hour:
 - With a 150-second cycle length per ACHD policy, the northbound through lane group is anticipated to operate with a v/c ratio of 0.94 during the AM peak hour, which meets the ACHD 1.00 threshold but exceeds the ITD 0.90 threshold
- There are no improvements programmed at the intersection according to the current ACHD IFYWP or CIP
- The intersection is planned to be reconstructed as a MUT according to the ITD Idaho 69 corridor plan draft findings
- The following interim improvements are proposed to mitigate 2025 Phase 1 AM peak hour background traffic operations:
 - Adjust the cycle length to 160 seconds in the AM peak hour
 - ACHD and ITD should monitor the intersection operations as traffic increases and adjusted the signal timing on the Meridian Road corridor as needed
- ITD will assess a proportionate share of the development impacts to fund the construction of a MUT at the Meridian Road and Columbia Road intersection according to the Idaho 69 corridor plan

■ **Locust Grove Road and Columbia Road Intersection**

- The intersection is anticipated to operate at LOS F with the critical westbound approach operating with a v/c ratio of 1.09 during the PM peak hour, which exceeds the ACHD 1.00 threshold
- The intersection is anticipated to meet ACHD minimum operational thresholds during the PM shoulder hours
- There are no improvements programmed at the intersection according to the ACHD IFYWP
- The intersection is identified in the current 2020 CIP and MSM to be reconstructed as a single-lane roundabout
- Two improvements options are proposed to mitigate 2025 Phase 1 background traffic operations:
 - Option 1 – Reconstruct the intersection as a single-lane roundabout
 - Option 2 – Install a 3x3 traffic signal
 - The intersection meets MUTCD signal Warrant 2 under 2025 Phase 1 total traffic conditions
- These improvement options may not be feasible by 2025 as they are not programmed or funded for construction. If these improvements are infeasible, to be determined by ACHD, alternative mitigation measures are recommended, which may include one or more of the following:
 - Install 3-inch yellow retroreflective sheeting to the existing signal backplates at the Columbia Road and Hubbard Road intersections on Meridian Road
 - Install near-side signal heads on the back of the signal mast arms for the northbound and southbound left-turn movements at the Columbia Road and Hubbard Road intersections on Meridian Road
 - Install near-side signal heads on the existing poles or new poles for the northbound and southbound left-turn movements at the Columbia Road and Hubbard Road intersections on Meridian Road

Based on additional analysis, the Locust Grove Road and Columbia Road intersection is anticipated to exceed ACHD minimum operational thresholds by 2025 with an increase of approximately 440 vph during the PM peak hour beyond 2021 existing traffic. Patagonia Subdivision is anticipated to contribute 74 PM peak hour trips to the intersection under 2025 PM peak hour total traffic conditions.

■ Meridian Road and Hubbard Road intersection

- The intersection is anticipated to exceed ITD and ACHD minimum operational thresholds:
 - The eastbound left-turn lane group is operating over capacity with a v/c ratio of 1.28 during the AM peak hour, exceeding the ITD 0.90 and the ACHD 1.00 threshold
 - The eastbound left-turn lane group v/c ratio also exceeds 1.00 during the AM shoulder hour
- There are no improvements programmed at the intersection according to the current ACHD IFYWP or CIP
- The intersection is planned to be reconstructed as a Median U-Turn (MUT) according to the ITD Idaho 69 corridor plan draft findings
- The following interim improvements are proposed to mitigate 2025 Phase 1 background traffic operations:
 - Construct dual left-turn lanes on the eastbound approach
 - Signal modifications
- These improvements may not be feasible by 2025 as they are not programmed or funded for construction. The developer may request to enter into a Development Agreement with ACHD and ITD and pay into the Priority Corridor Fund an amount to be determined by ACHD and ITD to offset the development impacts

4.5 None of the other study area intersections are expected to need turn lanes with 2025 Phase 1 total traffic based on ACHD's turn lane guidelines

4.6 With 2025 Phase 1 total traffic, one study area roadway segment is anticipated to exceed ACHD LOS planning threshold with the existing lane configuration during the peak hours. The study area roadway segment, level of service deficiencies, and proposed mitigation improvements are:

■ Columbia Road segment between Locust Grove Road and Eagle Road

- The anticipated maximum peak hour directional volume on this roadway segment is 617 vph in the eastbound direction during the PM peak hour, which exceeds the 575 vph planning threshold for a two-lane minor arterial
- The maximum shoulder hours directional volumes are below the 575 vph planning threshold
- As noted previously, there are no improvements programmed on Columbia Road in the ACHD IFYWP or CIP, but Columbia Road is identified in the MSM for three lanes preservation
- Two improvement options are proposed to mitigate 2025 Phase 1 background traffic impacts
 - Option 1 – Widen to three lanes as identified in the MSM
 - Option 2 – If ACHD determines the roadway widening in Option 1 is infeasible, install alternative mitigation measures within 1.5 miles of the development. See previous sections for potential alternative mitigation measures to mitigate this segment.

Based on additional analysis, the Columbia Road segment between Locust Grove Road and Eagle Road is anticipated to exceed ACHD level of service planning thresholds during the PM peak hour by 2025 with an increase of approximately 162 vph in the peak direction during the PM peak hour beyond 2021 existing volumes, which is equivalent to 127 dwelling units adding 13 vehicles per hour in the peak direction.

5.0 Improvements Needed to Mitigate 2035 Build-Out Year Background Traffic

5.1 With 2035 build-out year background traffic, five study area intersections are anticipated to exceed minimum operational thresholds analyzed with the existing intersection control and lane configurations. The intersections, operational deficiencies, and mitigation improvements:

■ Locust Grove Road and Lake Hazel Road Intersection

- The intersection is anticipated to operate at LOS F with all approaches operating over capacity with v/c ratios exceeding the ACHD 1.00 threshold during the PM peak hour
- The intersection is also anticipated to exceed ACHD minimum operational thresholds during the PM shoulder hours
- There are no improvements programmed at the intersection according to the ACHD IFYWP
- The intersection is programmed in the current 2020 CIP to be reconstructed as a multilane roundabout with two lanes on the Lake Hazel Road approaches and one lane on the Locust Grove Road approach in the 2036-2040 timeframe
- Two improvements options are proposed to mitigate 2035 build-out year background traffic operations:
 - Option 1 – Reconstruct the intersection as a multilane roundabout with the following lanes
 - Two entering and existing lanes on the eastbound and westbound approach
 - One left-turn and one shared lane on the southbound approach
 - One shared lane on the northbound approach
 - Option 2 – Install a traffic signal and widen the intersection with the following lanes
 - One left-turn, one through, and one shared through/right-turn lane on the eastbound and westbound approaches
 - One left-turn and one shared through/right-turn lane on the northbound and southbound approaches
- If these improvement options are not feasible by 2035, ACHD should set up the Priority Corridor Fund to collect mitigation fees from developments within the area to offset their impacts

■ Meridian Road and Columbia Road intersection

- The intersection is anticipated to exceed ITD and ACHD minimum operational thresholds
 - The critical northbound through lane group is anticipated to operate with a v/c ratio of 1.30 during the AM peak hour, exceeding the ACHD 1.00 and the ITD 0.90 thresholds
 - The critical southbound through lane group is anticipated to operate with a v/c ratio of 1.03 during the PM peak, exceeding the ACHD 1.00 and the ITD 0.90 thresholds
 - The intersection is anticipated to meet ACHD minimum operational thresholds during the shoulder hours
- There are no improvements programmed at the intersection according to the current ACHD IFYWP or CIP
- The intersection is planned to be reconstructed as a MUT according to the ITD Idaho 69 corridor plan draft findings
- The following improvements are proposed to mitigate 2035 build-out year background traffic operations:
 - Reconstruct the intersection as a MUT with the following lanes
 - Three through lanes and one right-turn lane on the northbound and southbound approaches
 - One left-turn and one shared through/right-turn (existing) lane on the eastbound approach
 - One left-turn, one through, and one right-turn (existing) lane on the westbound approach

- If these improvements are infeasible by 2035, to be determined by ACHD, alternative mitigation measures are recommended, which may include one or more of the following:
 - Install 3-inch yellow retroreflective sheeting to the existing signal backplates at the intersection
 - Install near-side signal heads on the existing poles for the northbound and southbound through movements
 - Install near-side signal heads on the back of the signal mast arms for the northbound and southbound left-turn movements
- ITD will assess a proportionate share of the development impacts to fund the construction of a MUT at the Meridian Road and Columbia Road intersection according to the Idaho 69 corridor plan

■ **Locust Grove Road and Columbia Road Intersection**

- The intersection is anticipated to operate at LOS F with the critical westbound approach operating with a v/c ratio of 1.31 during the PM peak hour, which exceeds the ACHD 1.00 threshold
- The intersection is anticipated to meet ACHD minimum operational thresholds during the PM shoulder hours
- There are no improvements programmed at the intersection according to the ACHD IFYWP
- The intersection is identified in the current 2020 CIP and MSM to be reconstructed as a single-lane roundabout
- Two improvements options are proposed to mitigate 2035 build-out year background traffic operations:
 - Option 1 – Reconstruct the intersection as a single-lane roundabout
 - Option 2 – Install a 3x3 traffic signal
 - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2035 build-out year background traffic conditions
- If these improvements are infeasible by 2035, to be determined by ACHD, alternative mitigation measures are recommended. See previous sections for alternative mitigation measures at the Locust Grove Road and Columbia Road intersection.

Based on additional analysis, the Locust Grove Road and Columbia Road intersection is anticipated to exceed ACHD minimum operational thresholds by 2025 with an increase of approximately 370 vph during the PM peak hour beyond 2021 existing traffic.

■ **Eagle Road and Columbia Road Intersection**

- The intersection is anticipated to operate at LOS F with the critical westbound approach operating with a v/c ratio of 1.22 during the PM peak hour, which exceeds the ACHD 1.00 threshold
- The intersection is anticipated to meet ACHD minimum operational thresholds during the PM shoulder hours
- There are no improvements programmed at the intersection according to the ACHD IFYWP and CIP
- The intersection is identified in the current MSM to be reconstructed as a single-lane roundabout
- Two improvements options are proposed to mitigate 2035 build-out year background traffic operations:
 - Option 1 – Reconstruct the intersection as a single-lane roundabout
 - Option 2 – Install a 3x3 traffic signal
 - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2035 build-out year background traffic conditions

- If these improvements are infeasible by 2035, to be determined by ACHD, alternative mitigation measures are recommended, which may include one or more of the following:
 - Install 3-inch yellow retroreflective sheeting to the existing signal backplates at the Columbia Road and Hubbard Road intersections on Meridian Road
 - Install near-side signal heads on the back of the signal mast arms for the northbound and southbound left-turn movements at the Columbia Road and Hubbard Road intersections on Meridian Road
 - Install near-side signal heads on the existing poles or new poles for the northbound and southbound left-turn movements at the Columbia Road and Hubbard Road intersections on Meridian Road

Based on additional analysis, the Eagle Road and Columbia Road intersection is anticipated to exceed ACHD minimum operational thresholds by 2029 with an increase of approximately 530 vph during the PM peak hour beyond 2021 existing traffic.

■ Meridian Road and Hubbard Road intersection

- The intersection is anticipated to exceed ITD and ACHD minimum operational thresholds:
 - The eastbound left-turn lane group is operating over capacity with a v/c ratio of 1.28 during the AM peak hour, exceeding the ITD 0.90 and the ACHD 1.00 threshold
 - The eastbound left-turn lane group v/c ratio also exceeded 1.00 during the 2021 AM shoulder hour
- There are no improvements programmed at the intersection according to the current ACHD IFYWP or CIP
- The intersection is planned to be reconstructed as a MUT according to the ITD Idaho 69 corridor plan draft findings
- The following improvements are proposed to mitigate 2035 build-out year background traffic operations:
 - Reconstruct the intersection as a MUT with the following lanes
 - Three through lanes and one right-turn lane on the northbound and southbound approaches
 - Two left-turn lanes and one shared through/right-turn lane on the eastbound approach
 - One left-turn and shared through/right-turn (existing) lane on the westbound approach
- If these improvements are infeasible by 2035, ACHD and ITD should set up a joint Priority Corridor Fund to collect mitigation fees from proposed developments within the area to offset their impacts

5.2 None of the other study area intersections are expected to need turn lanes with 2035 background traffic based on ACHD turn lane guidelines.

5.3 With 2035 build-out year background traffic, two study area roadway segments are anticipated to exceed ACHD LOS planning thresholds with the existing lane configuration during the peak hours. The study area roadway segments, level of service deficiencies, and proposed mitigation improvements are:

■ Columbia Road segment between Meridian Road and Locust Grove Road

- The anticipated maximum peak hour directional volume on this roadway segment is 649 vph in the westbound direction during the PM peak hour, which exceeds the 575 vph planning threshold for a two-lane minor arterial
- The maximum shoulder hours directional volumes are below the 575 vph planning threshold
- According to the current ACHD IFYWP and CIP, there are no improvements programmed on Columbia Road
- Columbia Road is identified in the MSM for three lanes preservation

- Two improvement options are proposed to mitigate 2025 Phase 1 background traffic impacts
 - Option 1 – Widen to three lanes as identified in the MSM
 - Option 2 – If ACHD determines the roadway widening in Option 1 is infeasible, install alternative mitigation measures within 1.5 miles of the development. Potential alternative mitigation measures may include one or more of the following:
 - Construct sidewalks on this Columbia Road segment
 - Construct bicycle facilities on this Columbia Road segment
 - Install 3-inch yellow retroreflective sheeting to the existing signal backplates at the Meridian Road and Columbia Road intersection
 - Install 3-inch yellow retroreflective sheeting to the existing signal backplates at the Meridian Road and Hubbard Road intersection

Based on additional analysis, the Columbia Road segment between Locust Grove Road and Eagle Road is anticipated to exceed ACHD level of service planning thresholds during the PM peak hour by 2028 with an increase of approximately 198 vph in the peak direction during the PM peak hour beyond 2021 existing volumes.

- Columbia Road segment between Locust Grove Road and Eagle Road
 - The anticipated maximum peak hour directional volume on this roadway segment is 579 vph in the eastbound direction during the AM peak hour and 785 vph in the westbound direction during the PM peak hour, which exceeds the 575 vph planning threshold for a two-lane minor arterial
 - The maximum shoulder hours directional volumes are below the 575 vph planning threshold
 - According to the current ACHD IFYWP and CIP, there are no improvements programmed on Columbia Road
 - Columbia Road is identified in the MSM for three lanes preservation
 - Two improvement options are proposed to mitigate 2025 Phase 1 background traffic impacts
 - Option 1 – Widen to three lanes as identified in the MSM
 - Option 2 – If ACHD determines the roadway widening in Option 1 is infeasible, install alternative mitigation measures within 1.5 miles of the development. See discussion in previous sections on alternative mitigation measures to mitigate this roadway segment.

Based on additional analysis, the Columbia Road segment between Locust Grove Road and Eagle Road is anticipated to exceed ACHD level of service planning thresholds during the PM peak hour by 2025 with an increase of approximately 162 vph in the peak direction during the PM peak hour beyond 2021 existing volumes.

6.0 Improvements Needed to Mitigate 2035 Build-Out Year Total Traffic

- 6.1 Patagonia Subdivision contains 563 single-family lots and one elementary school site lot at full build-out
- Sagwon Street on Locust Grove Road
- 6.2 According to the current preliminary site plan, the residential developments have two site accesses on Locust Grove Road and three site access on Hubbard Road at the same locations as the original approved site plan:
- Wasatch Avenue on Locust Grove Road
 - Located 1,170 feet north of Sagwon Street (1,990 feet north of Hubbard Road)
 - Sagwon Street on Locust Grove Road
 - Located 820 feet north of Hubbard Road
 - Meets the 660-foot minimum spacing from a signalized intersection

- Falkland Avenue on Hubbard Road
 - Located 610 feet east of Locust Grove Road
 - Is 50 feet deficient from meeting the 660-foot minimum spacing from a signalized intersection but is anticipated to be outside the influence area of a future roundabout at the Locust Grove Road and Hubbard Road intersection
- Trevelin Avenue on Hubbard Road
 - Located 660 feet east of Locust Grove Road
 - Meets the 660-foot minimum spacing from a signalized intersection
- La Quinta Avenue on Hubbard Road
 - Located 1,315 feet east of Locust Grove Road
 - Meets the 660-foot minimum spacing from a signalized intersection

6.3 Based on the ITE Trip Generation Manual, 11th Edition, the estimated site traffic at full build-out is:

- Generates approximately 6,309 trips per weekday, 803 trips during the AM peak hour, and 600 trips during the PM peak hour at full build-out.
- The development is not expected to generate pass-by trips
- With an on-site school, the development is estimated to retain 8% of the Patagonia Lakes Subdivision residential trips within the site
- All trips generated by the development are expected to be made by personal vehicles, commercial vehicles, and walking/bicycle

6.4 With 2035 build-out year total traffic, five study area intersections are anticipated to exceed minimum operational thresholds analyzed with the existing intersection control and lane configurations. The intersections, operational deficiencies, and mitigation improvements:

■ **Locust Grove Road and Lake Hazel Road Intersection**

- The intersection is anticipated to operate at LOS F with all approaches operating over capacity with v/c ratios exceeding the ACHD 1.00 threshold during the PM peak hour
- The intersection is also anticipated to exceed ACHD minimum operational thresholds during the PM shoulder hours
- There are no improvements programmed at the intersection according to the ACHD IFYWP
- The intersection is programmed in the current 2020 CIP to be reconstructed as a multilane roundabout with two lanes on the Lake Hazel Road approaches and one lane on the Locust Grove Road approach in the 2036-2040 timeframe
- Two improvements options are proposed to mitigate 2035 total traffic operations:
 - Option 1 – Reconstruct the intersection as a multilane roundabout with the following lanes
 - Two entering and existing lanes on the eastbound and westbound approach
 - One left-turn and one shared lane on the southbound approach
 - One shared lane on the northbound approach
 - Option 2 – Install a traffic signal and widen the intersection with the following lanes
 - One left-turn, one through, and one shared through/right-turn lane on the eastbound and westbound approaches
 - One left-turn and one shared through/right-turn lane on the northbound and southbound approaches
- If these improvement options are infeasible by 2035, as determined by ACHD, the developer may request to enter into a Development Agreement with ACHD and pay into the Priority Corridor Fund an amount to be determined by ACHD to offset the development impacts

■ Meridian Road and Columbia Road intersection

- The intersection is anticipated to exceed ITD and ACHD minimum operational thresholds
 - The critical northbound through lane group is anticipated to operate with a v/c ratio of 1.36 during the AM peak hour, exceeding the ACHD 1.00 and the ITD 0.90 thresholds
 - The critical southbound through lane group is anticipated to operate with a v/c ratio of 1.06 during the PM peak, exceeding the ACHD 1.00 and the ITD 0.90 thresholds
 - The intersection is anticipated to meet ACHD minimum operational thresholds during the shoulder hours
- There are no improvements programmed at the intersection according to the current ACHD IFYWP or CIP
- The intersection is planned to be reconstructed as a MUT according to the ITD Idaho 69 corridor plan draft findings
- The following improvements are proposed to mitigate 2035 build-out year background traffic operations:
 - Reconstruct the intersection as a MUT with the following lanes
 - Three through lanes and one right-turn lane on the northbound and southbound approaches
 - One left-turn and one shared through/right-turn (existing) lane on the eastbound approach
 - One left-turn, one through, and one right-turn (existing) lane on the westbound approach
- If these improvements are infeasible by 2035, as determined by ACHD, alternative mitigation measures are recommended. See previous sections for discussion of alternative mitigation measures at the Meridian Road and Columbia Road intersection.
- ITD will assess a proportionate share of the development impacts to fund the construction of a MUT at the Meridian Road and Columbia Road intersection according to the Idaho 69 corridor plan

■ Locust Grove Road and Columbia Road Intersection

- The intersection is anticipated to operate at LOS F with several lane groups operating with v/c ratios exceeding the ACHD 1.00 threshold during the peak hours
- The intersection is anticipated to meet ACHD minimum operational thresholds during the shoulder hours
- There are no improvements programmed at the intersection according to the ACHD IFYWP
- The intersection is identified in the current 2020 CIP and MSM to be reconstructed as a single-lane roundabout
- Two improvements options are proposed to mitigate 2035 total traffic operations:
 - Option 1 – Reconstruct the intersection as a single-lane roundabout
 - Option 2 – Install a 3x3 traffic signal
 - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2035 build-out year background traffic conditions
- If these improvements are infeasible by 2035, as determined by ACHD, alternative mitigation measures are recommended. See previous sections for discussion of alternative mitigation measures at the Locust Grove Road and Columbia Road intersection.

