OFFICIALS
Lee Young, Chairman
Dana Hennis, Vice Chairman
Ginny Greger, Commissioner
Jim Main, Commissioner
Vacant

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

Planning & Zoning Commission
REGULAR MEETING AGENDA
Tuesday March 28, 2023, at 6:00 PM

For questions, please call Planning and Zoning at (208) 922-5274.
ALL AGENDA ITEMS ARE ACTION ITEMS UNLESS OTHERWISE INSTRUCTED BY THE COMMISSION.

1. CALL TO ORDER & ROLL CALL:

2. CONSENT AGENDA:

All items listed are routine and acted on with one (1) Motion by the Commission; there will be no separate discussion unless the Chairman, Commissioner, or Staff requests it be removed. Removed items will be placed under Business unless otherwise instructed.

1. Regular Commission Meeting Minutes Dated March 14, 2023

2. Findings of Fact & Conclusions of Law
- ***A.*** Case No. 22-16-SUP Maria Bonita Bakery, LLC Alcohol Sales & Onsite Consumption
- ***B.*** Case No. 23-01-SUP 1184 S Chalkboard Place In-home Group Daycare
- ***C.*** Case No. 23-04-DR Boys & Girls Club

3. PUBLIC HEARINGS:

A. Case No. 22-14-AN (Annexation), 22-11-ZC (Rezone) & 22-03-LLA (Lot Line Adjustment) for Guido-U of I Endowment Lands – Troy Behunin, Senior Planner

Centurion Engineers requests to Annex approximately 82.20 acres into the City of Kuna and requests A (agriculture), C-2 (Area Commercial) and R-20 (High Density Residential) zones for Lot 21 and Lot 23, Block 1, Ironhorse Subdivision.

B. Case No. 22-15-AN (Annexation) for Rising Sun West – Troy Behunin, Senior Planner

Staff requests this item be tabled to a date certain of April 11, 2023.

C. Case No. 22-10-S (Preliminary Plat) & 22-32-DR (Design Review) for Valor West Subdivision – Troy Behunin, Senior Planner

J-U-B Engineers requests Preliminary Plat approval to subdivide approximately 126.89 acres into 414 total lots, (386 residential, 23 common and five (5) shared driveway lots). The site is located within Section 22, T2N, R1E, BM.

5. BUSINESS ITEMS:

6. ADJOURNMENT:

OFFICIALS
Lee Young, Chairman
Dana Hennis, Vice Chairman
Ginny Greger, Commissioner
Jim Main, Commissioner
Vacant

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

Planning & Zoning Commission
REGULAR MEETING MINUTES
Tuesday March 14, 2023, at 6:00 PM

For questions, please call Planning and Zoning at (208) 922-5274.
ALL AGENDA ITEMS ARE ACTION ITEMS UNLESS OTHERWISE INSTRUCTED BY THE COMMISSION.

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:37)
COMMISSION MEMBERS PRESENT:
Chairman Lee Young
Vice Chairman Dana Hennis – Absent
Commissioner Ginny Greger
Commissioner Jim Main
Vacant

CITY STAFF PRESENT:
Doug Hanson, Planning & Zoning Director
Morgan Treasure, Economic Development Director
Kelsey Biggs, City Attorney
Jessica Reid, Associate Planner

2. CONSENT AGENDA:

(Timestamp 00:00:52)

1. Regular Commission Meeting Minutes Dated February 28, 2023

2. Findings of Fact & Conclusions of Law
- ***A.*** Case Nos. 22-04-ZC (Rezone), 22-09-S (Preliminary Plat) & 22-29-DR (Design Review) for Aster Grove Subdivision
- ***B.*** Case No. 22-17-SUP for Cole Substation 230 kV Tap Line
- ***C.*** Case No. 22-02-OA for Public Utility Lots & Lot Splits

(Timestamp 00:00:55)
Motion To: Approve the Consent Agenda.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Greger
Further Discussion: None
Aye: 4
Nay: 0
Absent: 0
Vacancy: 1
Motion Carried: 4-0-0-1

3. PUBLIC HEARINGS:

(Timestamp 00:01:08)

A. Case No. 22-16-SUP (Special Use Permit) for Maria Bonita Bakery, LLC Alcohol Sales & Onsite Consumption – Jessica Reid, Associate Planner

(Timestamp 00:01:22)
Associate Planner Jessica Reid presented an overview of the Special Use Permit request then stood for questions.

(Timestamp 00:03:11)
Chairman Young opened the public hearing.

In Favor
None

Neutral
None

In Opposition
None

(Timestamp 00:03:16)
As there were no individuals signed in to testify, the Chairman closed the hearing and the Commission proceeded into deliberation.

(Timestamp 00:05:00)
Motion To: Approve Case No. 22-16-SUP for Maria Bonita Bakery, LLC Alcohol Sales & Onsite Consumption with the Applicant being subject to the Conditions listed in the staff report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Main
Further Discussion: None
Aye: 4
Nay: 0
Absent: 0
Vacancy: 1
Motion Carried: 4-0-0-1

(Timestamp 00:05:51)

B. Case No. 23-01-SUP (Special Use Permit) for 1184 S Chalkboard Place In-home Group Daycare – Jessica Reid, Associate Planner

(Timestamp 00:06:04)
Associate Planner Jessica Reid presented an overview of the Applicants request then stood for questions.

(Timestamp 00:07:44)
Chairman Young opened the public hearing.

In Favor
None

Neutral
None

In Opposition
None

(Timestamp 00:08:02)
As there were no individuals signed in to testify, Chairman Young closed the public hearing and the Commission proceeded into deliberation.