Based on additional analysis, the Locust Grove Road and Columbia Road intersection is anticipated to exceed ACHD minimum operational thresholds by 2025 with an increase of approximately 440 vph during the PM peak hour beyond 2021 existing traffic. Patagonia Subdivision is anticipated to contribute 74 PM peak hour trips to the intersection under 2025 PM peak hour total traffic conditions.

■ Eagle Road and Columbia Road Intersection

- The intersection is anticipated to operate at LOS F with the critical westbound approach operating with a v/c ratio of 1.43 during the PM peak hour, which exceeds the ACHD 1.00 threshold
- The intersection is anticipated to meet ACHD minimum operational thresholds during the PM shoulder hours
- There are no improvements programmed at the intersection according to the ACHD IFYWP and CIP
- The intersection is identified in the current MSM to be reconstructed as a single-lane roundabout
- Two improvements options are proposed to mitigate 2035 total traffic operations:
 - Option 1 – Reconstruct the intersection as a single-lane roundabout
 - Option 2 – Install a 3x3 traffic signal
 - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2035 total traffic conditions
- If these improvements are infeasible by 2035, as determined by ACHD, alternative mitigation measures are recommended. See previous sections for discussion of alternative mitigation measures at the Locust Grove Road and Columbia Road intersection.

Based on additional analysis, the Locust Grove Road and Columbia Road intersection is anticipated to exceed ACHD minimum operational thresholds by 202x with an increase of approximately xxx vph during the PM peak hour beyond 2021 existing traffic.

■ Meridian Road and Hubbard Road intersection

- The intersection is anticipated to exceed ITD and ACHD minimum operational thresholds:
 - Several lane groups are operating over capacity with v/c ratios exceeding 1.00 during the peak hours
 - The intersection also exceeds minimum operational thresholds during the shoulder hours
- There are no improvements programmed at the intersection according to the current ACHD IFYWP or CIP
- The intersection is planned to be reconstructed as a Median U-Turn (MUT) according to the ITD Idaho 69 corridor plan draft findings
- The following intersection improvements are proposed to mitigate 2035 total traffic operations:
 - Reconstruct the intersection as a MUT with the following lanes
 - Three through lanes and one right-turn lane on the northbound and southbound approaches
 - Two left-turn lanes and one shared through/right-turn lane on the eastbound approach
 - One left-turn and shared through/right-turn (existing) lane on the westbound approach
- If these improvement options are infeasible by 2035, the developer may request to enter into a Development Agreement with ACHD and ITD and pay into the Priority Corridor Fund an amount to be determined by ACHD and ITD to offset the development impacts

6.5 Two study area intersections are expected to need turn lanes with 2035 total traffic conditions based on ACHD's turn lane guidelines:

■ Sagwon Street and Locust Grove Road intersection

- Southbound right-turn lane

■ School Access and Locust Grove Road intersection

- Southbound left-turn lane
- Northbound right-turn lane

6.6 With 2035 build-out year total traffic, two study area roadway segments are anticipated to exceed ACHD LOS planning thresholds with the existing lane configuration during the peak hours. The study area roadway segments, level of service deficiencies, and proposed mitigation improvements are:

- Columbia Road segment between Meridian Road and Locust Grove Road
 - The anticipated maximum peak hour directional volume on this roadway segment is 663 vph in the westbound direction during the PM peak hour, which exceeds the 575 vph planning threshold for a two-lane minor arterial
 - The maximum shoulder hours directional volumes are below the 575 vph planning threshold
 - According to the current ACHD IFYWP and CIP, there are no improvements programmed on Columbia Road
 - Columbia Road is identified in the MSM for three lanes preservation
 - Two improvement options are proposed to mitigate 2035 total traffic impacts
 - Option 1 – Widen to three lanes as identified in the MSM
 - Option 2 – If ACHD determines the roadway widening in Option 1 is infeasible, install alternative mitigation measures within 1.5 miles of the development. See previous sections for discussion of alternative mitigation measures to mitigate this roadway segment.

Based on additional analysis, the Columbia Road segment between Locust Grove Road and Eagle Road is anticipated to exceed ACHD level of service planning thresholds during the PM peak hour by 2027 with an increase of approximately 198 vph in the peak direction during the PM peak hour beyond 2021 existing volumes. By 2027, Patagonia Subdivision is estimated to have constructed 239 dwelling units, contributing 9 vehicles in the peak direction during the PM peak hour.

- Columbia Road segment between Locust Grove Road and Eagle Road
 - The anticipated maximum peak hour directional volume on this roadway segment is 630 vph in the eastbound direction during the AM peak hour and 815 vph in the westbound direction during the PM peak hour, which exceeds the 575 vph planning threshold for a two-lane minor arterial
 - The maximum shoulder hours directional volumes are below the 575 vph planning threshold
 - According to the current ACHD IFYWP and CIP, there are no improvements programmed on Columbia Road
 - Columbia Road is identified in the MSM for three lanes preservation
 - Two improvement options are proposed to mitigate 2035 total traffic impacts
 - Option 1 – Widen to three lanes as identified in the MSM
 - Option 2 – If ACHD determines the roadway widening in Option 1 is infeasible, install alternative mitigation measures within 1.5 miles of the development. See previous sections for discussion of alternative mitigation measures to mitigate this roadway segment.

Based on additional analysis, the Columbia Road segment between Locust Grove Road and Eagle Road is anticipated to exceed ACHD level of service planning thresholds during the PM peak hour by 2025 with an increase of approximately 162 vph in the peak direction during the PM peak hour beyond 2021 existing volumes, which is equivalent to 127 dwelling units adding 13 vehicles per hour in the peak direction.



COMMITMENT TO PROPERTY POSTING

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

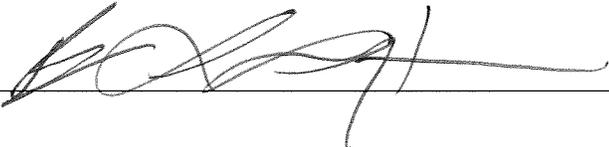


Per Kuna City Code (KCC) 5-1A-8, the Applicant, for all applications requiring a Public Hearing, shall post the subject property *not less than ten (10) days prior to the hearing*. The Applicant shall post a copy of the Public Hearing notice on the property under consideration; all posting must be in 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: Bonnie L. Layton

Signature:  Date: 2-7-22

Patagonia East, Ridge & Lakes Parcel List

Parcel No.	Property Address	Owner	Owner Address / Phone No.	Owner Email
S1407449560	1570 E Hubbard Road, Kuna, ID 83634	Patagonia Development, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	greg@westparkco.com
R9237170100	1632 E Wasatch Lane, Meridian, ID 83642	Wood Properties, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	greg@westparkco.com
R9237170300	1698 E Wasatch Lane, Meridian, ID 83642	Wood Properties, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	greg@westparkco.com
R9237170400	1734 E Wasatch Lane, Meridian, ID 83642	Wood Properties, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	greg@westparkco.com
R9237170500	1780 E Wasatch Lane, Meridian, ID 83642	Wood Properties, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	greg@westparkco.com
R9237170610	E Raycrew Lane, Meridian, ID 83642	Jill S Ray	1950 E Raycrew Lane, Meridian, ID 83642 208-888-6267	david@idahopt.com
R9237170700	1950 E Raycrew Lane, Meridian, ID 83642	David S Ray	1950 E Raycrew Lane, Meridian, ID 83642 208-888-6267	david@idahopt.com
R9237170650	E Raycrew Lane, Meridian, ID 83642	Wood Properties, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	greg@westparkco.com
S1408336300	1670 E Hubbard Road, Kuna, ID 83634	Wood Properties, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	greg@westparkco.com
R9321840100	N Locust Grove Road, Kuna, ID 83634	Wood Properties, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	greg@westparkco.com
S1417212710	E Hubbard Road, Kuna, ID 83634	Patagonia Lakes Development, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	greg@westparkco.com
S1417212720	E Hubbard Road, Kuna, ID 83634	Wood Properties, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	greg@westparkco.com
S1417212650	2223 E Hubbard Road, Kuna, ID 83634	Patagonia Lakes Development, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	greg@westparkco.com



Planning & Zoning Department

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

Agency Notification

June 21, 2022

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

File Numbers & Case Name:	22-01-AN (Annex), 22-01-PUD (Planned Unit Development) 22-01-S (Pre Plat) Patagonia East, Patagonia Ridge, Patagonia Lakes Subdivision.
Project Description	Applicant requests Planned Unit Development (PUD), and Annexation approval for approximately 173.80 acres with the following zones; R-4, R-6 and R-8. Applicant requests Preliminary Plat approval in order to subdivide the same 173.80 ac. into 615 total lots, including a school site. The proposed gross density is 3.23 DUA, and the proposed net density is approximately 4.23 DUA with 16.59 %, or 21.93 acres of common space. The site is located at the intersection of Locust Grove and Hubbard Roads. Sections and Parcel Numbers are listed in the Application Coversheet.
Site Location	The NWC, NEC and SEC of Hubbard and Locust Grove Roads, Kuna, Idaho 83634.
Applicant	Greg Johnson & Taylor Merrill - Westpark Companies 1861 S Wells Ave. Ste. 210 Meridian, ID 83642 208.888.9946 / 208.870.3432 greg@westparkco.com / Taylor@westparkco.com
Representative	Bonnie Layton - NV5 690 S industry Way Ste. 101 Meridian, ID 83642 208.724.2624 Bonnie.layton@nv5.com
Tentative Public Hearing Date	PnZ Commission: On Tuesday, August 9, 2022 (<i>Tentative</i>) At 6:00 PM Council Chambers at Kuna City Hall, 751 W. 4 th 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: 16 August 2022
RE: Public Works Comments
Patagonia East, Patagonia Ridge, Patagonia Lakes Subdivision, 22-01-AN (Annexation),
22-01-PUD (Planned Unit Development), 22-01-S (Preliminary Plat)

The Patagonia East, Patagonia Ridge, Patagonia Lakes Subdivision, 22-01-AN, 22-01-PUD, 22-01-S, annexation, planned unit development, and preliminary plat request dated 21 June 2022 has been reviewed. The applicant wishes to annex with a City of Kuna (City) R-4 (medium density residential), R-6 (medium density residential), and R-8 (medium/high density residential) zones. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

This project is located within the Danskin lift station basin which currently does not have capacity. Public Works has been working closely with this development to move forward with the 18" Danskin force main project. The developer's (Westpark) participation in the 18" Danskin force main project will reserve 524 EDU's in the Danskin Lift Station basin per Resolution R45-2021. This will service a portion of this development based on the dwelling units shown on the preliminary plat. This applicant shall design and construct a pressurized irrigation pump and pond. Public Works can support approval of this applicant contingent that the 18" Danskin force main project is complete.

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 174 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 1,784.
- c) Areas for outside activities are incorporated into the project. Connection to the City of Kuna Pathways Master Plan presents a long-term goal that should be considered.
- d) A construction drawing approval letter from the local irrigation district will be required if this project affects irrigation supply/delivery in any way.
- e) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
- f) All positional information shall be from the most recent state plane coordinate system.
- g) Provide engineering certification on all final engineering drawings.
- h) 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.
- i) Fire suppression shall be available and approved by KRFD.
- j) No building permits will be issued and no construction can begin without adequate fire protection.
- k) Fiber conduit 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 representative, must approve fire/public safety 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 city is unable to service this development until capacity in the Danskin lift station is relieved by the operating 18" Danskin force main project. The developer's (Westpark) participation in the 18" Danskin force main project will reserve 524 EDU's in the Danskin Lift Station basin per Resolution R45-2021.

- b) The applicant's property is not connected to City services. The closest possible connection to gravity sewer is located directly to the west of the proposed development.
- 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 is not connected to City services. The closest possible connection to water is located directly to the west of the proposed development.
- b) The applicant shall design and construct 12-in. water line along all mile and mid-mile roads.
- 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 possible connection to pressurized irrigation is located directly to the west of the proposed development.
- b) The applicant shall design and construct a pressurized irrigation pump and pond.
- c) The applicant shall design and construct 12-in. PI along all mile and mid-mile roads.
- d) Relying on municipal drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
- e) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- f) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
- g) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply. All associated costs shall be paid by the developer.
- h) Surface water rights shall be transferred to the City prior to the completion of the final plat.

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) No maps are included to support Public Works comments.



Mary May, President
Alexis Pickering, Vice-President
Jim D. Hansen, 2nd Vice President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner

July 21, 2022

To: Bonnie Layton
NV5
690 S. Industry Way, Suite 101
Meridian, ID 83642

Subject: KPP22-0011/20-01-AN/ 22-01-PUD/ 22-01-S
Northwest, Northeast and Southeast corner of Hubbard Road/Locust Grove Road
intersection
Patagonia East, Patagonia Ridge and Patagonia Lakes Subdivision.

On August 7, 2020, the Ada County Highway District approved Patagonia East, Ridge and Lakes Subdivision, KPP18-0004, 19-13-A, 19-11-S for annexation, zoning and preliminary plat of 561 single family residential lots, 53 common lots and 1 school lot. The site-specific conditions of approval also apply to the resubmittal of this development, Patagonia East, Ridge and Lakes Subdivisions. The following also apply:

1. There have been changes to ACHD's Capital Improvements Plan (CIP) and Integrated Five Year Work Plan (IFYWP) since the original staff report for this development was issued in 2020. Since then, the following have been added to the CIP and IFYWP:
 - The intersection of Hubbard Road/Locust Grove Road is listed in the CIP to be reconstructed as a single lane roundabout between 2036 and 2040.
 - The segment of Hubbard Road from SH-69/Meridian Road to Locust Grove Road is listed in the CIP to be widened to 3-lanes within 74-feet of right-of-way between 2036 and 2040.

Compensation for the right-of-way dedication for the intersection of Hubbard Road/Locust Grove Road abutting the site will be provided based on the updated CIP, as well as for the additional right-of-way that will be dedicated to total 37-feet of right-of-way for Hubbard Road abutting the site west of Locust Grove Road. Compensation will not be provided for additional right-of-way dedicated beyond what is required in the CIP.

2. As part of ACHD's action on the original staff report, the applicant was required to submit an updated traffic impact study prior to ACHD's signature on the final plat with the 202nd single family lot that analyzes the intersections and road segments included in the original traffic impact study and to coordinate the scope of work for the updated traffic impact study with staff. However, staff has concerns about the timing of this updated study as there have been several developments proposed within this area since the original 2018 traffic impact study and there continues to be significant growth. Therefore, the applicant should be required to submit an updated traffic impact study prior to ACHD's signature on the final plat that contains the 101st building lot instead of 202nd building lot.

If you have any questions, please feel free to contact me at (208) 387-6293.

Sincerely,

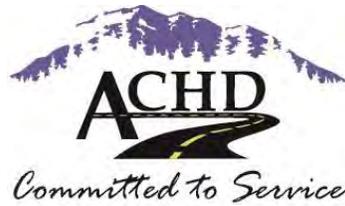
A handwritten signature in blue ink, appearing to read "Paige Bankhead". The signature is fluid and cursive, with the first name "Paige" written in a larger, more prominent script than the last name "Bankhead".

Paige Bankhead, PE
Traffic Engineer
Development Services

cc: Troy Behunin - City of Kuna
Greg Johnson and Taylor Merrill – Westpark Companies

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: **Patagonia East, Ridge and Lakes Subdivision / KPP18-0004 / 19-13-A & 19-11-S**
 The applicant is requesting annexation, zoning, and preliminary plat approval to subdivide 174 acres into 561 single-family residential lots, 53 common lots and 1 school lot.

Lead Agency: City of Kuna

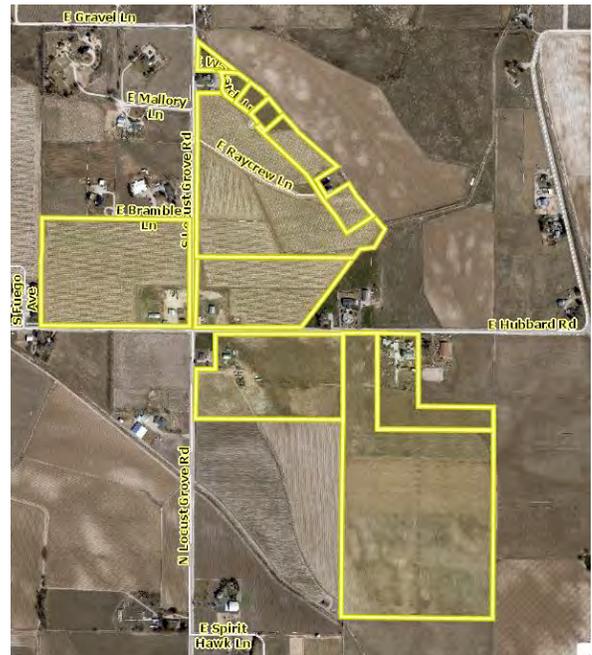
Site Address: Hubbard Road & Locust Grove Road

Staff Approval: August 7, 2020

Applicant: Greg Johnson
 Westpark Companies
 2463 E. Gala Street #120
 Meridian, ID 83642

Representative: Bonnie Layton
 WHPacific- NV5
 2141 W. Airport Way #104
 Boise, ID 83705

Staff Contact: Austin Miller
 Phone: (208) 387-6335
 E-mail: amiller@achdidaho.org



A. Findings of Fact

1. **Description of Application:** The applicant is requesting annexation, zoning (R-4, R-6 and R-8) and preliminary plat approval to subdivide 174 acres into 561 single-family residential lots, 53 common lots and 1 school lot. The proposed uses are consistent with the City of Kuna's comprehensive plan designations of medium density residential and mixed use.

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

Direction	Land Use	Zoning
North	Rural Residential Zone	RR
South	Rural Residential Zone	RR
East	Rural Residential Zone	RR
West	Rural Residential Zone & Medium-Low Density Residential District (Patagonia Subdivision)	RR & R-6

3. **Site History:** ACHD has previously reviewed a portion of this site along the east side of Locust Grove Road north of Hubbard Road as Wasatch Subdivision in 2006. The requirements differ from those of the prior action to reflect the current site plan and MSM designation for Locust Grove Road

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

- Patagonia Subdivision, consisting of 470 single-family residential lots, located immediately west of this site was approved by ACHD in October 2014 and is in various stages of development.
 - Merino Cove Subdivision, consisting of 25 single-family residential lots, located in an out-parcel of the Patagonia Subdivision site west of this site, was approved by ACHD in November 2017 and is currently under construction.
 - Ledgestone Subdivision, consisting of 253 single-family residential lots, located south of the site, was approved by ACHD in January 2019 and is currently in various stages of development.
5. **Transit:** Transit services are not available to serve this site.
 6. **New Center Lane Miles:** The proposed development includes 5 centerline miles of new public road.
 7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
 8. **Capital Improvements Plan (CIP) / Integrated Five Year Work Plan (IFYWP):**
 - The intersection of Locust Grove Road and Lake Hazel 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 5,692 additional vehicle trips per day; 597 additional vehicle trips per hour in the PM peak hour, based on the traffic impact study.
2. **Traffic Impact Study**
Thompson Engineers, Inc. prepared a traffic impact study for the proposed Patagonia East, Ridge and Lakes Subdivision. Below is an executive summary of the findings **as presented by Thompson Engineers** can be found as attachment 3. 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.
3. **Mitigation**
 - a. **Policy:**

Mitigation Proposals: Mitigation recommendations shall be provided within the report. At a minimum, for each roadway segment and intersection that does not meet the minimum acceptable level of service planning threshold or v/c ratio, the report must discuss feasible measures to avoid or reduce the impact to the system. To be considered adequate, measures should be specific and feasible. Mitigation may also include:

- Revision to the Phasing Plan to coincide with the District's planning Capital Projects.
- Reducing the scope and/or scale of the project.

Alternative Mitigation Measures: 7106.7.3 states that if traditional mitigation measures such as roadway widening and intersection improvements are infeasible as determined by ACHD, the TIS may recommend alternative mitigation measures. Alternative mitigation measures shall demonstrate that impacts from the project will be offset.

- If the impacted roadway segments and/or intersections are programmed as funded in the Integrated Five Year Work Plan (IFYWP) or the Capital Improvements Plan (CIP); no alternative mitigation is required.
- If the impacted roadway segments and/or intersections are not programmed in either the IFYWP or the CIP; the applicant may (i) analyze the shoulder hour and (ii) provide a safety analysis to determine alternative mitigation requirements.
 - If the impacted roadway segments and intersections meet the minimum acceptable level of service planning thresholds in the shoulder hour the applicant may suggest feasible alternative mitigation such as: sidewalks, bike facilities, connectivity, safety improvements, etc. within 1.5 miles of the proposed development.
 - If the shoulder hour planning thresholds are exceeded the applicant may request to enter into a Development Agreement and pay into the Priority Corridor Fund an amount determined by the ACHD to offset impacts from the project.
- Alternative Mitigation may also include:
 - Revision to the Phasing Plan to coincide with the District's future Capital Projects.
 - Reducing the scope and/or scale of the project.

Level of Service Planning Thresholds: District Policy 7206.4.1 states that, Level of Service Planning Thresholds have been established for principal arterials and minor arterials within ACHD's Capital Improvement Plan and are also listed in section 7106. Unless otherwise required to provide a Traffic Impact Study under section 7106, a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation for a roadway or intersection that currently exceeds the minimum acceptable level of service planning threshold or V/C ratio.

- b. Staff Comments/Recommendations:** The traffic impact study included an analysis of three different phases with the first phase including 201 single family building lots of the 537 total lots proposed. The traffic impact study notes that under 2018 existing background conditions all study area intersections and roadway segments are anticipated to operate at an acceptable level of service. Under phase 1, 2023 background and total traffic conditions one roadway segment, Columbia Road between SH-69 and Locust Grove Road is anticipated to operate at an unacceptable level of service planning threshold as a 2-lane minor arterial roadway.

The traffic impact study notes that phase 1 site traffic is approximately 2.6% of the total PM peak hour traffic Columbia Road between SH 69 and Locust Grove Road. Therefore, consistent with District policy 7205.3.1 Level of Service Planning Threshold, which states, 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; no improvements are required to this roadway segment for phase 1.

Under Phase 2, 2030 background and total traffic conditions the TIS notes that the following study area intersections anticipated to operate at an unacceptable level of service planning threshold.

Intersections:

- Columbia Road/SH-69
- Hubbard Road/SH-69
- Locust Grove Road/Columbia Road

- Eagle Road/Columbia Road

Roadway Segments:

- Columbia Road between SH-69 and Locust Grove Road as a 2-lane minor arterial
- Columbia Road between Locust Grove Road and Eagle Road as a 2-lane minor arterial

Under Phase 3, 2038 background and total traffic conditions the TIS notes that the following study area intersections and roadway segments are anticipated to operate at an unacceptable level of service planning threshold.

Intersections:

- Locust Grove/Lake Hazel
- Columbia Road/SH-69
- Hubbard Road/SH-69
- Locust Grove Road/Columbia Road
- Eagle Road/Columbia Road

Roadway Segments:

- Columbia Road between SH-69 and Locust Grove Road as a 2-lane minor arterial
- Columbia Road between SH-69 and Linder Road as a 2-lane minor arterial
- Columbia Road between Locust Grove Road and Eagle Road as a 3-lane minor arterial

The intersections and roadway segments anticipated to exceed ACHD's acceptable level of service thresholds are all located offsite and are not scheduled for improvements in ACHD's IFYWP or CIP, with the exception of the Locust Grove/Lake Hazel intersection.

To verify the assumptions of the traffic impact study and to ensure that improvements are made when warranted; prior to ACHD's signature on the final plat which contains the 202nd lot the applicant should be required to submit an updated traffic impact study to ACHD. At a minimum the updated traffic impact study should include an analysis of the intersections and roadway segments included in the original traffic impact study. The applicant should be required to coordinate the full scope of work for the updated traffic impact study with staff. ACHD may have additional requirements based on the findings at that time. Which may include installation of interim signals, pavement widening, construction of off-site pedestrian improvements, etc. A subsequent traffic impact study update will be required based on the findings and recommendations of the updated traffic impact study. The timing of the second traffic impact study update will be determined at that time.

If it is determined that the necessary improvements are infeasible, then the applicant will be required to recommend alternative mitigation measures for consideration, or as an alternative they may stop platting and wait for ACHD to make improvements.

Ledgestone Subdivision has been required to convert the Locust Grove Road/Hubbard Road intersection to an all-way stop control intersection prior to plan approval and ACHD's signature on the final plat that contains the 225th lot.

The applicant should be required to construct a dedicated southbound right-turn lane on Locust Grove Road at Sagwon Street, when Sagwon Street is constructed to intersect Locust Grove Road.

The applicant is proposing a school lot within the development. A separate traffic impact study, specifically regarding the school, will be required when it is developed in the future.

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
Columbia Rd (SH 69 to Locust Grove Rd)	None	Minor Arterial	377	Better than "E"
Columbia Rd (Locust Grove Rd to Eagle Rd)	None	Minor Arterial	273	Better than "E"
Hubbard Rd (SH 69 to Locust Grove Rd)	1,300-feet	Minor Arterial	53	Better than "E"
Hubbard Rd (Locust Grove Rd to Eagle Rd)	1,425-feet	Minor Arterial	38	Better than "E"
Locust Grove Rd (Lake Hazel Rd to Columbia Rd)	None	Minor Arterial	90	Better than "E"
Locust Grove Rd (Columbia Rd to Hubbard Rd)	2,290-feet	Minor Arterial	94	Better than "E"

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

4. Average Daily Traffic Count (VDT)

- The average daily traffic count for Columbia Road between SH 69 and Locust Grove Road was 4,100 on July 12, 2018.
- The average daily traffic count for Columbia Road between Locust Grove Road and Eagle Road was 3,842 on July 12, 2018.
- The average daily traffic count for Hubbard Road between SH 69 and Locust Grove Road was 770 on October 17, 2018.
- The average daily traffic count for Hubbard Road between Locust Grove Road and Eagle Road was 561 on October 17, 2018.
- The average daily traffic count for Locust Grove Road between Lake Hazel Road and Columbia Road was 1,756 on July 12, 2018.
- The average daily traffic count for Locust Grove Road between Columbia Road and Hubbard Road was 990 on October 17, 2018.

C. Findings for Consideration

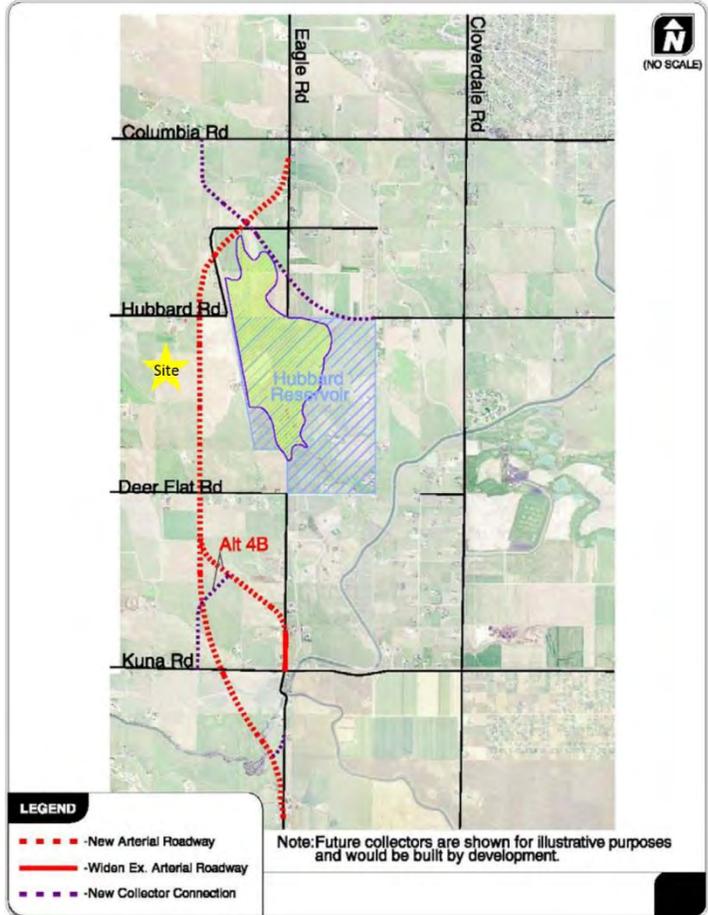
1. Southwest Boise Transportation Study – Eagle-Cloverdale Alignment

- a. The Southwest Boise Transportation Study (SWBS) is a regional study that identifies future roadway improvements, collector roadway connections, intersection and corridor need in Southwest Boise. The study helps ACHD plan for and accommodate future traffic demand in the Southwest Boise area. The study was created in collaboration with the City of Boise and was adopted by the ACHD Commission in May of 2009.

b. **Staff Comments/Recommendations:**

The Southwest Boise Transportation Study included the Eagle/Cloverdale Alignment plan. The Master Street Map has been updated to include corridor preservation to accommodate the construction of Eagle Road south of Columbia Road as a future 3-lane roadway within 74-feet of right-of-way, consistent with the study.

Eagle/Cloverdale Recommended Alignment



2. **Eagle Road**

a. **Existing Conditions:** There are no public streets within the site.

The Eagle Road realignment route as established in the Southwest Boise Transportation Study runs along the east property line of this site.

b. **Policy:**
Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

Street Section and Right-of Way Width Policy: District 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.

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).

Curb Type and/or Roadside Borrow Ditch Policy: District Policy 7205.5.5 states that where curbs are required to be constructed on arterials, standard vertical curbs are required.

Where curbs are not required the design of the roadside borrow ditch shall be in accordance with the ISPWC standards.

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.

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 Eagle Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 49-foot street section within 74-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to construct Eagle Road as a 33-foot wide street section with vertical curb, gutter and 5-foot wide detached concrete sidewalk on the west side and a 3-foot gravel shoulder on the east side, within 58-feet of right-of-way.
- d. **Staff Comments/Recommendations:** The applicant's proposal to construct Eagle Road as a 33-foot wide street section does not meet District policy and should not be approved as proposed.

The applicant should be required to dedicate 58-feet of right-of-way for Eagle Road abutting the site as proposed. The applicant should be required to construct 5-foot wide detached concrete sidewalk for Eagle Road located 2-feet east of the right-of-way line.

Prior to signing the first final plat abutting Eagle Road, the applicant should coordinate with ACHD to determine what roadway improvements are required for Eagle Road abutting the site. Based on the development patterns in the area, ACHD staff will determine if frontage improvements are required or if a road trust should be provided.

The applicant will not be compensated for any improvements or right-of-way dedication along Eagle Road abutting the site, as this street segment is not scheduled for improvements in ACHD's IFYWP or CIP.

3. Hubbard Road

- a. **Existing Conditions:** Hubbard Road is improved with 2 travel lanes (26-feet of pavement) and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Hubbard Road west of Locust Grove Road (25-feet from centerline). The right-of-way for Hubbard Road east of Locust Grove varies from 58-feet to 50-feet (33 to 25-feet from centerline).
- b. **Policy:**
 - Arterial Roadway Policy:** District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

Street Section and Right-of Way Width Policy: District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete 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. These segments of Hubbard Road and Locust Grove Road are designated in the MSM as Residential Arterials with 3-lanes and on-street bike lanes, 46-foot street sections within 74-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to improve Hubbard Road west of Locust Grove Road as ½ of a 46-foot street section with vertical curb, gutter, a 15.5-foot wide planter strip and 8-foot wide concrete sidewalk. The applicant is proposing to dedicate right-of-way to total 48.5-feet from centerline for Hubbard Road abutting the site west of Locust Grove Road.

The applicant is proposing to improve Hubbard Road east of Locust Grove Road as ½ of a 46-foot street section with vertical curb, gutter, an 8-foot wide planter strip and 8-foot wide concrete sidewalk. The applicant is proposing to dedicate right-of-way to total 37-feet from centerline and provide a sidewalk easement extending 2-feet past the back edge of sidewalk for Hubbard Road east of Locust Grove Road abutting the site.

- d. **Staff Comments/Recommendations:** Hubbard Road is not centered on the section line and varies between 1 to 2 feet. Consistent with the adjacent developments, frontage improvements and right-of-way dedication along Hubbard Road should be measured from section line abutting the site.

The applicant's proposal to improve Hubbard Road as a 46-foot wide street section with vertical curb, gutter and an 8-foot wide detached concrete sidewalk where the applicant controls both sides of the roadway and as ½ of a 46-foot street section with vertical curb, gutter and detached sidewalks exceed ACHD policy which requires right-of-way dedication, pavement widening and the construction of sidewalks on arterial roadways.

At a minimum, the applicant should be required to improve Hubbard Road west of Locust Grove Road with 17-feet of pavement from section line plus a 3-foot wide gravel shoulder and 5-foot wide concrete sidewalk located 31-feet from section line adjacent to the entire site. Dedicate right-of-way to total 37-feet from section line for Hubbard Road abutting the site west of Locust Grove Road.

If the applicant chooses to improve Hubbard Road west of Locust Grove Road abutting the site as proposed, then it should be improved as a 46-foot street section with vertical curb, gutter, 15.5-foot wide planter strips and 8-foot wide concrete sidewalk where the applicant controls both side of the roadway and as ½ of a 46-foot street section with vertical curb, gutter, a 15.5-foot wide planter strip and 8-foot wide concrete sidewalk where the applicant controls one side of the roadway. The applicant should dedicate right-of-way to total 48.5-feet from section line for Hubbard Road abutting the site west of Locust Grove Road.

At a minimum, the applicant should be required to improve Hubbard Road east of Locust Grove Road with 17-feet of pavement from centerline plus a 3-foot wide gravel shoulder, borrow ditch and 5-foot wide concrete sidewalk located of 31-feet from section line adjacent to the entire site. The applicant should dedicate right-of-way to total 37-feet from section line and provide a sidewalk easement extending 2-feet behind the back edge of sidewalk for all sidewalk located outside the dedicated right-of-way.

If the applicant chooses to improve Hubbard Road east of Locust Grove Road abutting the site as proposed, then it should be improved as ½ of a 46-foot street section with vertical curb, gutter, an 8-foot wide planter strip and 8-foot wide concrete sidewalk. The applicant should dedicate right-of-way to total 37-feet from section line and provide a sidewalk easement extending 2-feet behind the back edge of sidewalk for all sidewalk located outside the dedicated right-of-way.

The applicant will not be compensated for any improvements or right-of-way dedication along Hubbard Road abutting the site, as this roadway is not scheduled for improvements in ACHD's IFYWP or CIP.

4. **Locust Grove Road**

- a. **Existing Conditions:** Locust Grove Road is improved with 2 travel lanes (26-feet of pavement) and no curb, gutter or sidewalk abutting the site. There is 58-feet of right-of-way for Locust Grove Road south of Hubbard Road (31-feet from centerline). The right-of-way for Locust Grove Road north of Hubbard Road varies from 54 to 63-feet (24 to 30-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. These segments of Hubbard Road and Locust Grove Road are designated in the MSM as Residential Arterials with 3-lanes and on-street bike lanes, 49-foot street sections within 74-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to improve Locust Grove Road as ½ of a 46-foot street section with vertical curb, gutter, a 15-foot wide planter strip and 8-foot wide concrete sidewalk. The applicant is proposing to dedicate right-of-way to total 48.5-feet from centerline of Locust Grove Road abutting the site.
- d. **Staff Comments/Recommendations:** Locust Grove Road is not centered on the section line and varies between 1 to 2 feet. Consistent with the adjacent developments, frontage improvements and right-of-way dedication along Locust Grove Road should be measured from section line.

The applicant's proposal to construct Locust Grove Road as ½ of a 46-foot wide street section with vertical curb gutter and an 8-foot wide detached concrete sidewalk abutting the site

exceeds ACHD policy which requires right-of-way dedication, pavement widening and the construction of sidewalks on arterial roadways.

At a minimum the applicant should be required to improve Locust Grove Road with 17-feet of pavement from section line plus a 3-foot wide gravel shoulder, borrow ditch and 5-foot wide concrete sidewalk located 31-feet from section line adjacent to the entire site. Dedicate right-of-way to total 37-feet from section line and provide a sidewalk easement extending 2-feet behind the back of sidewalk for all sidewalk located outside the dedicated right-of-way.

If the applicant chooses to fully improve Locust Grove Road abutting the site as proposed then it should be improved as a 46-foot street section with vertical curb, gutter, 15-foot wide planter strips and 8-foot wide concrete sidewalk where the applicant controls both sides of the roadway and as ½ of a 46-foot street section with vertical curb, gutter, a 15-foot wide planter strip and 8-foot wide concrete sidewalk where the applicant controls one side of the roadway, consistent with the MSM. The applicant should dedicate right-of-way to total 48.5-feet from section line of Locust Grove Road abutting the site.

The applicant should be required to construct a dedicated southbound right-turn lane on Locust Grove Road at Sagwon Street, when Sagwon Street is constructed to intersect Locust Grove Road.

The applicant will not be compensated for any improvements or right-of-way dedication along Locust Grove Road abutting the site, as this roadway is not scheduled for improvements in ACHD's IFYWP or CIP.

5. Hubbard Road/Locust Grove Road Intersection

a. Policy:

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, roundabout requirements, and specific roadway features required through development. A new roundabout was identified on the MSM. The new single lane roundabout is planned at the at the Hubbard Road/Locust Grove Road intersection.

b. Staff Comments/Recommendations:

As noted above, the intersection of Hubbard Road and Locust Grove Road is shown as a single lane roundabout on the MSM. The traffic impact study included an analysis for this intersection and found that a roundabout is not warranted for the first phases of the development. Therefore, construction of a roundabout at the Hubbard Road/Locust Grove intersection is not required at this time. However, the applicant should be required to dedicate right-of-way at the Hubbard Road/Locust Grove intersection consistent with the template shown on attachment 5 to accommodate the future construction of the single lane roundabout at the intersection.