(Timestamp 00:08:30)
The Commission discussed the community's need for additional daycare; Commissioner Greger thanked the Applicant for proceeding through the proper channels.

(Timestamp 00:09:40)
Motion To: Approve Case No. 23-01-SUP (Special Use Permit) for 1184 S Chalkboard Place In-home Group Daycare with the Applicant being subject to the Conditions listed in the staff report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Main
Further Discussion: None
Aye: 4
Nay: 0
Absent: 0
Vacancy: 1
Motion Carried: 4-0-0-1

5. BUSINESS ITEMS:

(Timestamp 00:10:22)

A. Case No. 23-04-DR (Design Review) for the Boys & Girls Club – Doug Hanson, Director

(Timestamp 00:10:36)
Director Doug Hanson provided an overview of the proposed project, provided some additional project history, then stood for questions.

(Timestamp 00:12:55)
Commissioner Main asked the Applicant about the type of proposed lighting and how it could affect neighboring properties.

(Timestamp 00:13:41)
Applicant representative Katrina Kulm (sp?) provided information on the proposed lighting and the parking lot light heights, then confirmed all site lighting would be Dark Sky compliant.

(Timestamp 00:16:48)
The Commission continued to deliberate.

(Timestamp 00:18:26)
Motion To: Approve Case No. 23-04-DR (Design Review) for the Boys & Girls Club with the Applicant being subject to the Conditions listed in the staff report, and the additional Condition that any fencing be compliant with Kuna City Code 5-5-5.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Greger
Further Discussion: None
Aye: 4
Nay: 0
Absent: 0
Vacancy: 1
Motion Carried: 4-0-0-1

6. ADJOURNMENT:

(Timestamp 00:19:18)
Motion To: Adjourn
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Greger
Further Discussion: None
Aye: 4
Nay: 0
Absent: 0
Vacancy: 1
Motion Carried: 4-0-0-1

_____
Lee Young, Chairman

ATTEST:

_____
Doug Hanson, Director

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

March 14, 2023

Case No.: 23-01-SUP (Special Use Permit)

Case Name: 1184 S Chalkboard Place 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
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ 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, ID 83634

(208) 922-5274 • www.kunacity.id.gov

Planning & Zoning Commission Public Hearing Sign-In Sheet

March 14, 2023

Case No.: 22-16-SUP (Special Use Permit)

Case Name: Maria Bonita Bakery, LLC Alcohol Sales & Onsite Consumption at 397 W Main Street

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

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 22-16-SUP**
	)	
MARIA BONITA BAKERY, LLC	)	
	)	
For Special Use Permit for Maria Bonita Bakery Alcohol Sales & Onsite Consumption at 397 W Main Street.	)	**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER OF DECISION FOR SPECIAL USE PERMIT APPLICATION.**

THIS MATTER came before the Commission for review and Approval or Denial on March 14, 2023, for receipt and consideration by the Commission of these Findings of Fact, Conclusions of Law, and Order of Decision for the above referenced application. The Commission does hereby make and set forth the Record of Proceedings and these Findings of Fact, Conclusions of Law, and Order of Decision.

I
EXHIBIT LIST

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.1	Staff Report			X
2.1	P&Z Application Coversheet			X
2.2	Special Use Permit Application			X
2.3	Narrative			X
2.4	Vicinity Map			X
2.5	Aerial Map			X
2.6	Warranty Deed & Legal Description			X
2.7	Affidavit of Legal Interest			X
2.8	Neighborhood Meeting Certification			X
2.9	Commitment to Property Posting			X
2.10	State Alcohol License			X
2.11	Ada County Alcohol License			X
2.12	Agency Transmittal			X
2.13	Kuna Police Department (KPD)			X
2.14	Answers to KPD Questions			X
2.19	City Engineers Memo			X
2.15	KMN Publication Proof			X
2.16	Website Notice			X
2.17	300-ft Property Owners Notice			X
2.18	Proof of Property Posting			X

2.20	Public Comment – Bob Salewski			X

1.2 **Hearings:** The Commission heard this on March 14, 2023. The FCO's have been requested to go before the Commission on March 28, 2023.

1.3 **Witness Testimony:** Those who testified at the Commissions March 14, 2023, hearing are as follows, to-wit:

A. City Staff: Jessica Reid, Associate Planner

B. Appearing for the Applicant: None

C. Appearing In Favor: None

D. Appearing Neutral: None

E. Appearing in Opposition: None

II
DECISION

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

III
STAFF TESTIMONY

3.1 Findings Regarding Notice

A. **Notice Required:** Notice has been given in accordance with Kuna City Code (KCC) and Idaho Statues.

1. Notice for the March 14, 2023, hearing was posted on the city website February 28, 2023, and published in the Kuna Melba News on March 1, 2023.

2. Norice for the March 14, 2023, hearing containing a description of the proposed application was mailed March 1, 2023, to all know and affected property owners within 300-feet of the boundaries of the subject site.

3. Notice for the March 14, 2023, hearing was posted on a sign onsite by the Applicant on March 4, 2023, in accordance with KCC 5-1A-8.

3.2 Findings Regarding Special Use Permit

A. The subject site has served as a long-standing retail storefront constructed in 1940 and is zoned CBD (Central Business District).

B. The subject site contains an approximately 2,110 SF retail building split between Maria Bonita Bakery and a Laundry Mat, as well as the Victorias Taco's food truck and associated covered seating area. The subject site has an estimated average slope of 1 – 1.4%, and according to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 – 40-inches.