This intersection should be re-evaluated as part of the required traffic impact study update required to be submitted prior to ACHD's signature on the final plat which contains the 202nd building lot. If the roundabout is warranted as a result of the updated traffic impact study, then the applicant should be required to design and construct the roundabout at that time. If the roundabout is not warranted, then the intersection will be re-evaluated through future traffic impact studies as development in the vicinity of the site occurs.

6. La Quinta Way (between Hubbard Road and Lake Mascardi Street)

a. Existing Conditions:

There are no public streets within the site.

b. Policy:

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

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

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

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

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

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.

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.

Maximum Traffic on One Access: District policy 7207.3.3 states that if a proposed development only has one access to a public street that is a local street, or if it proposes to extend public streets from existing development with only one local street access to the public street system, the maximum forecast ADT to be allowed at any point on the local street access is 1,000 and is subject to fire department requirements for the provision of a secondary access.

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

- The median is platted as right-of-way owned by ACHD.

- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
 - At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
 - The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
 - The license agreement shall contain the District’s requirements of the developer including, but not limited to, a “hold harmless” clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
 - Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.
- c. Applicant Proposal:** The applicant is proposing to construct La Quinta Way as a collector roadway with an 8-foot wide center landscape island, two 21-foot wide travel lanes, vertical curb, gutter and 5-foot wide attached concrete sidewalk. The applicant is proposing to dedicate 66-feet of right-of-way for La Quinta Way south of Fitz Roy Street and 70-feet of right-of-way north of Fitz Roy Street.
- d. Staff Comments/Recommendations:** The applicant’s proposal to construct La Quinta Way as a collector roadway between Hubbard Road and Lake Mascardi Street with an 8-foot wide center landscape island, two 21-foot wide travel lanes, vertical curb, gutter meets District policy and should be approved as proposed. However, a minimum of 7-foot wide sidewalk is required when attached to a collector road. The applicant should be required to construct a minimum of 7-foot wide attached concrete sidewalk or 5-foot wide detached concrete sidewalk on La Quinta Way.

The applicant’s proposal to dedicate 66-feet of right-of-way for La Quinta Way south of Fitz Roy Street and 70-feet of right-of-way north of Fitz Roy Street does not meet District policy which requires right-of-way to extend 2-feet behind the back of sidewalk. The applicant should be required to dedicate additional right-of-way to extend 2-feet behind the back of sidewalk, OR for detached sidewalks to dedicate right-of-way to extend 2-feet behind the back of curb and to provide a sidewalk easement extending 2-feet behind the back of sidewalk for La Quinta Way.

The applicant should plat the center landscape island as right-of-way owned by ACHD. The applicant or the future homeowner’s association should enter into a license agreement with ACHD if landscaping is desired within the island.

7. Internal Local Streets

- a. Existing Conditions:** There are no public streets within the site.
- b. Policy:**
- Local Roadway Policy:** District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.
- Street Section and Right-of-Way Policy:** District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).
- Standard Urban Local Street—33-foot Street Section and Right-of-way Policy:** District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

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

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system.
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

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

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

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

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

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

Tangent Length Approaching Intersections Policy: District policy 7207.5.14 states that intersections located on horizontal curves should be avoided particularly if the radius of either street is close to the minimum allowed or if the intersection occurs on the inside of the horizontal curve. A permanent sight distance easement based on the sight distance of the design speed shall be provided where one street must intersect with another on a curve.

The minimum centerline tangent length approaching an intersection shall be 150-feet from the near edge of the travel way. If the street is planned for future widening, then the tangent shall be measured from the near edge of the future travel way.

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

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

c. **Applicant Proposal:** The applicant is proposing to construct the entry portions of Falkland Avenue, Sagwon Street (east of Locust Grove Road), Trevelin Avenue and Sparrow Cove Street with an 8-foot wide center landscape island, two 21-foot wide travel lanes, vertical curb, gutter, 8-foot wide planter strips and 5-foot wide detached concrete sidewalk. The applicant is proposing to dedicate 70-feet of right-of-way and provide sidewalk easements extending 2-feet behind the back edge of sidewalk.

The applicant is proposing to construct the remaining local streets as 36-foot street sections with rolled curb, gutter, 8-foot wide planter strips and 5-foot wide detached concrete sidewalk. The applicant is proposing to dedicate 50-feet of right-of-way and provide sidewalk easements extending 2-feet behind the back edge of sidewalk.

The applicant is proposing to terminate Fitz Roy Street, Lake Moreno Court and Trelew Way in a cul-de-sac.

The applicant is proposing to construct knuckles with a 50-foot radius at the following intersections:

- Darwin Avenue and Raison Street
- Sapper Hill Avenue and Raison Street
- Merino Street and Green Cottage Avenue
- Merino Street and Fox Bay Avenue
- Temuco Avenue and Bariloche Street
- Lake Mascardi Street and Villa Trafal Avenue

- La Luma Street and Rawson Way

d. **Staff Comments/Recommendations:** The applicant’s proposal to construct the entry portion of Falkland Avenue, Sagwon Street (east of Locust Grove Road), Trevelin Avenue and Lake Moreno Street with an 8-foot wide center landscape island, two 21-foot wide travel lanes, vertical curb, gutter, 8-foot wide planter strips and 5-foot wide concrete sidewalk meets District policy and should be approved as proposed.

The applicant’s proposal to dedicate 70-feet of right-of-way for Falkland Avenue, Sagwon Street (east of Locust Grove Road), Trevelin Avenue and Lake Moreno Street does not meet District policy which requires sidewalk to be located wholly within the right-of-way or wholly within an easement. The applicant should be required to dedicate additional right-of-way to extend 2-feet behind the back of sidewalk OR to dedicate right-of-way to extend 2-feet behind the back of curb, and to provide a sidewalk easement extending 2-feet behind the back of sidewalk.

The applicant should be required to plat the center landscape island as right-of-way owned by ACHD. The applicant or the future homeowner’s association should enter into a license agreement with ACHD is if landscaping is desired within the island.

The applicant’s proposal to construct the remaining local streets as 36-foot wide street sections with rolled curb, gutter, 8-foot wide planter strips and 5-foot wide detached concrete sidewalk meets District policy and should be approved as proposed. The applicant’s proposal to dedicate 50-feet of right-of-way and provide sidewalk easements extending 2-feet behind the back of sidewalk meets District policy and should be approved as proposed.

The applicant’s proposal to terminate Fitz Roy Court and Trelew Way in a cul-de-sac meets District policy and should be approved. The cul-de-sac should be required to have a minimum back of curb radius of 45-feet.

The applicant’s proposal to construct 7 knuckles throughout the site, meets District policy and should be approved as proposed.

8. Alleys

a. **Existing Conditions:** There are no alleys within the site.

b. **Policy:**

New Alley Policy: District Policy 7210.3.1 requires the minimum right-of-way width for all new residential alleys shall be a minimum of 16-feet or a maximum of 20-feet. If the residential alley is 16-feet in width building setbacks required by the land use agency having jurisdiction shall provide sufficient space for the safe backing of vehicles into the alley (see Section 7210.3.3). The minimum right-of-way width for all new commercial or mixed-use alleys shall be 20-feet. All alleys shall be improved by paving the full width and length of the right-of-way.

Dedication of clear title to the right-of-way and the improvement of the alley, and acceptance of the improvement by the District as meeting its construction standards, are required for all alleys contained in a proposed development.

Alley Length Policy: District Policy 7210.3.2 states that alleys shall be no longer than 700-feet in length. If the lead land use agency having jurisdiction requires a shorter block length, the alley shall be no longer than the agency’s required block length.

Alley Parking & Setbacks Policy: District Policy 7210.3.3 states that parking within the alley right-of-way is prohibited. “No Parking” signs are required to be installed by the developer. The signs should be located at the alley/street intersections. Parking which is entered from the alley shall be designed so the minimum clear distance from the back of the parking stall to the opposite side of the alley is 20-feet for all perpendicular parking.

Setbacks for structures taking access from the alley should be closely coordinated with the lead land use agency. The setbacks shall either discourage parking within the alley (where it may partially block or occur within the right-of-way) or allow adequate area for one perpendicular parking pad. In order to discourage parking, building setbacks shall be minimal from the alley right-of-way line, while still achieving the required 20-feet of back-up space from a garage or other parking structure to the opposite side of the alley (i.e. 4-foot setback + 16-foot alley= 20-foot for back-up space).

Alley Intersections and Offsets Policy: District policy 7210.3.7 states that alleys should intersect public streets at each end. In specific circumstances as outlined in the policies below, the District may consider allowing an alley to intersect a public street at only one end. A 90-degree angle of intersection shall be designed where practical. In no case shall the intersecting angle be less than 75-degrees, as measured from centerline of intersecting street. An access to an alley shall be located a minimum of 50-feet from the nearest street (measured centerline to centerline).

Alley/Local Street Intersections Policy: District Policy 7210.3.7.2 states that alleys may intersect all types of local streets including minor local streets. Alleys shall generally be designed with a curb cut type approach when intersecting a local street. Alleys shall generally intersect streets in the middle of the block equally offsetting the intersecting streets. Alleys shall either align with alley/street intersections or provide a minimum 100-foot offset (measured centerline to centerline) from other local street intersections. For alley intersections with local streets, the District may consider a reduced offset if the lead land use agency's required lot size allows for shorter buildable lots.

c. **Applicant Proposal:** The applicant is proposing to construct three 20-foot wide residential alleys in the following locations:

- An east/west alley located between Darwin Avenue and Sapper Hill Avenue.
- An east/west alley located between El Foyel Way and Rawson Way.
- A north/south alley located between Los Lakes Street and Lake Mascardi Street.

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

9. Roadway Offsets

a. **Existing Conditions:** There are no public streets within the site.

b. **Policy:**

Local Street Intersection Spacing on Principal 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 1,320-feet as measured from all other existing roadways as identified in Table 1b (7205.4.7).

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

Collector Offset Policy: District policy 7205.4.2 states that the optimum spacing for new unsignalized collector roadways intersecting minor arterials is 1,320-feet.

District policy 7206.4.5, states that the preferred spacing for a new local street intersecting a collector roadway to align or offset a minimum of 330-feet from any other street (measured centerline to centerline).

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

c. Applicant Proposal: The applicant has proposed the following roadways to intersect Hubbard Road:

- La Quinta Way located 1,315-feet east of Locust Grove Road (1,625-feet west of future Eagle Road).
- Falkland Avenue located 610-feet west of Locust Grove Road (760-feet east of Fuego Avenue).
- Trevelin Avenue located 660-feet east of Locust Grove Road (655-feet west of La Quinta Way).

The applicant has proposed the following roadways to intersect Locust Grove Road:

- Wasatch Way located 1,990-feet north of Hubbard Road (1,170-feet north of Sagwon Street).
- Sagwon Street located 819-feet north of Hubbard Road.

The applicant has proposed the following roadway to intersect Eagle Road:

- Sparrow Cove Street located 1,410-feet south of Hubbard Road.

The applicant has proposed to construct Fitz Roy Court to intersect La Quinta Way 200-feet south of Hubbard Road.

The applicant has proposed to construct Los Lakes to intersect La Quinta Way 655-feet north of Lake Mascardi Street.

d. Staff Comments/Recommendations: The applicant's proposal for Falkland Avenue to intersect Hubbard Road located 610-feet west of Locust Grove Road does not meet District spacing requirements of 660-feet. However, the proposed location of Falkland Avenue was at staff's request. Staff recommends a 6% modification of policy to provide for the future alignment of a public street on the south side of Hubbard Road. The modification of policy is approved at the discretion of the Development Services Manager.

Mason Creek, a future residential collector road listed in the MSM and included in Patagonia Subdivision to the west, is planned to intersect Locust Grove Road 670-feet north of the proposed Wasatch Way intersection. The applicant's proposal for Wasatch Way to intersect Locust Grove Road 670-feet south of Mason Creek meets District policy and should be approved as proposed.

The applicant's proposal for Sparrow Cove Street to intersect Eagle Road 1,410-feet south of Hubbard Road meets District policy and should be approved as proposed.

The applicant's proposal to construct Fitz Roy Court 200-feet south of Hubbard Road does not meet District policy, which requires a minimum 330-foot offset from all other public streets. However, staff recommends a 40% modification of policy to allow the roadway to be located as proposed. This is because relocating Fitz Roy Court a minimum of 330-feet south, as required by policy, would limit sight distance at the intersection due to a curve in the road.

10. Stub Streets

a. **Existing Conditions:** Two stub streets were approved stubbing to this site from Patagonia Subdivision west of the site. The stub streets are located 245-feet and 830-feet north of Hubbard Road (measured centerline-to-centerline).

b. **Policy:**

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

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system.
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

Stub Street Policy: District policies 7205.2.3 (arterials) / 7207.2.4.3 (locals) state 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 Sections 7205.2 (arterials) / 7207.2.4 (locals), 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 IS A DESIGNATED ARTERIAL STREET. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."* or *"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 policies 7205.2.4 (arterials) / 7207.2.4.4 (locals) require that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

c. **Applicant Proposal:** The applicant is proposing to extend both stub streets into the site as 36-foot street sections.

The applicant is proposing to construct 4 stub streets to the north as follows:

- Egg Harbor Avenue located 1,200-feet west of Locust Grove Road.
- Falkland Avenue located 610-feet west of Locust Grove Road.
- Trelew Way located 1,060-feet east of Locust Grove Road.

- Rawson Avenue located 210-feet west of Eagle Road.

The applicant is proposing to construct 2 stub streets to the south as follows:

- El Turbio Street located 1,235-feet east of Locust Grove Road.
- Pucon Avenue located 660-feet from the western property line.

The applicant is proposing to construct 4 stub streets to the west as follows:

- Fitz Roy Street located 200-feet south of Hubbard Road.
- Lanin Street located 755-feet south of Hubbard Road, to the future school site.
- Los Lakes Street located 655-feet north of Lake Mascardi Street.
- Lake Mascardi Street located 755-feet north of the southern property line.

The applicant is proposing to construct one stub street to the east Fitz Roy Street located 200-feet south of Hubbard Road.

- d. Staff Comments/Recommendations:** The previously approved stub street from Patagonia Subdivision located 830-feet north of Hubbard Road has not been constructed at this time. If Sagwon Street is constructed prior to the stub street from Patagonia Subdivision, the applicant should be required to install a sign at the terminus of the stub street stating, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." A temporary turnaround is not required as the stub street is less than 150-feet in length.

The proposed stub streets to the north meet District policy and should be approved as proposed. The applicant should be required to install a sign at the terminus of the stub streets stating, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." A temporary cul-de-sac turnaround should be installed at the terminus of Trele Way as it is greater than 150-feet in length.

The proposed stub streets to the south meet District policy and should be approved as proposed. The applicant should be required to install a sign at the terminus of the stub streets stating, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." A temporary turnaround is not required as the stub streets are less than 150-feet in length.

The proposed stub street locations for Fitz Roy Street, Los Lakes Street and Lake Mascardi Street to the west meet District policy and should be approved. The proposed stub street of Lanin Street should not be approved as proposed, as referenced in finding number 13 below. The applicant should be required to construct a cul-de-sac at the terminus of Fitz Roy Street, extending the right-of-way to the western property line. The applicant should be required to install a sign at the terminus of the stub streets stating, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

The applicant's proposal to stub Fitz Roy Court to the east meets District policy and should be approved as proposed. The applicant should be required to install a sign at the terminus of the stub streets stating, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." A temporary turnaround is not required as the stub streets are less than 150-feet in length.

11. Driveways

11.1 Locust Grove Road

- a. Existing Conditions:** Wasatch Lane, an existing private road intersects Locust Grove Road 227-feet south of the northern property line (along the southern property line of proposed Lot 2 Block 13).

b. Policy:

Access Points Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

c. Applicant Proposal: The applicant is proposing to remove Wasatch Lane.

d. Staff Comments/Recommendations: The existing Wasatch Lane intersection onto Locust Grove Road should be closed with a minimum of a 3-foot wide gravel shoulder, borrow ditch and 5-foot wide concrete sidewalk or vertical curb, gutter, an 8-foot wide planter strip and 8-foot wide concrete sidewalk, consistent with the adjacent improvements to Locust Grove Road.

11.2 Local Streets

a. Policy:

Driveway Location Policy: District policy 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection.

Successive Driveways: District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

b. Applicant Proposal: The applicant is proposing to construct two curb return type driveways to access the community pool parking lots located as follows:

- A 24-foot wide driveway Merino Street aligned with Trevelin Avenue.
- A 24-foot wide driveway onto Villa Trafal Avenue aligned with Sparrow Cove Street.

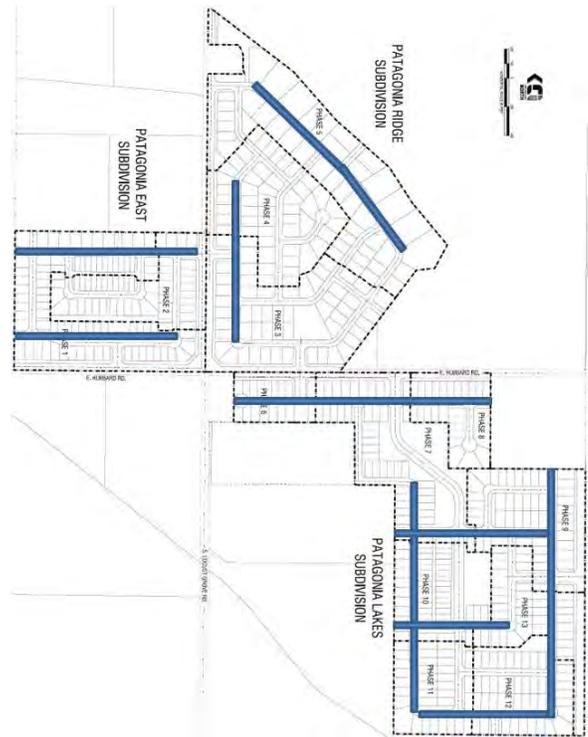
c. Staff Comments/Recommendations: The proposed driveway locations meet District policy and should be approved as proposed.

12. 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 Proposal: The applicant is proposing the following street segments in excess of 750-feet in length (shown in blue):

- Sagwon Street (west of Locust Grove Road) (over 1,500-feet)
- Merino Street (west of Locust Grove Road) (over 1,500-feet)
- Fox Bay Avenue/Way (over 1,000-feet)
- Wasatch Way (over 1,500-feet)
- Fitz Roy Street (over 1,600-feet)
- Los Lakes Street (over 1,000-feet) (stub)
- Lake Mascardi Street (stub)
- El Foyel Way (over 1,500-feet)
- Rawson Avenue (over 1,600-feet) (stub)
- La Luma Street



c. Staff Comments/Recommendations: Prior to ACHD’s signature on the first final plat the applicant should redesign the roadways listed above to limit street segments in excess of 750-feet in length or provide traffic calming on all segments 750-feet or greater.

Egg Harbor Street is not proposed to exceed 750-feet in length, however, is stubbed to the northern property line. When the stub street is extended it will exceed 750-feet in length. The applicant should redesign the roadway layout to limit street length or provide a traffic calming plan including the use of passive design elements approved by ACHD Traffic Services.