C. Staff are not aware of any environmental issues, health, or safety conflicts beyond the subject site being located within 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.

D. The existing zoning districts for lands surrounding the subject site are as follows:

North	CBD	Central Business District
South	CBD	Central Business District
East	CBD	Central Business District
West	CBD	Central Business District

E. The Applicants held a Neighborhood Meeting January 10, 2023; there were no attendees. A notice was posted on the city website February 28, 2023, a legal notice was published in the Kuna Melba News on March 1, 2023, and notices were mailed to all known and affected property owners within 300-ft of the subject site on March 1, 2023. The Applicants also posted a sign onsite March 4, 2023.

F. Per KCC 5-3-2, onsite or offsite consumption of alcohol within the CBD (Central Business District) zone requires a Special Use Permit.

G. Per Idaho Code §23-1009, Alcohol Licenses must be acquired from the State, County and City in which it will be sold. The Applicant has acquired their State of Idaho Retail Alcohol Beverage License (License No. 33869) and their Ada County Retail Alcohol Beverage License (License No. 20231007. Should the Special Use Permit be approved, Applicants will acquire their City of Kuna Alcohol Beverage License from the City Clerk's office, with approval from Council.

H. The Applicant has submitted a complete application and following staff review for technical compliance, the application appears to be in general compliance with KCC 5-6 and Idaho Code §23-1009.

I. The Future Land Use Map (FLUM) designates the subject site as CBD (Central Business District); the affected subject site is zoned as such.

J. Enclosing the outdoor area in which alcohol will be consumed onsite, in conjunction with appropriate signage, assists in ensuring public safety is maintained.

IV
STAFF TESTIMONY

Associate Planner Jessica Reid, in a staff memo to the Commission dated March 14, 2023, confirmed a review of the site plan and records on file at the City of Kuna has been completed with the following conclusions:

4.1 Ada County Highway District (ACHD): None

4.2 Idaho Transportation Department (ITD): None

4.3 Pathways and Trails Master Plan

There is no indication of a future trail or pathway on the Pathways Master Plan Map.

4.4 Site Layout and Dimensional Standards

KCC 5-3-3 provides specific dimensional standards for the CBD (Central Business District) zone; the subject site meets these standards.

4.5 Parking

The subject site offers existing on-street parallel parking on the North along W Main Street, and angled parking on the West along N Avenue C.

4.6 Open Space: N/A

4.7 Fencing: N/A

4.8 Public Works

Public Works provided support of the project as it has no effect on public infrastructure.

4.9 Kuna Police Department (KPD)

Chief Fratusco of KPD expressed no issue with alcohol sales at the subject site, however, had questions regarding patrons possibly walking with open containers from the bakery storefront to the taco truck, as well as if there would be a closed off area where the alcohol would be consumed.

Staff emailed the Applicants to verify their plans on how to control where alcohol would be consumed. Per Exhibit 2.14, the Applicants will have alcohol for sale within the bakery and at the food truck, thus eliminating individuals from being required to travel between the two with alcohol. Additionally, the Applicants intend to build a fence around their outdoor seating area to control the space in which alcohol may be consumed. The Applicants have also expressed they are accepting of any necessary Conditions placed upon their Special Use Permit.

Staff then discussed with Chief Fratusco if the Applicants plans were acceptable, as well as suggesting the Applicants be required to post signage stating, "No Alcohol Beyond this Point" (or similar verbiage); Chief Fratusco confirmed this was acceptable.

4.10 Comprehensive Plan

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

1. 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.

Analysis: *Downtown serves as the heart of Kuna with various business types; an approved Special Use Permit to sell alcohol and consume it onsite offers another facet to the bakery and food truck already operating and could draw additional sales to the business.*

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

1. Goal 3.A.: Ensure community design directs growth and implements sustainable land use patterns.
- Objective 3.A.2.: Encourage development in priority areas.

2. 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.

Analysis: *Downtown Kuna provides for a variety of retail, eateries, services, and conveniences; further expansion in available product at the subject site could bring additional individuals to the area. Allowing*

a long-time business owner to expand their stock offerings assists in ensuring private property rights are not infringed.

4.11 **Conclusion:** Upon review, staff finds this Special Use Request to be compliant with KCC 5-6 and Comprehensive Plan.

V
CONDITIONS

Based upon the record contained in Case No. 22-16-SUP, including the Comprehensive Plan, staff's memorandum, the exhibits, and testimony received during the public hearing, the Commission approved Case No. 22-16-SUP, subject to the following Conditions:

5.1 **Staff Recommended Conditions**

A. Developer/Owner/Applicant shall enclose outdoor area in which alcohol will be consumed, with fencing; fencing material sample and its location(s) must be submitted to staff for review and approval prior to installation and commencement of alcohol sales.

B. Developer/Owner/Applicant shall post signage within interior of the bakery which states, "No Alcohol Permitted Beyond this Point".

C. Developer/Owner/Applicant shall install a sign on the exterior of the alcohol area fencing which states "Alcohol Permitted within this area Only" and shall post a sign on the interior at the entrance/exit of the outdoor seating area which states, "No Alcohol Permitted Beyond this Point".

5.2 **Transportation:** N/A

5.3 **Site Layout, Dimensional Standards and Parking:** None

5.4 **Landscape, Open Space and Fencing:** N/A

5.5 **Public Works:** N/A

5.6 **General**

A. Upon approval of the Special Use Permit, Developer/Owner/Applicant shall submit the Kuna Alcohol Beverage License application to the City Clerk's office, which will go before the Council for approval; if approved a Kuna Alcohol Beverage License shall be issued to the Applicant.