Stop signs, speed humps/bumps and valley gutter will not be accepted as traffic calming.

13. Future School Site

a. Applicant Proposal: The applicant is proposing a 9.8-acre lot, abutting Locust Grove Road located 350-feet south of Hubbard Road to be designated as a future school site.

Lanin Street is proposed to stub to the school site.

b. Staff Comments/Recommendations: ACHD staff has the following concerns with the proposed school site location and recommends the school be relocated internal to the site, not adjacent to an arterial street.

- The proposed school site has frontage on Locust Grove Road, a 50-MPH minor arterial roadway. Staff has concerns regarding pedestrian safety and access to the school site.
- Due to the proposed school site’s proximity to the Locust Grove Road / Hubbard Road intersection the installation of school zones flashers and signalized pedestrian crossings on both Locust Grove and Hubbard Roads should be anticipated.
- Staff has concerns regarding the potential for stacking/parking on Locust Grove Road during school drop-off/pick-up, as parking is prohibited on Locust Grove Road. The school should be designed to provide adequate vehicle storage to prevent stacking on Locust Grove Road.
- Staff recommend that the school site be relocated within the subdivision to provide better access and safety for pedestrians.

- If the school site is not relocated, then additional requirement may be necessary to serve the site generated traffic, such as the construction of turn lanes and off-site pedestrian facilities.
- A traffic impact study will be required for the new school.

The Kuna School District has indicated that they have not made a final determination to purchase the school site proposed as part of this application. However, the School District did express that if they were to develop the proposed school site, they would not be in support of the proposed stub street (Lanin Street).

Staff recommends the right-of-way for Limpet Creek Avenue extend to the future school site and not provide a stub street to the designated future school site. By providing local street frontage, this maximizes the developable area for the school if the Kuna School District purchases the site, while also providing for local street connectivity should the site not be developed as a school site.

The sidewalk from the south side of Lanin Street should connect to the sidewalk on the west side of Limpet Creek Avenue.

14. 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.

15. 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.

16. Other Access

Eagle Road is classified as a principal arterial roadway, Hubbard Road and Locust Grove Road are classified as minor arterial roadways and La Quinta Way 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. Site Specific Conditions of Approval

1. Prior to ACHD's signature on the final plat which contains the 202nd lot submit an updated traffic impact study to ACHD. At a minimum the updated traffic impact study should include an analysis of the intersections and roadway segments included in the original traffic impact study. Coordinate the full scope of work for the updated traffic impact study with staff.
2. Redesign the following roadways to reduce the length of the roadways or to include the use of passive design elements and submit a revised internal street layout plan showing the redesigned roadways for review and approval prior to ACHD’s signature on the first final plat.
 - Sagwon Street (west of Locust Grove Road) (over 1,500-feet)
 - Merino Street (west of Locust Grove Road) (over 1,500-feet)
 - Fox Bay Avenue/Way (over 1,000-feet)

- Wasatch Way (over 1,500-feet)
- Fitz Roy Street (over 1,600-feet)
- Los Lakes Street (over 1,000-feet) (stub)
- Lake Mascardi Street (stub)
- El Foyel Way (over 1,500-feet)
- Rawson Avenue (over 1,600-feet) (stub)
- La Luma Street
- Egg Harbor Stub street

Stop signs, speed humps/bumps and valley gutter will not be accepted as traffic calming.

3. Dedicate 58-feet of right-of-way along Eagle Road abutting the site and construct 5-foot wide detached concrete sidewalk for Eagle Road located 2-feet east of the right-of-way line. Compensation should not be provided for any improvements or right-of-way dedication for Eagle Road, as this street segment is not scheduled for improvements in ACHD's IFYWP or CIP.
4. Coordinate with ACHD to determine what roadway improvements are required for Eagle Road abutting the site, prior to signing the first final plat abutting Eagle Road.
5. Improve Hubbard Road west of Locust Grove Road as a 46-foot street section with vertical curb, gutter, 15.5-foot wide planter strips and 8-foot wide concrete sidewalk where the applicant controls both side of the roadway and as ½ of a 46-foot street section with vertical curb, gutter, a 15.5-foot wide planter strip and 8-foot wide concrete sidewalk where the applicant controls one side of the roadway. Dedicate right-of-way to total 48.5-feet from section line for Hubbard Road abutting the site west of Locust Grove Road.

OR

Improve Hubbard Road west of Locust Grove Road with a minimum of 17-feet of pavement from centerline plus a 3-foot wide gravel shoulder and 5-foot wide concrete sidewalk located a minimum of 31-feet from section line adjacent to the entire site. Dedicate right-of-way to total 37-feet from section line for Hubbard Road abutting the site west of Locust Grove Road.

6. Improve Hubbard Road east of Locust Grove Road ½ of a 46-foot street section with vertical curb, gutter, an 8-foot wide planter strip and 8-foot wide concrete sidewalk. Dedicate right-of-way to total 37-feet from section line and provide a sidewalk easement extending 2-feet behind the back edge of sidewalk for all sidewalk located outside the dedicated right-of-way.

OR

Improve Hubbard Road east of Locust Grove Road with a minimum of 17-feet of pavement from centerline plus a 3-foot wide gravel shoulder and 5-foot wide concrete sidewalk located a minimum of 31-feet from section line adjacent to the entire site. Dedicate right-of-way to total 37-feet from section line and provide a sidewalk easement extending 2-feet behind the back edge of sidewalk for all sidewalk located outside the dedicated right-of-way.

7. No compensation shall be provided for any improvements or right-of-way dedication along Hubbard Road abutting the site, as this roadway is not scheduled for improvements in ACHD's IFYWP or CIP
8. Dedicate right-of-way to accommodate the future construction of a single lane roundabout at the intersection of Hubbard Road and Locust Grove Road to match the template shown on Attachment 5.

9. Improve Locust Grove Road as a 46-foot street section with vertical curb, gutter, 15-foot wide planter strips and 8-foot wide concrete sidewalk where the applicant controls both sides of the roadway and as ½ of a 46-foot street section with vertical curb, gutter, a 15-foot wide planter strip and 8-foot wide concrete sidewalk where the applicant controls one side of the roadway, consistent with the MSM. The applicant should dedicate right-of-way to total 48.5-feet from section line of Locust Grove Road abutting the site.

OR

Improve Locust Grove Road with a minimum of 17-feet of pavement from centerline plus a 3-foot wide gravel shoulder and 5-foot wide concrete sidewalk located a minimum of 31-feet from section line adjacent to the entire site. Dedicate right-of-way to total 37-feet from section line and provide a sidewalk easement extending 2-feet behind the back edge of sidewalk for all sidewalk located outside the dedicated right-of-way.

10. No compensation shall be provided for any improvements or right-of-way dedication along Locust Grove Road abutting the site, as this roadway is not scheduled for improvements in ACHD's IFYWP or CIP.
11. Construct a dedicated southbound right-turn lane on Locust Grove Road at Sagwon Street, when Sagwon Street is constructed to intersect Locust Grove Road.
12. Construct La Quinta Way as a collector roadway with an 8-foot wide landscape median, two 21-foot wide travel lanes, vertical curb, gutter and a minimum of 7-foot wide attached concrete sidewalk (or 5-foot wide detached concrete sidewalk).
13. Plat center landscape islands as right-of-way owned by ACHD. Enter into a license agreement with ACHD if landscaping is desired within the islands.
14. Dedicate right-of-way for La Quinta Way to extend 2-feet behind the back edge of sidewalk OR to dedicate right-of-way to extend 2-feet behind the back edge of curb (only applicable with detached sidewalk) and to provide a sidewalk easement extending 2-feet behind back the back edge of sidewalk.
15. Construct the entry portions of Falkland Avenue, Sagwon Street (east of Locust Grove Road), Trevelin Avenue and Lake Moreno Street with an 8-foot wide landscape median, two 21-foot wide travel lanes, vertical curb, gutter, 8-foot wide center landscape islands and 5-foot wide detached concrete sidewalk as proposed. Dedicate right-of-way to extend 2-feet behind the back edge of sidewalk OR to dedicate right-of-way to extend 2-feet behind the back edge of curb (only applicable with detached sidewalk), and to provide a sidewalk easement extending 2-feet behind the back edge of sidewalk.
16. Construct the remaining local streets internal to the site as 36-foot wide street sections with rolled curb, gutter, 8-foot wide planter strips and 5-foot wide detached concrete sidewalk as proposed. Dedicate 50-feet of right-of-way and provide sidewalk easements extending 2-feet behind the back edge of sidewalk
17. Construct a cul-de-sac with a minimum 45-foot back of curb radius on Fitz Roy Street, Lake Moreno Court and Trelew Way.
18. Construct three 20-foot wide residential public alleys located as follows:
 - Between Darwin Avenue and Sapper Hill Avenue.
 - Between El Foyel Way and Rawson Way.
 - Between Los Lakes Street and Lake Mascardi Street.
19. Construct La Quinta Way to intersect Hubbard Road 1,315-feet east of Locust Grove Road.

20. Construct Falkland Avenue to intersect Hubbard Road 610-feet west of Locust Grove Road.
21. Construct Trevelin Avenue to intersect Hubbard Road 660-feet east of Locust Grove Road.
22. Construct Wasatch Way to intersect Locust Grove Road located 1,990-feet north of Hubbard Road.
23. Construct Sagwon Street to intersect Locust Grove Road 819-feet north of Hubbard Road.
24. Construct Sparrow Cove Street to intersect Eagle Road 1,410-feet south of Hubbard Road.
25. Construct Fitz Roy Court to intersect La Quinta Way a minimum of 200-feet south of Hubbard Road (measured centerline-to-centerline).
26. Construct Los Lakes to intersect La Quinta Way a minimum of 330-feet north of Lake Mascardi Street.
27. Construct 4 stub streets to the north as follows:
 - Egg Harbor Avenue located 1,200-feet west of Locust Grove Road, to parcel R7486740400.
 - Falkland Avenue located 610-feet west of Locust Grove Road, to parcel R7486740500.
 - Trelew Way located 1,060-feet east of Locust Grove Road, to parcel S1408336690.
 - Rawson Avenue located 210-feet west of Eagle Road, to parcel S1417212400.
28. Construct 2 stub streets to the south as follows:
 - El Turbio Street located 1,235-feet east of Locust Grove Road, to parcel S1408336690.
 - Pucon Avenue located 660-feet from the western property line, to parcel S1417314800.
29. Construct 3 stub streets to the west as follows:
 - Fitz Roy Street located 200-feet south of Hubbard Road, to parcel S1417223100.
 - Los Lakes Street located 655-feet north of Lake Mascardi Street, to parcel R9321840200.
 - Lake Mascardi Street located 755-feet north of the southern property line, to parcel R9321840300.
30. Construct one sub street to the east, Fitz Roy Street located 200-feet south of Hubbard Road, to parcel S1417212400.
31. Extend the 50-foot right-of-way from Fitz Roy Street to the western property line.
32. Install a sign at the terminus each stub street stating, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." Construct a temporary cul-de-sac turnaround of all stub streets greater than 150-feet in length.
33. Close the existing Wasatch Lane intersection onto Locust Grove Road with curb, gutter and sidewalk consistent with the adjacent improvements.
34. Construct two curb return type driveways to access the community pool parking lots located as follows:
 - A 24-foot wide driveway Merino Street aligned with Trevelin Avenue.
 - A 32-foot wide driveway on El Foyal Way 24 feet south of Sparrow Cove Street.
35. Dedicate right-of-way on Limpet Creek Avenue to abut the future school site.

36. Note on the final plat that other than access specifically approved with this application, direct lot access to Eagle Road, Hubbard Road, Locust Grove Road and La Quinta Way is prohibited.
37. 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.
38. Payment of impact fees is due prior to issuance of a building permit.
39. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

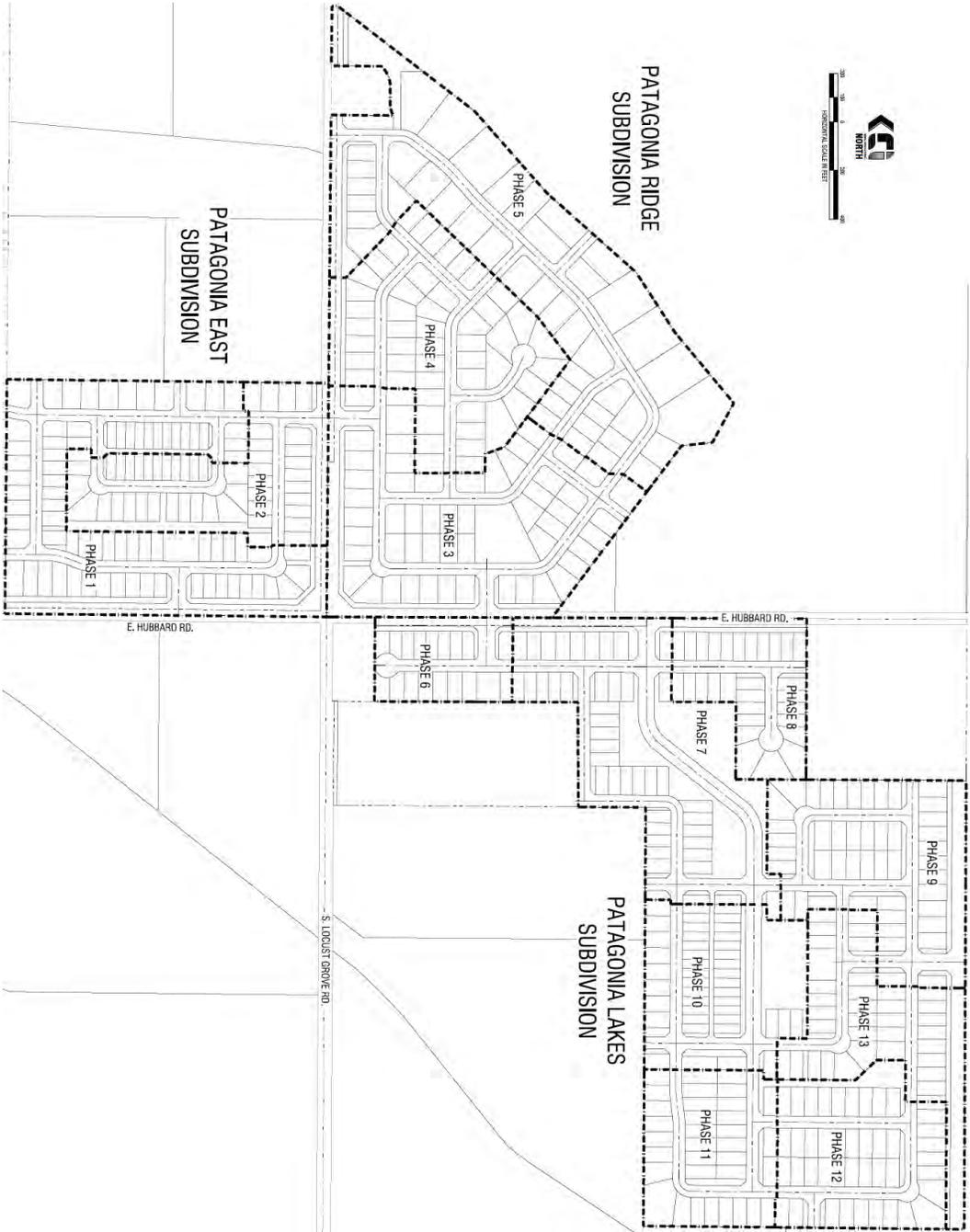
F. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

G. Attachments

1. Vicinity Map
2. Site Plan
3. Traffic Impact Study Excerpted Executive Summary
4. Compass Checklist
5. Single Lane Roundabout Template
6. Utility Coordinating Council
7. Development Process Checklist
8. Appeal Guidelines

SITE PLAN



TRAFFIC IMPACT STUDY EXCERPTED EXECUTIVE SUMMARY

Improvements Needed to Mitigate 2018 Existing Traffic

The traffic impact study notes that under existing conditions (2018) all study roadway segments and intersections operate at an acceptable level of service.

Improvements Needed to Mitigate 2023 Phase 1 Background Traffic

Under 2023 background traffic conditions all study roadway intersections operate at an acceptable level of service, except for the following:

- SH 69 and Columbia Road intersection
 - Signal operation/timing adjustments

Under 2023 background traffic conditions all study roadway segments operate at an acceptable level of service, except for the following:

- Columbia Road between SH 69 and Locust Grove Road would need widened to three lanes to meet LOS E planning threshold.
 - According to ACHD's MSM, this segment of Columbia Road is planned for three lanes preservation.

Improvements Needed to Mitigate 2023 Phase 1 Total Traffic

Under 2023 total traffic conditions all study roadway segments and intersections operate at an acceptable level of service, with the exception of the SH 69 and Columbia Road intersection, and Columbia Road between SH 69 and Locust Grove Road (as noted above).

Improvements Needed to Mitigate 2030 Phase 2 Background Traffic

Under 2030 Phase 2 background traffic conditions all study roadway segments and intersections operate at an acceptable level of service, except for the following:

- Columbia Road and SH 69 intersection
 - Three through lanes on SH 69 approaches
 - The additional through lanes on SH 69 are auxiliary through lanes extending at least 2,000 feet beyond the intersection to allow proper merging operation and signage based on NCHRP Report 707.
 - Southbound right-turn lane
 - Dual left-turn lanes on Columbia Road approaches

These intersection improvements are not programmed in ITD's or ACHD's current transportation plans.

- Hubbard Road and SH 69 intersection
 - Southbound right-turn lane

Two study area intersections are expected to meet vehicular volume thresholds for signals based on preliminary signal warrant analysis:

- Locust Grove Road and Columbia Road intersection
 - Although the intersection is expected to meet warrants for a signal, it is expected to meet ACHD's minimum operational thresholds as an all-way stop-controlled intersection.

- A signal is not required to mitigate 2030 background traffic.
- A detailed signal warrant analysis should be conducted with an updated TIS for Phase 2.
- Eagle Road and Columbia Road intersection
 - Although the intersection is expected to meet warrants for a signal, it is expected to meet ACHD's minimum operational thresholds as an all-way stop-controlled intersection.
 - A signal is not required to mitigate 2030 background traffic.
 - A detailed signal warrant analysis should be conducted with an updated TIS for Phase 2.

Improvements Needed to Mitigate 2030 Phase 2 Total Traffic

Under 2030 Phase 2 total traffic conditions with the preceding improvements identified in the prior phase, all study roadway segments and intersections operate at an acceptable level of service, except for the following:

- SH 69 and Columbia Road intersection
 - No improvements are proposed to mitigate 2030 total traffic impacts.
 - The intersection is expected to meet LOS D threshold with all lane group v/c ratios meeting 1.00 threshold.
 - The intersection is expected to only exceed the overall intersection v/c ratio threshold during the peak hours.
- Locust Grove Road and Columbia Road intersection (two options)
 - Single-lane roundabout
 - The intersection is identified in the current ACHD MSM as a single-lane roundabout.
 - Signal with left-turn lanes on all approaches
 - The intersection is expected to meet warrants for a signal with 2030 total traffic.

These intersection improvement options are not programmed in the current ACHD's transportation plans. They are identified in this traffic impact study as anticipated improvement options needed to mitigate 2030 Phase 2 total traffic. These improvements may or may not be required if the background traffic growth is different from what is assumed in this study and/or Patagonia Subdivision is developed at a different rate. These improvement options should be verified with an updated TIS for future phase preliminary plat submittal.