B. Developer/Owner/Applicant shall post their Kuna Alcohol Beverage License in plain view for the full period the license is in effect.

C. Per Idaho Code §67-6512, granting a Special Use Permit shall not be considered as establishing a binding precedent to grant other Special Use Permits.

D. Per Idaho Code §67-6512, a Special Use Permit is not transferable from one parcel of land to another.

E. Developer/Owner/Applicant shall renew their Kuna City Commercial Business License and Kuna Alcohol Beverage License yearly, are as prescribed by the City Clerk's office in conjunction with Kuna City Code.

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

VI
TESTIMONY RECEIVED

6.1 Associate Planner Jessica Reid provided an overview of the requested Special Use Permit.

VII
CONCLUSIONS OF LAW
RE: POWERS AND DUTIES OF THE COMMISSION

7.1 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 Idaho Code §50-1.

7.2 The power of the City of Kuna lies in the Commission to hear this matter as provided in Idaho Code §67-65 and KCC 1-14-3.

7.3 The Commission has decision-making authority over all Special Use Permit applications as provided in KCC 1-14-3.

VIII
CONCLUSIONS OF LAW
RE: APPLICATION FOR SPECIAL USE PERMIT

8.1 Kuna City Code 5-6 provides that:

> It is recognized that an increasing number of new kinds of uses are 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 daily.
>
> The 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.

IX
ORDER OF APPROVAL FOR SPECIAL USE PERMIT APPLICATION

The Commission, having reviewed the above-entitled record, having listed to the arguments and presentations at the public 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:

9.1 The Special Use Permit application (Case No. 22-16-SUP) is Approved.

BY ACTION OF THE COMMISSION of the City of Kuna at its regular meeting held on March 28, 2023.

_____

Lee Young, Chairman

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 23-01-SUP**
	)	
DESEREE & FRANK DAVIS	)	
	)	**FINDINGS OF FACT, CONCLUSIONS OF**
For Special Use Permit to Operate an In-Home	)	**LAW AND ORDER OF DECISION FOR**
Group Daycare at 1184 S Chalkboard Place.	)	**SPECIAL USE PERMIT APPLICATION.**

THIS MATTER came before the Commission for review and Approval or Denial on March 14, 2023, for receipt and consideration by the Commission of these Findings of Fact, Conclusions of Law, and Order of Decision for the above referenced application. The Commission does now hereby make and set forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and Order of Decision.

I
EXHIBIT LIST

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.1	Staff Report			X
2.1	P&Z Application Coversheet			X
2.2	Daycare Application			X
2.3	Aerial Map			X
2.4	Vicinity Map			X
2.5	Warranty Deed			X
2.6	Neighborhood Meeting Certification 10.25.2022			X
2.7	Courtesy Neighborhood Meeting Certification 11.22.2022			X
2.8	Commitment to Property Posting			X
2.9	Pediatric CPR & First Aid Certification – Deseree			X
2.10	Site Plan			X
2.11	Evacuation Plan			X
2.12	Illness Policy			X
2.13	Central District Health Department – Passed 10.19.2022			X
2.14	Fire Safety Inspection – Passed 10.24.2022			X
2.15	Proof State License Process has Begun			X
2.16	Agency Transmittal			X
2.17	Ada County Highway District			X
2.18	Central District Health Department			X

2.24	City Engineer's Memo			X
2.19	KMN Publication Proof			X
2.20	Website Notice			X
2.21	300-ft Property Owners Notice			X
2.22	CORRECTED 300-ft Property Owners Notice			X
2.23	Proof of Property Posting			X

1.2 **Hearings:** The Commission heard this on March 14, 2023. The FCO's have been requested to go before the Commission March 28, 2023.

1.3 **Witness Testimony:** Those who testified at the Commissions March 28, 2023, hearing are as follows, to-wit:

A. City Staff: Jessica Reid, Associate Planner

B. Appearing for the Applicant: None

C. Appearing In Favor: None

D. Appearing Neutral: None

E. Appearing in Opposition: None

II
DECISION

WHEREUPON THE 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

A. **Notice Required:** Notice has been given in accordance with Kuna City Code (KCC) and Idaho Statutes.

1. Notice for the March 14, 2023, hearing was posted on the city website February 28, 2023, and published in the Kuna Melba News March 1, 2023.

2. Notice for the March 14, 2023, hearing containing a description of the proposed application was mailed to all known and affected property owners within 300-feet of the subject site on March 1, 2023; due to a typo, a corrected notice was mailed March 3, 2023.

3. Notice for the March 14, 2023, hearing was posted onsite on a sign March 2, 2023, in accordance with KCC 5-1A-8.

3.2 Findings Regarding Special Use Permit

A. Deseree and Frank Davis request 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, at 1184 S Chalkboard Place (APN: R7745410630); Section 22, Township 2 North, Range 1 West.

B. The subject site has served as a single-family residence within the School House Park Subdivision since its construction in 2014.

C. The subject site contains an approximately 1,656 SF one-story home with established landscaping. The subject site is generally flat.

D. The Applicant has indicated on Page 3 on Exhibit 2.7, that vehicle safety and requirements have been written into the future daycares contract between the proprietor and parents. Staff are not aware of any environmental issues, health, or safety conflicts beyond the subject site being located within the Nitrate Priority Area.

E. The existing land use designations surrounding the subject site are as follows:

North	R-6	Medium Density Residential – Kuna City
South	RUT	Rural Urban Transition – Ada County
East	R-5	Medium Density Residential (*No Longer Used*) – Kuna City
West	R-6	Medium Density Residential – Kuna City

F. Per KCC 5-3-2, a Special Use Permit is required for all daycare facilities.

G. The Applicants have submitted a complete application, and following staff review for technical compliance, the application appears to be in substantial compliance with KCC Title 5, Comprehensive Plan, Idaho Code §39-11, and IDAPA 16.06.02.

H. The Applicants held a Neighborhood Meeting on October 25, 2022; there were no attendees. After staff received some adverse correspondence from the School House Park HOA and one (1) neighbor, the Applicants held an additional courtesy Neighborhood Meeting on November 12, 2022; again, there were no attendees. A notice was posted on the city website March 1, 2023, and a legal notice was published in the Kuna Melba News on March 1, 2023. Notices were mailed to all known and affected property owners within 300-ft of the subject site on March 1, 2023; upon notification to staff of a typo on the original notice, a corrected notice was mailed March 3, 2023. The Applicants also posted a sign onsite March 2, 2023.

I. Applicant has submitted a complete application and following staff review for technical compliance, the application appears to be in general compliance with KCC 5-6 and Idaho Code §67-6512.

J. Staff notes a School House Park HOA representative stated in-home businesses were not permitted to operate within the subdivision, and that one (1) neighbor contacted staff and was aggressive and verbally abusive in airing their negative view of the requested Special Use Permit; covenants enforced by a Homeowners Association are part of a private contract between homeowners and their perspective Homeowners Association; the city is not a party to these contracts, therefore, the Commission is not bound by the covenants, does not enforce and is not required to enforce such covenants, and the covenants do not provide a basis which to deny the application. By the Applicant providing onsite parking, a pick-up/drop-off procedure, enclosed play areas, scheduled outdoor play times, passing required health and fire safety inspections, and acquiring applicable certifications and licensing, staff finds this proposal to consider the health and safety of the public, surrounding area and daycare clients.

IV
STAFF TESTIMONY

4.1 Ada County Highway District (ACHD)

ACHD has reviewed this application and determined no site-specific Conditions of Approval were required, nor were any Impact Fees or ACHD inspections required (Exhibit 2.17).

4.2 Idaho Transportation Department (ITD): None

4.3 Pathways and Trails Master Plan: N/A

4.4 Dimensional Standards and Site Layout

A. As the subject site lies within the established School House Park Subdivision, the site meets dimensional standards.

B. The established one-story, single-family home sits central to the lot, has a three (3) car garage, a concrete driveway and side-yard, and fully fenced back yard.

C. The interior of the home provides three (3) bedrooms, two (2) bathrooms, a living room, dining room and kitchen, as well as a covered patio outside the living room. A concrete walkway provides access from the driveway to the front door.

D. Staff notes the Ada County Assessor's information regarding the home layout indicates a fireplace; staff would recommend Applicants maintain some type of sturdy, fire safe barrier around the fireplace during use.

4.5 Parking

A. The subject site offers a fully paved driveway measuring approximately 40-feet at its widest point. The Applicant intends for clients to pull into the driveway and escort their children to/from the front door. Staff finds the parking proposal to be compliant with KCC 5-9-3(A.1).

4.6 Open Space: N/A

4.7 Fencing

A. The rear and sides yards of the site are fully enclosed with a 6-foot wood fence. Staff finds the provided fencing to be compliant with KCC 5-5-5(D.1).

4.8 Public Works:

A. In Exhibit 2.24, Public Works provided support for this application as it makes no changes to the public infrastructure.

4.9 Central District Health Department (CDH)

A. In Exhibit 2.18, CDH expressed no objections to the proposal.

B. The Applicants passed their CDH Child Care Health and Safety Inspection on October 19, 2022; the only item to note from this inspection is No. 27 – Outdoor Play Areas, in which the inspector discussed temporary fencing around the Air Conditioning unit.

4.10 Kuna Rural Fire District (KRFD)

A. The Applicants passed their Idaho Health and Welfare Fire Safety Inspection October 24, 2022; Fire Chief Lawrence performed the inspection and approved the occupant load of twelve (12).

B. No items of concern were noted.

4.11 Special Use Permit & Licensing Requirements

A. Per KCC 5-3-2, a Group Childcare Facility requires a Special Use Permit (SUP). Any facility providing child care is required to have an SUP and a State of Idaho Basic Day Care License per KCC 5-1-6(2). If this SUP request is approved, Applicants shall be found in compliance with KCC and Idaho Code.

B. Per Idaho Code §39-1104(1), an individual wishing to operate a daycare facility must be 18 years of age and apply for a State of Idaho Basic Day Care License. Per KCC 3-10-1, daycare facilities are required to hold a valid Daycare Business License, regardless of size. The Applicants have submitted a Basic Day Care License application to IdahoSTARS (Exhibit 2.15), and upon receiving the signed Findings of Fact and Conclusions of Law, if their SUP request is approved, staff will assist the Applicants with submission of the required City of Kuna Daycare Business License application.

C. Additionally, Applicants are required to undergo a Criminal History and Background Clearance; both Applicants have done so and have been cleared by the Idaho Department of Health and Welfare (Exhibit 2.16).

4.12 Comprehensive Plan

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

1. 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.

Analysis: *The city has provided the ability for residents to operate a variety of home-based businesses, thus allowing many residents the ability to work from home in a way that conforms to their individual family needs. The applicable application process ensures that daycares are licensed appropriately after complying with local and State requirements.*

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

1. 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.