- Columbia Road between Locust Grove Road and Eagle would need widened to three lanes to meet LOS E planning threshold.
 - According to ACHD's MSM, this segment of Columbia Road is planned for three lanes preservation.

Two study area intersections are expected to meet vehicular volume thresholds for signals based on preliminary signal warrant analysis:

- Lake Hazel Road and Locust Grove Road intersection
 - Although the intersection is expected to meet warrant for a signal, it is expected to meet ACHD's minimum operational thresholds as an all-way stop-controlled intersection.
 - As a result, a signal is not required to mitigate 2030 total traffic to meet ACHD's minimum operational thresholds.

- A detailed signal warrant analysis should be conducted with an updated TIS for future phase preliminary plat submittal.
- Eagle Road and Columbia Road intersection
 - Although the intersection is expected to meet warrant for a signal, it is expected to meet ACHD's minimum operational thresholds as an all-way stop-controlled intersection.
 - As a result, a signal is not required to mitigate 2030 total traffic to meet ACHD's minimum operational thresholds.
 - A detailed signal warrant analysis should be conducted with an updated TIS for future phase preliminary plat submittal.

Improvements Needed to Mitigate 2038 Phase 3 (Build-Out) Background Traffic

Under 2038 background traffic conditions with the preceding improvements identified in the prior phase, all study roadway segments and intersections operate at an acceptable level of service, except for the following:

- Locust Grove Road and Lake Hazel Road intersection (two options)
 - Single-lane roundabout
 - The Locust Grove Road and Lake Hazel Road intersection is identified in the current ACHD CIP as a single-lane roundabout between 2026 and 2030 timeframe.
 - Signal with left-turn lanes on all approaches
 - The intersection is expected to meet warrants for a signal with 2038 background traffic.

These improvement options should be verified with an updated TIS for future phase preliminary plat submittal.

- SH 69 and Columbia Road intersection
 - Two through lanes on Columbia Road approaches
 - Columbia Road is not programmed in the current ACHD's transportation plans to be widened to accommodate two through lanes in either direction. These improvements are identified as anticipated improvements needed to mitigate 2038 background traffic, and should be verified with an update TIS for future phase preliminary plat submittal.
- Eagle Road and Columbia Road intersection (two options)
 - Single-lane roundabout
 - The intersection is identified in the current ACHD MSM as a single-lane roundabout.
 - Traffic signal with left-turn lanes on all approaches
 - The intersection is expected to meet warrants for a signal with 2038 background traffic.

These intersection improvement options are not programmed in the current ACHD's transportation plans. They are identified in this TIS as anticipated improvement options needed to mitigate 2038 background traffic. These improvements may or may not be required if the background traffic growth is different from what is assumed in this study and/or Patagonia Subdivision is developed at a different rate. These improvement options should be verified with an updated TIS for future phase preliminary plat submittal.

- Hubbard Road and SH 69 intersection
 - Westbound right-turn lane

- Columbia Road
 - Widen to five lanes approximately ½ mile east and west of SH 69 intersection
 - These segments of Columbia Road are identified in ACHD MSM as a Transitional/Commercial arterial with preservation of up to three lanes.

Improvements Needed to Mitigate 2038 Phase 3 (Build-Out) Total Traffic

Under 2038 total traffic conditions with the preceding improvements identified in the prior phase, all study roadway segments and intersections operate at an acceptable level of service, except for the following:

- SH 69 and Columbia Road intersection
 - No improvements are proposed to mitigate 2038 total traffic impacts
 - The intersection is expected to meet LOS D threshold with all lane group v/c ratios meeting 1.00 threshold.
 - The intersection is expected to only exceed the overall intersection v/c ratio threshold during the peak hours.
- SH 69 and Hubbard Road intersection
 - No improvements are proposed to mitigate 2038 total traffic impacts
 - The intersection is expected to meet LOS D threshold with all lane group v/c ratios meeting 1.00 threshold.
 - The intersection is expected to only exceed the overall intersection v/c ratio threshold during the AM peak hour.
- Ray / Bridge Access on Locust Grove Road
 - Southbound right-turn lane
- Columbia Road between Locust Grove Road and Eagle Road is expected to exceed ACHD's LOS E planning threshold with 2038 total traffic as a three-lane minor arterial.

COMPASS CHECKLIST

Communities in Motion 2040 2.0 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of **Communities in Motion 2040 2.0** (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 2.0 goals.

Development Name: Patagonia East

Agency: Kuna

CIM Vision Category: Future Neighborhoods

New households: 537

New jobs: 0

Exceeds CIM forecast: Yes

	<p>CIM Corridor: Hubbard Road Pedestrian level of stress: R Bicycle level of stress: R</p>	<p>Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with G or PG ratings better support bicyclists and pedestrians of all ages and comfort levels.</p>
	<p>Housing within 1 mile: 280 Jobs within 1 mile: 90 Jobs/Housing Ratio: 0.3</p>	<p>A good jobs/housing balance – a ratio between 1 and 1.5 – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</p>
	<p>Nearest police station: >4 miles Nearest fire station: 3.9 miles</p>	<p>Developments within 1.5 miles of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.</p>
	<p>Farmland consumed: Yes Farmland within 1 mile: 1,545 acres</p>	<p>Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.</p>
	<p>Nearest bus stop: >4 miles Nearest public school: 2.5 miles Nearest public park: 2.1 miles Nearest grocery store: 2 miles</p>	<p>Residents who live or work less than ½ mile from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.</p>

Recommendations

This proposal exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands. This location is still in a largely farmland area. Nearby employment, parks, grocery stores, and services are likely accessed only by vehicle and there are no plans for public transportation to this location.

More information about COMPASS and **Communities in Motion 2040 2.0**:

Web: www.compassidaho.org

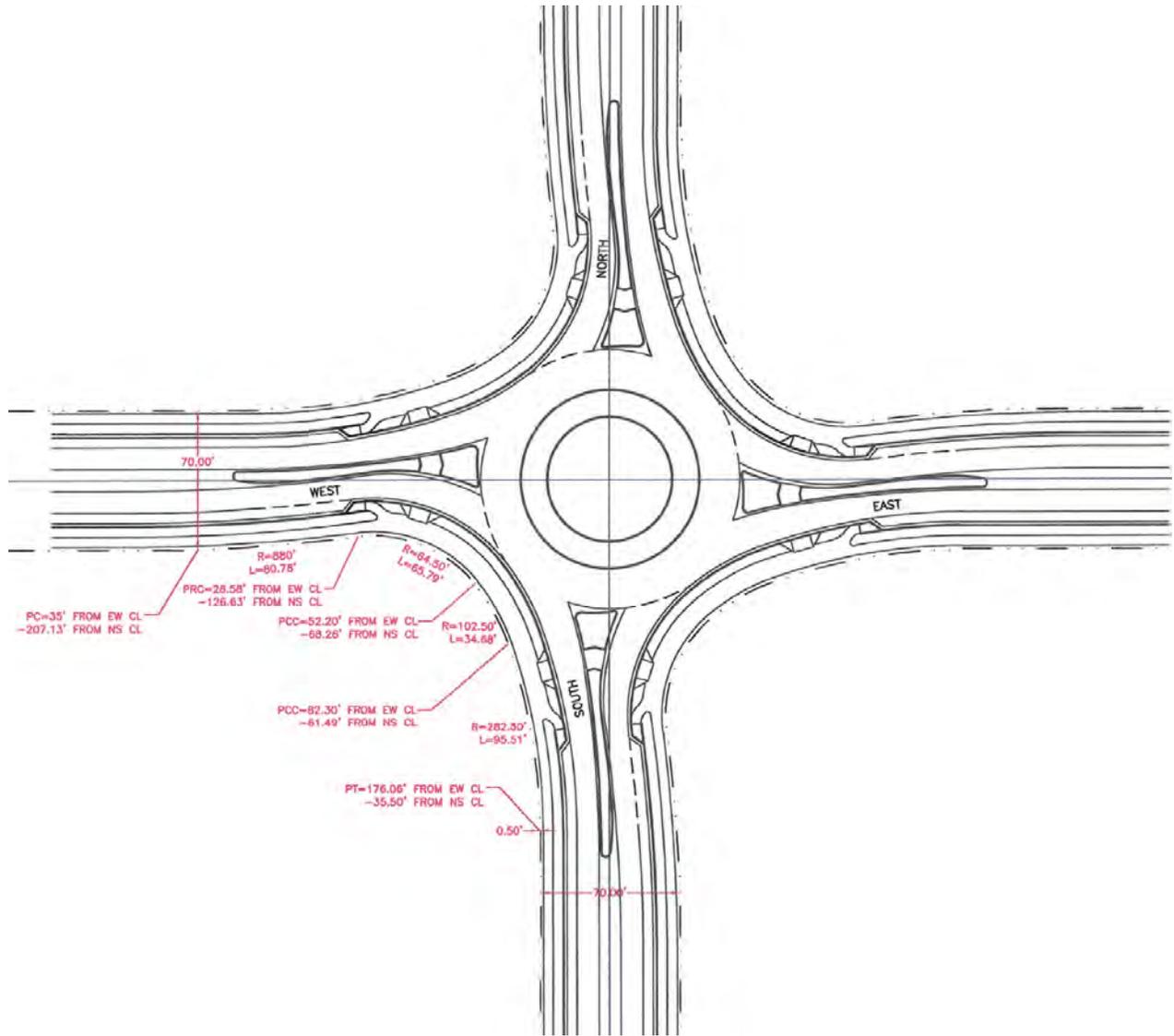
Email info@compassidaho.org

More information about the development review process:

<http://www.compassidaho.org/dashboard/devreview.htm>



SINGLE LANE ROUNDABOUT TEMPLATE



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.



ADA COUNTY DEVELOPMENT SERVICES

200 W. FRONT STREET, BOISE, IDAHO 83702-7300
<https://adacounty.id.gov/developmentservices>

PHONE (208) 287-7900
FAX (208) 287-7909

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

July 12, 2022

Troy Behunin
Kuna City Planning Department
PO Box 13
Kuna, ID 83634

RE: 22-01-AN, 22-01-S / 22-01-PUD / NWC, NEC, of Hubbard and Locust Grove Road and south of Hubbard Road and east of Locust Grove Road / Patagonia East, Patagonia Ridge, and Patagonia Lakes Subdivision

Troy,

The City of Kuna has requested feedback regarding the proposed annexation, preliminary plat, and planned unit development for the Patagonia East, Patagonia Ridge, and Patagonia Lakes Subdivisions, which will consist of 615 detached single-family homes, 53 common lots, and one school lot on 173.80-acres located on the NWC and NEC of Hubbard Road and Locust Grove Road, and south of Hubbard Road and east of Locust Grove Road.

Ada County is supportive of the application due to the proximity of the site to existing public services. *Goal 2.2f* of the Ada County Comprehensive Plan encourages residential development to occur at urban densities within Areas of City Impact where public facilities are available.

The layout of the subdivision complies with many of the goals of the Ada County Comprehensive Plan. The proposal to set aside over 12% of the site as usable open space, with parks, pedestrian pathways throughout, which is compatible with *Goal 1.3*: which calls for the development of recreational areas and programs for the use and enjoyment of residents of all ages and abilities.

The proposal for a school site is compatible with *Goal 2, 1d*: which calls for working with school districts, cities, other agencies and community members to better coordinate siting of, accessibility to, and compatibility of school facilities with surrounding areas to help ensure cost-effective acquisition of land and timely development of school facilities.

The proposed access points to Hubbard Road and Locust Grove Road, as well as the proposed continuation of two stub street into the subdivision from the west as well as proposed stub streets to surrounding properties, are supported by *Goal 4.3* of the Ada County Comprehensive Plan which supports the development of local transportation systems that are well-connected both internally and to the regional transportation system.

Regarding the land use, the proposal is for detached single family lots with a proposed zoning of R-8 (Medium density Residential, which allows for up to 8-units per acre, R-6 (Medium density Residential), which allows for 6 units per acre, and R-4 (Medium density Residential) The site is adjacent to R-6 (Medium density Residential) zoning to the west. Therefore, the site

is contiguous to City of Kuna limits; and the proposed development is compatible with other development in the area.

Please feel free to contact me with any questions.

Sincerely,

Stacey Yarrington

Stacey Yarrington
Community & Regional Planner
Ada County Development Services

RECEIVED
JUN 27 2022

CITY OF KUNA

BOISE PROJECT BOARD OF CONTROL

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

DAVID 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

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

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

24 June 2022

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

RE: Patagonia East, Patagonia Ridge, Patagonia Lakes Subdivision
22-01-AN, 22-01-PUD, 22-01-S

Addresses Included

West Park Company

Boise-Kuna Irrigation District **BK-158, 159, 159 B1, B3, B4, B5, B6, B6a, B7, BK 178**

New York Irrigation District **NY-105-001-04, Ny-105-001-00**

State Lateral Stevens Lateral 84+00, 84+20, 84+30

Sec. 17, T2N, R1E, BM., Sec 08, T2N, R1E, BM.

Troy Behunin, Senior Planner:

The United States' Stevens Lateral 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 25 feet in both directions of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping including trees and/or shrubs (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance. Easements must remain a flat drivable surface.

Any fencing or 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.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer, and contractors.

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

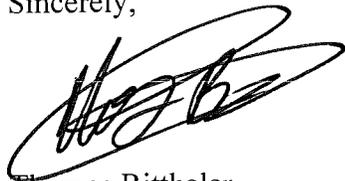
The proposed irrigation system for Patagonia East, Ridge and Lakes Subdivision must be constructed in accordance to the standards set by the City of Kuna as it will be operated and maintained by the city of Kuna. Thus, the proposed system must provide for the delivery of irrigation water to each lot in a manner we find acceptable.

We request a 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

Patagonia East, Ridge & Lakes Parcel List

Parcel No.	Property Address	Owner	Owner Address / Phone No.	Owner Email
S1407449560 <i>BK-158</i>	1570 E Hubbard Road, Kuna, ID 83634	Patagonia Development, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	greg@westparkco.com
R9237170100 <i>BK-159 B1</i>	1632 E Wasatch Lane, Meridian, ID 83642	Wood Properties, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	greg@westparkco.com
R9237170300 <i>BK 159 B3</i>	1698 E Wasatch Lane, Meridian, ID 83642	Wood Properties, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	greg@westparkco.com
R9237170400 <i>BK 159 B4</i>	1734 E Wasatch Lane, Meridian, ID 83642	Wood Properties, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	greg@westparkco.com
R9237170500 <i>BK 159 B5</i>	1780 E Wasatch Lane, Meridian, ID 83642	Wood Properties, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	greg@westparkco.com
R9237170610 <i>BK 159 B6a</i>	E Raycrew Lane, Meridian, ID 83642	Jill S Ray	1950 E Raycrew Lane, Meridian, ID 83642 208-888-6267	david@idahopt.com
R9237170700 <i>BK-159 B7</i>	1950 E Raycrew Lane, Meridian, ID 83642	David S Ray	1950 E Raycrew Lane, Meridian, ID 83642 208-888-6267	david@idahopt.com
R9237170650 <i>BK 159 B6</i>	E Raycrew Lane, Meridian, ID 83642	Wood Properties, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	greg@westparkco.com
S1408336300 <i>BK 159</i>	1670 E Hubbard Road, Kuna, ID 83634	Wood Properties, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	greg@westparkco.com
R9321840100 <i>BK 178</i>	N Locust Grove Road, Kuna, ID 83634	Wood Properties, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	greg@westparkco.com
S1417212710 <i>NY-105-01-04</i>	E Hubbard Road, Kuna, ID 83634	Patagonia Lakes Development, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	greg@westparkco.com
S1417212720 <i>NY-105-01-04</i>	E Hubbard Road, Kuna, ID 83634	Wood Properties, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	greg@westparkco.com
S1417212650 <i>NY 105-01-00</i>	2223 E Hubbard Road, Kuna, ID 83634	Patagonia Lakes Development, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	greg@westparkco.com



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 82-01-5

Development Name/Section Patagonia East

- 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
 - bedrock from original grade
 - waste flow characteristics
 - 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
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 7. 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
- 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
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center
- 14. _____

Reviewed By: [Signature] Date: 6/24/22



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 22-01-S

Development Name/Section Patagonia Ridge

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. 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
 - interim sewage
 - central water
 - individual sewage
 - individual water
 - community water well
- 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - community sewage system
 - sewage dry lines
 - central water
 - community 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
 - beverage establishment
 - grocery store
 - child care center
- 14. _____

Reviewed By: [Signature] Date: 6/24/22



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 22-01-S

Development Name/Section Patagonia Lakes

- 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
 - bedrock from original grade
 - waste flow characteristics
 - 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
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 7. 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
- 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
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center
- 14. _____

Reviewed By: [Signature] 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:

CIM Vision Category:

New Jobs:

CIM Corridor:

New Households:



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:

Communities in Motion 2050
[2020 Change in Motion Report](#)
[Development Review Process](#)

Web: www.compassidaho.org
 Email: info@compassidaho.org



Bicycle and Pedestrian Infrastructure

An individual's trip is the entire journey from beginning to end. In many cases, a trip may combine a number of modes. While motorized vehicles will provide longer trips, users complete the first and last portion on their own. For example, almost every vehicle trip includes a walk or bike trip to the parking lot or transit stop. Good street connectivity increase the number of travel options and reduces the distances traveled to reach destinations. One way to measure route directness is take the ratio of the route distance to the straight line-distance. The closer the ratio is to 1, the better for connectivity of the area.

Some steps that can be taken to improve walk/bike infrastructure include:

- ✓ Providing sidewalks, crosswalks, and micropaths to connect destinations
- Providing an improved pathway along a canal as a transportation and recreational option
- Siting pathways and sidewalks as directly as conditions allow or provide wayfinding signs
- ✓ Reducing street lengths to discourage speeding on local roads
- Providing sufficient and covered bike parking near destinations



A disconnected system means more trips onto arterial roads, resulting in fewer cyclists and pedestrians and less efficiency for vehicles.



A connected system provides options, including walking, cycling, or driving. More trips can be taken on local roads, avoiding busier arterials.

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

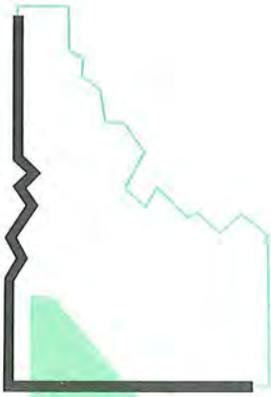
City

County

Highway District

School District

Break Even:



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: 22-01-AN, 22-01-PUD, 22-01-S/Patagonia East, Patagonia Ridge, Patagonia Sub

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



ADVERTISING PROOF

c/o ISj Payment Processing Center
 PO Box 1570,
 Pocatello, ID 83204
 Ph. (208) 465-8129 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
08/01/22	21880

LEGAL NOTICE

Case Nos. 22-01-AN (Annex), 22-01-PUD (Planned Unit Development) 22-01-S (Pre Plat) & 22-10-Sup (Special Use Permit) for Patagonia East, Ridge & Lakes Subdivisions

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission is scheduled to hold a public hearing on Tuesday, August 23, 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 Patagonia, East, Ridge and Lakes Subdivisions. Applicant, Westpark Companies requests Planned Unit Development (PUD), Annexation and Special Use Permit (SUP), approval for approximately 173.80 acres with the following zones; R-4, R-6 and R-8. Applicant requests Preliminary Plat approval in order to subdivide the same 173.80 ac. into 615 total lots, including a school site. The proposed gross density is 3.23 DUA, and the proposed net density is approx. 4.23 DUA with 16.59 %, or 21.93 acres of common space. The site is located at the Intersection of Locust Grove and Hubbard Roads. Sections and Parcel Numbers are listed in the Application.