Analysis: *By allowing a variety of permitted uses or uses allowed with a Special Use Permit, the city provides an opportunity for residents to use their property in a multi-faceted way. The city also strives to ensure application fees are affordable yet adequate to offset the application process, required noticing, and staff time.*

4.13 Conclusion: Upon review, staff finds this Special Use Request to be in compliance with KCC Title 5, Comprehensive Plan, Idaho Code §39-11, and IDAPA 16.06.02.

V
CONDITIONS

Based upon the record contained in Case No. 23-01-SUP, including the Comprehensive Plan, staff's memorandums, the exhibits, and testimony received during the public hearing, the Commission approved Case No. 23-01-SUP, subject to the following Conditions:

5.1 Staff Recommended Conditions

A. Applicants shall maintain a sturdy fire safe barrier around the fireplace when used during daycare operating hours.

B. Applicant shall provide a photocopy of Pediatric CPR/First Aid Certification for Frank Davis prior to him commencing operation of the daycare alongside Deseree Davis.

5.2 Transportation: N/A

5.3 Site Layout, Dimensional Standards and Parking:

A. Daycare clients shall pull into the residential driveway to drop-off/pick-up children and escort their child(ren) to and from the front door.

5.4 Landscape, Open Space and Fencing: N/A

5.5 Public Works: N/A

5.6 General

A. The In-home Group Daycare shall be permitted to operate Monday through Friday, from 7:00 AM to 6:00 PM.

B. Applicants shall provide care for the number of children as determined by the Fire Safety Inspection and the applicable child-to-staff ration indicated by Idaho Code §39-1109(4.a), however, no more than twelve (12) children maximum; this number includes the Applicants children.

C. The Applicants shall provide protection or supervision for children under twelve (12) years of age, for periods less than 24-hours per day, while the parents or guardians are not on the premises. per KCC 5-1-6.

D. The Applicants shall ensure that at all times when a child or children are present, at least one (1) adult employee on the premises shall have current certification in pediatric rescue breathing and first-aid treatment from a certified instructor, per Idaho Code §39-1109(g).

E. Applicants shall ensure that at least one (1) adult employee shall be present at all times when a child or children are in attendance per Idaho Code §39-1109(3).

F. Applicants shall always maintain an approved fire extinguisher onsite.

G. Applicants shall install safety locks on all doors and cabinets where chemicals are stored.

H. Applicants shall install safety devices on all electrical outlets accessible to children.

I. Applicants shall install a door chime on the front door to indicate opening.

J. Applicants shall acquire the required Kuna Daycare Business License in accordance with KCC 3-10 through the City Clerk's Office once all Conditions are met, and prior to commencement of operation, and shall always maintain said license.

K. Applicants shall provide a copy of their State of Idaho Basic Daycare License to staff once issued.

L. Applicants shall provide a copy of each subsequent Child Care Health and Safety Inspection and Fire Safety Inspection to Planning and Zoning staff for the entire duration of In-home Group Daycare operation.

M. In the event the use(s) or structure(s) located on Parcel No. R7745410630 (11874 S Chalkboard Place, Kuna) is enlarged, expanded upon, or altered in any way (even for temporary purposes), the Applicants and any future assigns having interest in the subject property, shall seek an amendment to the approvals of this Special Use Permit through the public hearing process.

N. This Special Use Permit is valid only if these Conditions are adhered to continuously. In the event the Conditions are not followed, the Special Use Permit may be revoked.

O. The Special Use Permit shall follow the proposed intent provided on the application and shall divest when the Applicants no longer operate an In-home Group Daycare, and/or no longer have any interest in the property, or the business is discontinued for more than one (1) year. The Applicants shall advise the city of any changes in ownership or leasing agreements which would affect business operation(s).

P. Per Idaho Code §67-6512, a Special Use Permit is not transferable from one parcel of land to another.

Q. Applicants shall follow all staff and agency recommendations.

R. Applicants shall comply with all local, state, and federal laws.

VI
TESTIMONY RECEIVED

6.1 Associate Planner Jessica Reid provided an overview of the proposed Special Use Permit.

VII
CONCLUSIONS OF LAW
RE: POWERS AND DUTIES OF THE COMMISSION

7.1 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 Idaho Code §50-1.

7.2 The power of the City of Kuna lies in the Commission to hear this matter as provided in Idaho Code §67-65 and KCC 1-14-3.

7.3 The Commission has decision-making authority over all Special Use Permit and Design Review applications as provided in KCC 1-14-3.

VIII
CONCLUSIONS OF LAW
RE: APPLICATION FOR SPECIAL USE PERMIT

8.1 Kuna City Code 5-6 provides that:
It is recognized that an increasing number of new kinds of uses are 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 daily.

The 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.

IX
ORDER OF APPROVAL FOR SPECIAL USE PERMIT

The Commission, having reviewed the above-entitles record, having listened to the arguments and presentations at the public 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:

9.1 The Special Use Permit application (Case No. 23-01-SUP) is Approved.

BY ACTION OF THE COMMISSION of the City of Kuna at its regular meeting held on March 28, 2023.

_____

Lee Young, Chairman

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 23-04-DR**
	)	
	)	
BOYS & GIRLS CLUB	)	
	)	**FINDINGS OF FACT, CONCLUSIONS OF**
	)	**LAW AND ORDER OF DECISION FOR**
For W Mendi Place.	)	**DESIGN REVIEW APPLICATION.**

THIS MATTER came before the Commission for review and Approval or Denial on March 14, 2023, for receipt and consideration by the Commission of these Findings of Fact, Conclusions of Law, and Order of Decision for the above referenced application. The Commission does hereby make and set forth the Record of Proceedings and these Findings of Fact, Conclusions of Law, and Order of Decision.

I
EXHIBIT LIST

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.1	Staff Report			X
2.1	P&Z Application Coversheet			X
2.2	Design Review Application			X
2.3	Narrative			X
2.4	Aerial Map			X
2.5	Vicinity Map			X
2.6	Affidavit - Braga			X
2.7	Affidavit - KYRA			X
2.8A	Site Plan			X
2.8B	Site Plan Updated			X
2.9A	Elevations			X
2.9B	Elevations Site Plan Updated			X
2.10A	Landscape Plans			X
2.10B	Landscape Plans Updated			X
2.11	Lighting Plan & Cutsheet			X
2.12A	Preliminary Road Improvement Plan			X
2.12B	Preliminary Road Improvement Plan Updated			X
2.13A	Preliminary Grading & Utility Plan			X
2.13B	Preliminary Grading & Utility Plan Updated			X
2.15	Trash Enclosure Detail			X

2.14	Agency Transmittal			X
2.16	J&M Sanitation			X
2.17	Central District Health			X
2.18	Public Works			X

1.2 **Hearings:** The Commission heard this on March 14, 2023. The FCO's have been requested to go before the Commission on March 28, 2023.

1.3 **Witness Testimony:** Those who testified at the Commissions March 14, 2023, hearing are as follows, to-wit:

A. City Staff: Doug Hanson, Planning & Zoning Director

B. Appearing for the Applicant: Katrina Kulm, Erstad Architects

II
DECISION

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

III
STAFF TESTIMONY

3.1 Findings Regarding Notice

A. **Notice Required:** Notice has been given in accordance with Kuna City Code (KCC) and Idaho Statues.

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.

3.2 Findings Regarding Design Review

A. The Applicant has submitted a complete application and following staff review for technical compliance, the application appears to be in general compliance with KCC Title 5.

B. The Future Land Use Map (FLUM) designates the affected subject site as Residential, however, the Development Agreement approved by the Council and recorded on June 8, 2012, establishes the CBD zone and commercial land use for the property.

C. Upon review, staff finds the proposed project is an appropriate fit for the proposed location.

D. The placement and orientation of the structures and proposed landscaping appear to offer a cohesive design and provides adequate screening between the subject sites and neighboring properties.

E. Public services and infrastructure can accommodate support the proposed development should Public Works conditions and ACHD's standards be adhered to.

IV
STAFF TESTIMONY

Planning & Zoning Director Doug Hanson, in a staff memo to the Commission dated March 14, 2023, confirmed a review of the site plan and records on file at the City of Kuna has been completed with the following conclusions:

4.1 Ada County Highway District (ACHD): No Comment

4.2 Pathways and Trails Master Plan

A pathway is identified on the Pathways Master Plan Map, however there is no existing connection point to the Summit view Subdivision to the north, or Butler Sunview Estate Subdivision to the south. APN: S1323141804 to the immediate east will be more suitable to provide for a pathway connection when developed in the future.

4.3 Development Agreement

The zoning and land use for the Boys & Girls Club were approved via Case Nos. 11-01-CPMA (Comp Plan Map Amendment), 11-04-ZC (Rezone), 11-04-DA (Development Agreement) and 11-03-LLA (Lot Line Adjustment).

4.4 Site Layout and Dimensional Standards

KCC 5-3-3 provides specific dimensional standards for the CBD (Commercial Business District) zone. The max allowable height within an CBD zone is 80-feet; the B&G Club building is proposed to be 34-feet. The building will be approximately 26,800 square feet. The site is compliant with minimum lot size, maximum lot coverage, and setback requirements.

4.5 Parking

The Applicant has provided 63 total parking spaces (60 standard, 3 ADA). 11 landscape islands and eight (8) streetlights, exceeding the requirements in KCC 5-9-5.

4.6 Open Space

34.4 % of the site is devoted to landscaping. Pedestrian amenities are to include bike racks, benches and play turf. Ground cover will consist of rhizomatous tall fescue, artificial turf, dry river bed and mulch. Existing trees along the western boundary of the site along the canal will be preserved in accordance with KCC 5-17-4-A.. New plantings will consist of a mixture of evergreen trees, ornamental trees, shade trees and shrubs. Landscaping appears to be in compliance with KCC 5-17.

4.7 Fencing: N/A

4.8 Public Works

Per Exhibit 2.18, Public Works staff can support approval of this application if the above condition is met as well as the other conditions in 4.b, 5.a, and 6.b.

4.9 J&M Sanitation

Per Exhibit 2.16, the enclosure will need bollards inside instead of the concrete wheel stop; the bollards can be set a foot off the back wall. The gates need to be mounted at the end of the CMU

walls allowing the gates to swing past 90 degrees in the open position. Lastly, the Applicant will need holes drilled in the ground for the cane bolts to hold the doors in the open position.

4.10 Conclusion: Upon review, staff finds this Design Review Request to be in compliance with KCC Title 5 and the Comprehensive Plan.

CONDITIONS

Based upon the record contained in Case No. 23-04-DR, including the Comprehensive Plan, staff's memorandum, the exhibits, and testimony received during the public hearing, the Commission approved Case No. 23-04-DR, subject to the following Conditions:

5.1 Staff Recommended Conditions

A. Developer/Owner/Applicant shall ensure that all future fencing must comply with KCC 5-5-5.

5.2 Transportation: N/A

5.3 Site Layout, Dimensional Standards and Parking:

A. 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.

B. 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.

5.4 Landscape, Open Space and Fencing:

A. 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.

B. 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.

C. The Landscape Plan (dated 02.03.2023) will be considered a binding site plan as amended and/or approved.

D. 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 with the elevations, landscape plan and site plan.

5.5 Public Works:

A. 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. Compliance with I.C. §31-3805 is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.