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.

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
267156	22-01-AN, 22-01-PUD,	08/03/22	08/03/22	1	\$60.32

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
	Discount:				\$0.00
	Surcharge:				\$0.00
	Credits:				\$0.00

Gross: **\$60.32**
 Paid Amount: **\$0.00**

Amount Due: \$60.32

Kuna Planning & Zoning
 Department

August 3, 2022 267156

We Appreciate Your Business!

Suggestions for Testifying at Public Hearings:

Be Informed...

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

Be on time...

Although the item you are interested in may not be first on the agenda, you never know when it will be heard; the governing body has authority to adjust the schedule according to its discretion, thus, anticipate attending from the beginning.

Speak to the Point...

The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write...

Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

(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. 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.

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.

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



PO BOX 13
Kuna, ID 83634

NEOPOST FIRST-CLASS MAIL
08/05/2022
US POSTAGE \$000.00⁰⁰



ZIP 83634
041M11460992

SENT 8.5.22 TB.
JR 8-5-22 JR

BAUER BRANDON
1094 E PASCUA DR
KUNA, ID 83634-0000

ALIBEGIC SUADA
9484 S FUEGO AVE
KUNA, ID 83634-0000

BLACK NICOLE M
9244 S FUEGO AVE
KUNA, ID 83634-0000

BENNETT DAVID W
BENNETT LORA L
1398 E MALLORY LN
MERIDIAN, ID 83642-0000

CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning & Zoning Commission

THE CITY OF KUNA will hold a public hearing on **Aug. 23, 2022**
at **6:00 PM** at **Kuna City Hall 751 W. 4th St., Kuna, ID 83634**

PURPOSE: Subdivision Annexation, Planned Unit Development & Preliminary
Plat for 615 lots (537 building lots, 36 common and 1 school) on 173.8 acres.

PROPERTY LOCATION: (East) N.W. corner of S. Locust Grove Rd. and
E. Hubbard Rd. Parcel S1407449560, (Ridge) N.E. corner of S. Locust
Grove Rd. and E. Hubbard Rd. Parcels R9237170100, R9237170300,
R9237170400, R9237170500, R9237170610, R9237170700, R9237170650,
S1408336300, (Lakes) S.E. corner of S. Locust Grove Rd. and E. Hubbard
Rd. Parcels R9321840100, S1417212700, S1417212720, S1417212650

APPLICATION BY: WHPacific, Inc. - an NV5 Company. Bonnie Layton

CASE No: 22-01-AN, 22-01-PUD, 22-01-DA and 22-13-DR Patagonia East, Ridge &
Lakes Subdivisions

CONTACT: Troy Behunin, (208) 922.5274
tbehunin@kunaid.gov, with any questions

08/08/2022

CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning & Zoning Commission

THE CITY OF KUNA will hold a public hearing on **Aug. 23, 2022**
at **6:00 PM** at **Kuna City Hall 751 W. 4th St., Kuna, ID 83634**

PURPOSE: Subdivision Annexation, Planned Unit Development & Preliminary
Plat for 615 lots (537 building lots, 36 common and 1 school) on 173.8 acres.

PROPERTY LOCATION: (East) N.W. corner of S. Locust Grove Rd. and
E. Hubbard Rd. Parcel S1407449560, (Ridge) N.E. corner of S. Locust
Grove Rd. and E. Hubbard Rd. Parcels R9237170100, R9237170300,
R9237170400, R9237170500, R9237170610, R9237170700, R9237170650,
S1408336300, (Lakes) S.E. corner of S. Locust Grove Rd. and E. Hubbard
Rd. Parcels R9321840100, S1417212700, S1417212720, S1417212650

APPLICATION BY: WHPacific, Inc. - an NV5 Company. Bonnie Layton

CASE No: 22-01-AN, 22-01-PUD, 22-01-DA and 22-13-DR Patagonia East, Ridge &
Lakes Subdivisions

CONTACT: Troy Behunin, (208) 922.5274
tbehunin@kunaid.gov, with any questions

08/08/2022

CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning & Zoning Commission

THE CITY OF KUNA will hold a public hearing on **Aug. 23, 2022**
at 6:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634

PURPOSE: Subdivision Annexation, Planned Unit Development & Preliminary
Plat for 615 lots (537 building lots, 36 common and 1 school) on 173.8 acres.

PROPERTY LOCATION: (East) N.W. corner of S. Locust Grove Rd. and
E. Hubbard Rd. Parcel S1407449560, (Ridge) N.E. corner of S. Locust
Grove Rd. and E. Hubbard Rd. Parcels R9237170100, R9237170300,
R9237170400, R9237170500, R9237170610, R9237170700, R9237170650,
S1408336300, (Lakes) S.E. corner of S. Locust Grove Rd. and E. Hubbard
Rd. Parcels R9321840100, S1417212700, S1417212720, S1417212650

APPLICATION BY: WHPacific, Inc. - an NV5 Company. Bonnie Layton

CASE No: 22-01-AN, 22-01-PUD, 22-01-DA and 22-13-DR Patagonia East, Ridge &
Lakes Subdivisions

CONTACT: Troy Behunin, (208) 922.5274
tbehunin@kunaid.gov, with any questions

08/08/2022

MANDY WHOLESALE PRODUCTS
PAUL, IDAHO
208-558-5021

CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning & Zoning Commission

THE CITY OF KUNA will hold a public hearing on Aug. 23, 2022
at 6:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634

PURPOSE: Subdivision Annexation, Planned Unit Development & Preliminary
Plat for 615 lots (537 building lots, 36 common and 1 school) on 173.8 acres.

PROPERTY LOCATION: (East) N.W. corner of S. Locust Grove Rd. and
E. Hubbard Rd. Parcel S1407449560, (Ridge) N.E. corner of S. Locust
Grove Rd. and E. Hubbard Rd. Parcels R9237170100, R9237170300,
R9237170400, R9237170500, R9237170610, R9237170700, R9237170650,
S1408336300, (Lakes) S.E. corner of S. Locust Grove Rd. and E. Hubbard
Rd. Parcels R9321840100, S1417212700, S1417212720, S1417212650

APPLICATION BY: WHPacific, Inc. - an NV5 Company. Bonnie Layton

CASE No: 22-01-AN, 22-01-PUD, 22-01-DA and 22-13-DR Patagonia East, Ridge &
Lakes Subdivisions

CONTACT: Troy Behunin, (208) 922.5274
tbehunin@kunaid.gov, with any questions

08/08/2022

CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning & Zoning Commission

THE CITY OF KUNA will hold a public hearing on **Aug. 23, 2022**
at 6:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634

PURPOSE: Subdivision Annexation, Planned Unit Development & Preliminary
Plat for 615 lots (537 building lots, 36 common and 1 school) on 173.8 acres.

PROPERTY LOCATION: (East) N.W. corner of S. Locust Grove Rd. and
E. Hubbard Rd. Parcel S1407449560, (Ridge) N.E. corner of S. Locust
Grove Rd. and E. Hubbard Rd. Parcels R9237170100, R9237170300,
R9237170400, R9237170500, R9237170610, R9237170700, R9237170650,
S1408336300, (Lakes) S.E. corner of S. Locust Grove Rd. and E. Hubbard
Rd. Parcels R9321840100, S1417212700, S1417212720, S1417212650

APPLICATION BY: WHPacific, Inc. - an NV5 Company. Bonnie Layton

CASE No: 22-01-AN, 22-01-PUD, 22-01-DA and 22-13-DR Patagonia East, Ridge &
Lakes Subdivisions

CONTACT: Troy Behunin, (208) 922.5274
tbehunin@kunaid.gov, with any questions

08/08/2022

CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning & Zoning Commission

THE CITY OF KUNA will hold a public hearing on Aug. 23, 2022
at 6:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634

PURPOSE: Subdivision Annexation, Planned Unit Development & Preliminary
Plat for 615 lots (537 building lots, 36 common and 1 school) on 173.8 acres.

PROPERTY LOCATION: (East) N.W. corner of S. Locust Grove Rd. and
E. Hubbard Rd. Parcel S1407449560, (Ridge) N.E. corner of S. Locust
Grove Rd. and E. Hubbard Rd. Parcels R9237170100, R9237170300,
R9237170400, R9237170500, R9237170610, R9237170700, R9237170650,
S1408336300, (Lakes) S.E. corner of S. Locust Grove Rd. and E. Hubbard
Rd. Parcels R9321840100, S1417212700, S1417212720, S1417212650

APPLICATION BY: WHPacific, Inc. - an NV5 Company. Bonnie Layton
Patagonia East, Ridge &
Lakes Subdivisions

CASE No: 22-01-AN, 22-01-PUD, 22-01-DA and 22-13-DR

CONTACT: Troy Behunin, (208) 922.5274
tbehunin@kunaid.gov, with any questions

08/08/2022

CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning & Zoning Commission

THE CITY OF KUNA will hold a public hearing on **Aug. 23, 2022**
at **6:00 PM** at Kuna City Hall 751 W. 4th St., Kuna, ID 83634

PURPOSE: Subdivision Annexation, Planned Unit Development & Preliminary
Plat for 615 lots (537 building lots, 36 common and 1 school) on 173.8 acres.

PROPERTY LOCATION: (East) N.W. corner of S. Locust Grove Rd. and
E. Hubbard Rd. Parcel S1407449560, (Ridge) N.E. corner of S. Locust
Grove Rd. and E. Hubbard Rd. Parcels R9237170100, R9237170300,
R9237170400, R9237170500, R9237170610, R9237170700, R9237170650,
S1408336300, (Lakes) S.E. corner of S. Locust Grove Rd. and E. Hubbard
Rd. Parcels R9321840100, S1417212700, S1417212720, S1417212650

APPLICATION BY: WHPacific, Inc. - an NV5 Company. Bonnie Layton

CASE No: 22-01-AN, 22-01-PUD, 22-01-DA and 22-13-DR Patagonia East, Ridge &
Lakes Subdivisions

CONTACT: Troy Behunin, (208) 922.5274
tbehunin@kunaid.gov, with any questions

08/08/2022

CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning & Zoning Commission

THE CITY OF KUNA will hold a public hearing on Aug. 23, 2022
at 6:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634

PURPOSE: Subdivision Annexation, Planned Unit Development & Preliminary
Plat for 615 lots (537 building lots, 36 common and 1 school) on 173.8 acres.

PROPERTY LOCATION: (East) N.W. corner of S. Locust Grove Rd. and
E. Hubbard Rd. Parcel S1407449560, (Ridge) N.E. corner of S. Locust
Grove Rd. and E. Hubbard Rd. Parcels R9237170100, R9237170300,
R9237170400, R9237170500, R9237170610, R9237170700, R9237170650,
S1408336300, (Lakes) S.E. corner of S. Locust Grove Rd. and E. Hubbard
Rd. Parcels R9321840100, S1417212700, S1417212720, S1417212650

APPLICATION BY: WHPacific, Inc. - an NV5 Company. Bonnie Layton

CASE No: 22-01-AN, 22-01-PUD, 22-01-DA and 22-13-DR Patagonia East, Ridge &
Lakes Subdivisions

CONTACT: Troy Behunin, (208) 922.5274
tbehunin@kunaid.gov, with any questions

08/08/2022

CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning & Zoning Commission

THE CITY OF KUNA will hold a public hearing on Aug. 23, 2022
at 6:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634

PURPOSE: Subdivision Annexation, Planned Unit Development & Preliminary
Plat for 615 lots (537 building lots, 36 common and 1 school) on 173.8 acres.

PROPERTY LOCATION: (East) N.W. corner of S. Locust Grove Rd. and
E. Hubbard Rd. Parcel S1407449560, (Ridge) N.E. corner of S. Locust
Grove Rd. and E. Hubbard Rd. Parcels R9237170100, R9237170300,
R9237170400, R9237170500, R9237170610, R9237170700, R9237170650,
S1408336300, (Lakes) S.E. corner of S. Locust Grove Rd. and E. Hubbard
Rd. Parcels R9321840100, S1417212700, S1417212720, S1417212650

APPLICATION BY: WHPacific, Inc. - an NV5 Company. Bonnie Layton

CASE No: 22-01-AN, 22-01-PUD, 22-01-DA and 22-13-DR Patagonia East, Ridge &
Lakes Subdivisions

CONTACT: Troy Behunin, (208) 922.5274
tbehunin@kunaid.gov, with any questions

08/08/2022

CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning & Zoning Commission

THE CITY OF KUNA will hold a public hearing on Aug. 23, 2022
at 6:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634

PURPOSE: Subdivision Annexation, Planned Unit Development & Preliminary
Plat for 615 lots (537 building lots, 36 common and 1 school) on 173.8 acres.

PROPERTY LOCATION: (East) N.W. corner of S. Locust Grove Rd. and
E. Hubbard Rd. Parcel S1407449560, (Ridge) N.E. corner of S. Locust
Grove Rd. and E. Hubbard Rd. Parcels R9237170100, R9237170300,
R9237170400, R9237170500, R9237170610, R9237170700, R9237170650,
S1408336300, (Lakes) S.E. corner of S. Locust Grove Rd. and E. Hubbard
Rd. Parcels R9321840100, S1417212700, S1417212720, S1417212650

APPLICATION BY: WHPacific, Inc. - an NV5 Company. Bonnie Layton

CASE No: 22-01-AN, 22-01-PUD, 22-01-DA and 22-13-DR Patagonia East, Ridge &
Lakes Subdivisions

CONTACT: Troy Behunin, (208) 922.5274
tbehunin@kunaid.gov, with any questions

08/08/2022

CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning & Zoning Commission

THE CITY OF KUNA will hold a public hearing on Aug. 23, 2022
at 6:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634

PURPOSE: Subdivision Annexation, Planned Unit Development & Preliminary
Plat for 615 lots (537 building lots, 36 common and 1 school) on 173.8 acres.

PROPERTY LOCATION: (East) N.W. corner of S. Locust Grove Rd. and
E. Hubbard Rd. Parcel S1407449560, (Ridge) N.E. corner of S. Locust
Grove Rd. and E. Hubbard Rd. Parcels R9237170100, R9237170300,
R9237170400, R9237170500, R9237170610, R9237170700, R9237170650,
S1408336300, (Lakes) S.E. corner of S. Locust Grove Rd. and E. Hubbard
Rd. Parcels R9321840100, S1417212700, S1417212720, S1417212650

APPLICATION BY: WHPacific, Inc. - an NV5 Company. Bonnie Layton

CASE No: 22-01-AN, 22-01-PUD, 22-01-DA and 22-13-DR Patagonia East, Ridge &
Lakes Subdivisions

CONTACT: Troy Behunin, (208) 922.5274

tbehunin@kunaid.gov, with any questions

08/08/2022

CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning & Zoning Commission

THE CITY OF KUNA will hold a public hearing on **Aug. 23, 2022**
at **6:00 PM** at **Kuna City Hall 751 W. 4th St., Kuna, ID 83634**

PURPOSE: Subdivision Annexation, Planned Unit Development & Preliminary
Plat for 615 lots (537 building lots, 36 common and 1 school) on 173.8 acres.

PROPERTY LOCATION: (East) N.W. corner of S. Locust Grove Rd. and
E. Hubbard Rd. Parcel S1407449560, (Ridge) N.E. corner of S. Locust
Grove Rd. and E. Hubbard Rd. Parcels R9237170100, R9237170300,
R9237170400, R9237170500, R9237170610, R9237170700, R9237170650,
S1408336300, (Lakes) S.E. corner of S. Locust Grove Rd. and E. Hubbard
Rd. Parcels R9321840100, S1417212700, S1417212720, S1417212650

APPLICATION BY: WHPacific, Inc. - an NV5 Company. **Bonnie Layton**

CASE No: 22-01-AN, 22-01-PUD, 22-01-DA and 22-13-DR Patagonia East, Ridge &
Lakes Subdivisions

CONTACT: **Troy Behunin, (208) 922.5274**
tbehunin@kunaid.gov, with any questions

08/08/2022

CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning & Zoning Commission

THE CITY OF KUNA will hold a public hearing on Aug. 23, 2022
at 6:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634

PURPOSE: Subdivision Annexation, Planned Unit Development & Preliminary
Plat for 615 lots (537 building lots, 36 common and 1 school) on 173.8 acres.

PROPERTY LOCATION: (East) N.W. corner of S. Locust Grove Rd. and
E. Hubbard Rd. Parcel S1407449560, (Ridge) N.E. corner of S. Locust
Grove Rd. and E. Hubbard Rd. Parcels R9237170100, R9237170300,
R9237170400, R9237170500, R9237170610, R9237170700, R9237170650,
S1408336300, (Lakes) S.E. corner of S. Locust Grove Rd. and E. Hubbard
Rd. Parcels R9321840100, S1417212700, S1417212720, S1417212650

APPLICATION BY: WHPacific, Inc. - an NV5 Company. Bonnie Layton

CASE No: 22-01-AN, 22-01-PUD, 22-01-DA and 22-13-DR Patagonia East, Ridge &
Lakes Subdivisions

CONTACT: Troy Behunin, (208) 922.5274
tbehunin@kunaid.gov, with any questions

08/08/2022

CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning & Zoning Commission

THE CITY OF KUNA will hold a public hearing on Aug. 23, 2022
at 6:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634

PURPOSE: Subdivision Annexation, Planned Unit Development & Preliminary
Plat for 615 lots (537 building lots, 36 common and 1 school) on 173.8 acres.

PROPERTY LOCATION: (East) N.W. corner of S. Locust Grove Rd. and
E. Hubbard Rd. Parcel S1407449560, (Ridge) N.E. corner of S. Locust
Grove Rd. and E. Hubbard Rd. Parcels R9237170100, R9237170300,
R9237170400, R9237170500, R9237170610, R9237170700, R9237170650,
S1408336300, (Lakes) S.E. corner of S. Locust Grove Rd. and E. Hubbard
Rd. Parcels R9321840100, S1417212700, S1417212720, S1417212650

APPLICATION BY: WHPacific, Inc. - an NV5 Company. Bonnie Layton
CASE No: 22-01-AN, 22-01-PUD, 22-01-DA and 22-13-DR Patagonia East, Ridge &
Lakes Subdivisions

CONTACT: Troy Behunin, (208) 922.5274
tbehunin@kunaid.gov, with any questions

08/08/2022

CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning & Zoning Commission

THE CITY OF KUNA will hold a public hearing on Aug. 23, 2022
at 6:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634

PURPOSE: Subdivision Annexation, Planned Unit Development & Preliminary
Plat for 615 lots (537 building lots, 36 common and 1 school) on 173.8 acres.

PROPERTY LOCATION: (East) N.W. corner of S. Locust Grove Rd. and
E. Hubbard Rd. Parcel S1407449560, (Ridge) N.E. corner of S. Locust
Grove Rd. and E. Hubbard Rd. Parcels R9237170100, R9237170300,
R9237170400, R9237170500, R9237170610, R9237170700, R9237170650,
S1408336300, (Lakes) S.E. corner of S. Locust Grove Rd. and E. Hubbard
Rd. Parcels R9321840100, S1417212700, S1417212720, S1417212650

APPLICATION BY: WHPacific, Inc. - an NV5 Company. Bonnie Layton

CASE No: 22-01-AN, 22-01-PUD, 22-01-DA and 22-13-DR Patagonia East, Ridge &
Lakes Subdivisions

CONTACT: Troy Behunin, (208) 922.5274
tbehunin@kunaid.gov, with any questions

08/08/2022

CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning & Zoning Commission

THE CITY OF KUNA will hold a public hearing on Aug. 23, 2022
at 6:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634

PURPOSE: Subdivision Annexation, Planned Unit Development & Preliminary
Plat for 615 lots (537 building lots, 36 common and 1 school) on 173.8 acres.

PROPERTY LOCATION: (East) N.W. corner of S. Locust Grove Rd. and
E. Hubbard Rd. Parcel S1407449560, (Ridge) N.E. corner of S. Locust
Grove Rd. and E. Hubbard Rd. Parcels R9237170100, R9237170300,
R9237170400, R9237170500, R9237170610, R9237170700, R9237170650,
S1408336300, (Lakes) S.E. corner of S. Locust Grove Rd. and E. Hubbard
Rd. Parcels R9321840100, S1417212700, S1417212720, S1417212650

APPLICATION BY: WHPacific, Inc. - an NV5 Company. Bonnie Layton
Patagonia East, Ridge &
Lakes Subdivisions

CASE No: 22-01-AN, 22-01-PUD, 22-01-DA and 22-13-DR

CONTACT: Troy Behunin, (208) 922.5274
tbehunin@kunaid.gov, with any questions

08/08/2022

Troy Behunin

From: Bonnie Layton <Bonnie.Layton@nv5.com>
Sent: Thursday, August 11, 2022 2:12 PM
To: Troy Behunin
Subject: RE: Public Hearing Post Pictures for City
Attachments: 20220811134532138.pdf

Categories: KMN Publishing

Good afternoon Troy,

Attached is my signed affidavit of posting.

Please let me know if you need anything else.

Thank you.

Bonnie

Bonnie Layton | Senior Planner | **NV5**
690 S. Industry Way, Suite #10 | Meridian, ID 83642 | P: 208.275.8742 | C: 208.724.2624

[Electronic Communications Disclaimer](#)

From: Bonnie Layton <Bonnie.Layton@nv5.com>
Sent: Wednesday, August 10, 2022 10:20 AM
To: Troy Behunin <tbehunin@kunaid.gov>
Subject: Fwd: Public Hearing Post Pictures for City

These were sent to us on the 8th. I am out of town but will be back in the office tomorrow and plan to field verify in the morning.

Bonnie Layton | Sr. Planner
NV5 | 690 S. Industry Way, Ste 10, Meridian, ID 83642
Direct 208.275.8742 | Cell 208.724.2624 Bonnie.Layton@NV5.com

Enhance Client Satisfaction with Creative, Exceptional Service through Empowered Employees

From: Christina Hanneman <Christina.Hanneman@nv5.com>
Sent: Wednesday, August 10, 2022 9:05:51 AM
To: Bonnie Layton <Bonnie.Layton@nv5.com>
Subject: Public Hearing Post Pictures for City

Christina Hanneman | Administrative Assistant
NV5 (formerly WHPacific) | Meridian, ID
Direct 208.342-5400
christina.hanneman@nv5.com | www.nv5.com
Delivering Solutions / Improving Lives

Troy Behunin

From: Bonnie Layton <Bonnie.Layton@nv5.com>
Sent: Wednesday, August 10, 2022 10:21 AM
To: Troy Behunin
Subject: Re: Signs

Just sent pics and email that I'll field verify in the morning as I am out of town. Pics sent to you were provided by sign company on Monday.

Bonnie Layton | Sr. Planner
NV5 | 690 S. Industry Way, Ste 10, Meridian, ID 83642
Direct 208.275.8742 | Cell 208.724.2624 Bonnie.Layton@NV5.com

Enhance Client Satisfaction with Creative, Exceptional Service through Empowered Employees

From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Wednesday, August 10, 2022 9:17:32 AM
To: Bonnie Layton <Bonnie.Layton@nv5.com>
Subject: Signs

Bonnie,
The sign company did not change them as they told you they would. We had people show up last night who said the signs still had the wrong date as they passed the signs on the way to the meeting. They need to be changed immediately.
Troy

From: Bonnie Layton <Bonnie.Layton@nv5.com>
Sent: Monday, August 8, 2022 4:22 PM
To: Troy Behunin <tbehunin@kunaid.gov>
Subject: Signs

The sign company is changing them this afternoon, unfortunately something came up over the weekend and they were unable to do it then.

Bonnie Layton | Senior Planner | **NV5**
690 S. Industry Way, Suite #10 | Meridian, ID 83642 | P: 208.275.8742 | C: 208.724.2624

[Electronic Communications Disclaimer](#)

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

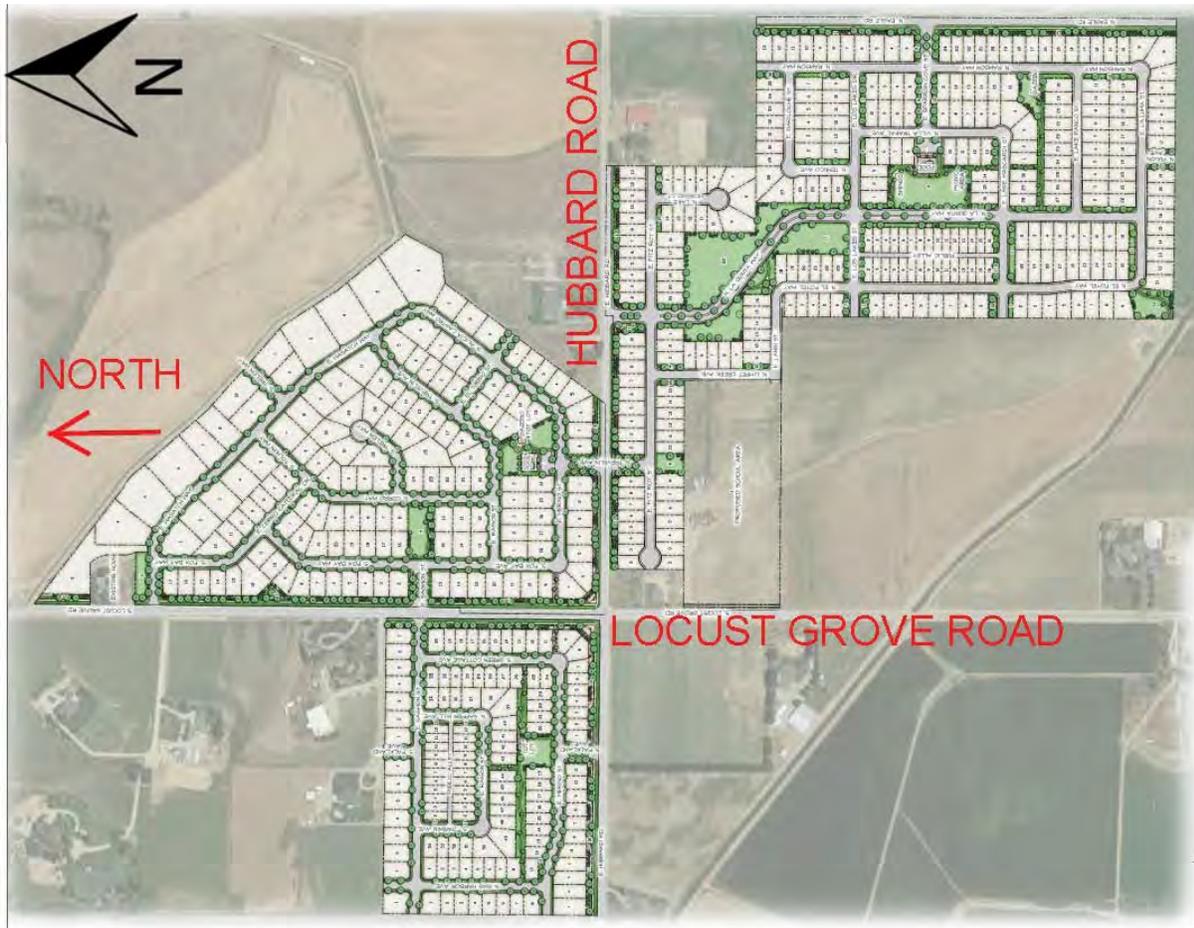
Case Nos. 22-01-AN (Annex), 22-01-PUD (Planned Unit Development) 22-01-S (Pre Plat) & 22-10-SUP (Special Use Permit) for Patagonia East, Ridge & Lakes Subdivisions

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission is scheduled to hold a public hearing on **Tuesday, August 23, 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 Patagonia, East, Ridge and Lakes Subdivisions. Applicant, Westpark Companies requests Planned Unit Development (PUD), Annexation & Special Use Permit (SUP) approval for approximately 173.80 acres with the following zones; R-4, R-6 and R-8. Applicant requests Preliminary Plat approval in order to subdivide the same 173.80 ac. into 615 total lots, including a school site. The proposed gross density is 3.23 DUA, and the proposed net density is approx. 4.23 DUA with 16.59 %, or 21.93 acres of common space. The site is located at the Intersection of Locust Grove and Hubbard Roads. Sections and Parcel Numbers are listed in the Application.

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





KUNA RURAL FIRE DISTRICT

EST. 1951

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

Date: 8/12/2022
From: Kuna Rural Fire District
Regarding: 22-01-S & 22-01-PUD
Preliminary Comments
Kuna, ID

The Fire District can support approval for the proposed 22-01-PUD (Planned Unit Development) 22-01-S (Pre Plat) Patagonia East, Patagonia Ridge, and Patagonia Lakes Subdivision with the following conditions. Final approval of each phase will require satisfactory review and approval from the Fire District.

- Fire Apparatus Access:

Plans indicate several service roadway connections for the proposed residential subdivisions. These service roadways shall be maintained unobstructed with approved cul-de-sacs available for fire apparatus turn around. An approved secondary emergency services access roadway complying with IFC D107 will be required for each of the proposed residential developments. No Parking Fire Lane signs are required where streets are less than 32 feet in width. Refer to IFC appendix "D103.6" 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 future 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 District
Kuna, ID 83634
1.208.922.1144 (main)

Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen.



August 15th, 2022

RE: Patagonia East

Dear Honorable Members of Planning and Zoning,

Kuna School District has reviewed the application of Patagonia East and provides the following comments for your consideration.

Kuna School District has experienced unprecedented growth and we seek voluntary partnerships with developers to support our ability to educate the students in our community.

Because this developer has partnered with us through a land donation, we can serve the students generated from this development.

In order to reduce our reliance on bonds, and to promote reasonable growth within our district that pays for itself, we seek partnerships with the residential developers of this area. We are grateful for the level of partnership demonstrated from Patagonia East.

Regards,

Danielle Horras and Robbie Reno

School District Planners

Cc: Board of Trustees

Superintendent Wendy Johnson

Kuna School District Webpage

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

IN THE MATTER OF THE APPLICATION OF) **Case No. 22-36-DR (DESIGN REVIEW)**
)
KUNA LUTHERAN CHURCH INC.)
)
)
For a Design Review of the new Kuna) **STAFF REPORT FOR THE KUNA**
Lutheran Church, associated parking lot and) **LUTHERAN CHURCH DESIGN**
landscaping.) **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:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1.1	Staff Report			X
2.1	P&Z Application Coversheet			X
2.2	Design Review Application			X
2.3	Narrative			X
2.4	Aerial Map			X

2.5	Vicinity Map			X
2.6	Warranty Deed			X
2.7	Church Elevations			X
2.8	Shop Elevations			X
2.10	Site & Parking Plan			X
2.11	Photometrics			X
2.12	Landscape Plan			X
2.16	Kuna Rural Fire District			X
2.17	J&M Sanitation			X
2.19	Ada County Highway District			X
2.20	Boise Project Board of Control			X
2.22	Public Works			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 26, 2022
- 2.2.2** Agency Notifications: June 26, 2022
- 2.2.3** Agenda: August 23, 2022

**III
APPLICANTS REQUEST**

3.1 Kuna Lutheran Church Inc. requests Design Review approval to set two pre-fabricated buildings, approximately 4,392 SF, for the sanctuary and an approximately 864 SF pre-fabricated building on location at TBD E Porter Street (S1324233800), as well as the associated parking lot and landscaping; Section 24, Township 2 North, Range 1 West.

**IV
GENERAL PROJECT FACTS**

4.1 Site History

4.1.1 The subject site has historically been used as an agriculture field. The site has an estimated bedrock depth of greater than 60 inches, and an average slope of 0 – 0.9 %.

4.2 Surrounding Land Uses

North	R-4 R-8	Medium Density Residential – Kuna City Medium/High Density Residential – Kuna City
South	R-6 P	Medium Density Residential – Kuna City Public – Kuna City
East	R-6 R-8	Medium Density Residential – Kuna City Medium/High Density Residential – Kuna City
West	R-6 CBD	Medium Density Residential – Kuna City Central Business District – Kuna City

4.3 Parcel Number, Owner, Size and Zoning

- 4.3.1 S1324233800
- 4.3.2 Kuna Lutheran Church
- 4.3.3 5 acres
- 4.3.4 C-1 (Neighborhood Commercial)

4.4 Services

Sanitary Sewer – Private Septic
 Potable Water – City of Kuna
 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 subject site is generally flat and has cleared for future development.

4.6 Environmental Issues

4.6.1 Other than being within the Nitrate Priority Area, 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 Commercial; the subject site is currently zoned C-1 (Neighborhood Commercial).

4.8 Agency Responses

Agency	Exhibit No.
Kuna Rural Fire District (KRFD)	2.16
J&M Sanitation	2.17
Ada County Highway District (ACHD)	2.19
Boise Project Board of Control	2.20
Public Works Memo	2.22

V

TRANSPORTATION AND CONNECTIVITY

5.1 The subject site will be accessed via a future curb-cut from E Porter Street in which the Applicant proposes to construct a 21-foot curb return type driveway, in alignment with Cleveland Avenue to the South, or 350-foot East of Linder Road. In Exhibit 2.19, ACHD states the proposed driveway meets their Policy requirements and should be approved as proposed. They also state the Applicant may be required to update any existing non-compliant pedestrian improvements abutting the site in order to meet current ADA requirements, otherwise, no additional right-of-way (ROW) dedication or street improvements are required.

On Page 2 of this same Exhibit, Section B, it states this development is estimated to generate 38 vehicle trips per day and 3 vehicle trips in the PM peak hour. Staff would note the proposed church will be a low intensity use with hours of operation occurring primarily two (2) days per week; Sunday as the primary, and one other weekday.

VI STAFF ANALYSIS

6.1 The subject site was Annexed into Kuna City Limits with a C-1 (Neighborhood Commercial) zone, on May 3, 2022. Kuna Lutheran Church purchased three (3) existing structures from Anchor Baptist Church located at 7870 N Meridian Road, for the development of their new site; the pre-fabricated buildings are currently on site set on blocks.

The proposed sanctuary will be constructed from two (2) prefabricated buildings, resulting in approximately 4,392 SF. One (1) building will be set in a north-to-west placement, with the second building being attached to the center of the east facing side of Building No. 1 in an east-to-west direction; once combined, the sanctuary will resemble a ‘T’ where it’s bottom will be facing east. The sanctuary itself is proposed to seat 70.

The proposed East elevation of the sanctuary has horizontal siding and will have approximately two (2) windows and one (1) covered double man-door. The West elevation is proposed to have three (3) windows and one (1) covered man-door. The South elevation which faces E Porter Street, is proposed to have two (2) narrow windows and one (1) sliding door with possible wheelchair ramp. The North elevation proposed one (1) narrow window and two (2) standard windows. The overall structure is to have horizontal siding in white and trim and doors in Brown. The proposed 864 SF pre-fabricated metal shop/storage building is to be placed approximately 35-feet from the West property line and 10-feet from the sanctuary building. The South elevation facing E Porter Street, has one (1) overhead door and one (1) double man-door while the North elevation has one (1) window and one (1) man-door; the East and West elevations are a 36-foot expanse. The overall structure has vertical metal panels in Off-White and trim in Brown. Staff notes metal buildings are required to have a hidden fastening system. Staff also suggests the Applicants provide a painted wainscot on both structures in order to ensure there is adequate variation to meet the design requirements listed in Kuna City Code (KCC) 5-4.

Proposed landscaping for the subject site provides turf, trees and shrubs. An approximately 26-foot-wide landscape planter is proposed between back of sidewalk and the parking lot, to the West of the site ingress/egress; it is to have turf and three (3) Somerset Red Maples and two (2) LED streetlights. On the East of the ingress/egress is a 28-foot by 32-foot landscape planter with turf, one (1) Somerset Red Maple and two (2) streetlights in its northwest corner. Additional plantings areas are proposed between the church building and the parking lot, which includes turf, multiple shrubs, pedestrian walkways, and flag pole. The remaining Eastern portion of the site will be a large green space with turf and various trees. At the pre-application meeting, staff requested additional trees be added within the green space to provide the required number of trees listed in KCC 5-17; the Applicant has agreed. On the West approximately 35-feet, the Applicant proposes gravel so as to provide a drivable service to access the shop/storage area.

The proposed parking lot provides 23 standard stalls and three (3) ADA accessible stalls. Per KCC 5-9, one (1) stall is required for every five (5) seats; staff finds the proposed parking stalls to be above and beyond the requirement. On the West end of the parking lot, the Applicant proposes a 12-foot by 24-foot concrete block trash enclosure with gates; this result of a requested change from J&M Sanitation (Exhibit 2.17).

In Exhibit 2.22, Public Works can support this explanation. The subject site will be connected to city water and pressurized irrigation, but will be on a private septic tank for sewer. Public Works shall review the civil construction drawings and septic approvals from Central District Health Department, prior to 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. 22-36-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. 22-36-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. 22-36-DR, a request Kuna Lutheran Church Inc. to set two pre-fabricated buildings, approximately 4,392 SF, for the sanctuary, and an approximately 864 SF pre-fabricated building on location at TBD E Porter 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 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. 22-36-DR, the structure designs, including 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 and their design appear appropriate for the subject site.

- 7.3 Based on the evidence contained in Case No. 22-36-DR, this proposal **does/does not** generally comply with the Comprehensive Plan.

The Comprehensive Plan designates the future land use designation of the subject site Commercial; the subject site is designated C-1 (Neighborhood Commercial), thus meeting this requirement.

- 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 the surrounding neighborhood and community as a whole.

- 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.

7.6 The surrounding pedestrian amenities *do/do not* provide safe access for pedestrians.

Staff Finding: Sidewalks immediately adjacent to the structure 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. 22-36-DR (Design Review), a request Kuna Lutheran Church Inc. to set two pre-fabricated buildings, approximately 4,392 SF, for the sanctuary, and an approximately 864 SF pre-fabricated building on location at TBD E Porter Street, 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 and Central District Health District septic approvals to pwoffice@kunaid.gov for review and receive formal Civil plan approvals *prior* to construction or Building Permit application.
- 8.5 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.
- 8.6 If applicable, Fire Suppression shall be shown on all plans and approved by the Kuna Rural Fire District (KRFD).

- 8.7 The Kuna Rural Fire District (KRFD), or KRFD representative, must approve fire access to the project before, during, and after construction.
- 8.8 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.
- 8.9 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.
- 8.10 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.
- 8.11 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.
- 8.12 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.
- 8.13 As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the Applicants Engineer.
- 8.14 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.
- 8.15 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.
- 8.16 Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
- 8.17 Developer/Owner/Applicant shall comply with all local, state and federal laws.

DATED this 23rd day of August, 2022.