C. 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).

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

5.6 General

A. 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:

1. The City Engineer shall approve all sewer connections.

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. 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".

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.

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

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).

7. All public rights-of-way shall be dedicated and constructed to the 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.

B. 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 Commission, or seek amending them through Public Hearing processes.

C. 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 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

D. 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.

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

VI
TESTIMONY RECEIVED

6.1 Planning & Zoning Director Doug Hanson provided an overview of the Design review Application.

6.2 Katrina Kulm, Erstad Architects, 310 N 5th St, Boise, ID 83702 addressed Commissioner Main's question about the height and specifications of the parking lot lights that will be utilized.

VII
CONCLUSIONS OF LAW
RE: POWERS AND DUTIES OF THE COMMISSION

7.1 The 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.

7.2 The Commission has the decision-making authority over all Legislative Design Review application as provided in Kuna City Code 1-14-3.

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

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

VIII
ORDER OF APPROVAL FOR DESIGN REVIEW APPLICATION

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

8.1 The Design Review application (Case No. 23-04-DR) is Approved.

BY ACTION OF THE COMMISSION of the City of Kuna at its regular meeting held on March 28, 2023.

_____

Lee Young, Chairman

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF	)	**Case Nos. 22-14-AN (Annexation)**
	)	
JOE & KATHY GUIDO U OF I ENDOWMENT.	)	
	)	
For An Annexation request at 3350 W Columbia Road.	)	**STAFF REPORT FOR ANNEXATION.**

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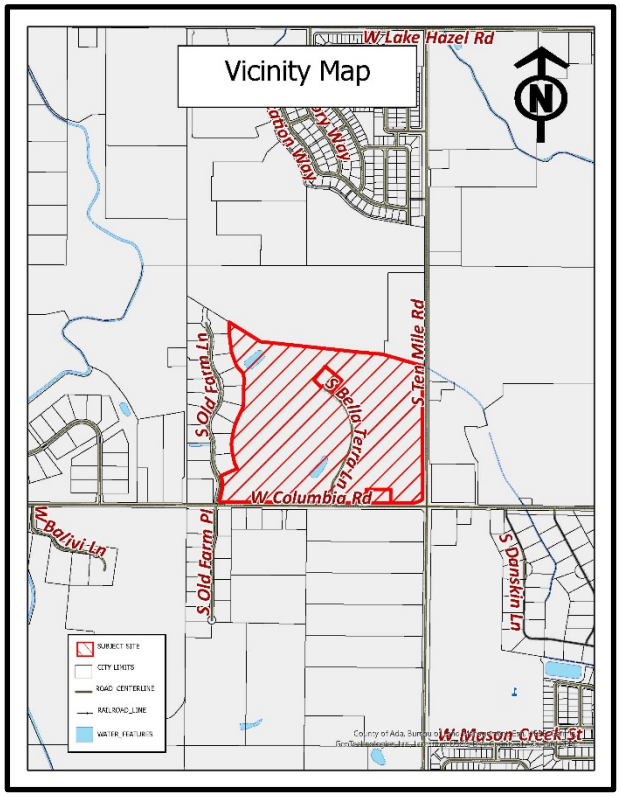
2. Project Summary
3. Applicants Request
4. Process and Noticing
5. General Project Facts
6. Transportation and Connectivity
7. Staff Analysis
8. Proposed Findings of Fact and Conclusions of Law
9. Proposed Commission's Recommendation



I
EXHIBIT LIST

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.1	Staff s Memo			X
2.1	P&Z Application Coversheet			X

2.2	Annexation Application			X
2.3	Lot Lina Adjustment Application			X
2.4	Project Narrative			X
2.5	Vicinity Map			X
2.6	Affidavit of Legal Interest			X
2.7	Warranty Deed 4.18.'05 & Quit Claim Deed 5.2.'11			X
2.8	Legal Description – Annex Parcel 'A'			X
2.9	Legal Description – Annex Parcel 'B'			X
2.10	Proposed Lot Line Adjustment			X
2.11	Legal Desc. For Ag.			X
2.12	Legal Desc. For C-2			X
2.13	Legal Desc. For R-20			X
2.14	Neighborhood Meeting Certification for 8.11.22 Mtg.			X
2.15	Neighborhood Meeting Certification for 9.1.22 Mtg.			X
2.16	Commitment to Property Posting			X
2.17	Sketch for Zone Future Boundaries			X
2.18	Request for Agency Comments			X
2.19	City Engineer Memo			X
2.20	ACHD			X
2.21	Ada County Development Services			X
2.22	CDHD			X
2.23	DEQ			X
2.24	Nampa Meridian Irr. Dist.			X
2.25				X
2.26	KMN Tear Sheet			X
2.27	Legal Notice Mailer			X
2.28	Proof of Property Posting			X
2.29	Web Site Notice			X

II
PROJECT SUMMARY

2.1

Description	Details
Acreage	85.50 Ac.
Existing Land Use(s)	A – Agriculture & Residential
Future Land Use Designation	Mixed- Use
Proposed Land Use(s)	A, C-2 & R-20
Lots (No. and Type)	One Ag, one Commercial, one High Density Residential
Number of Residential Units	Known With Future Proposal

Number of Other Lots	0
Number of Phases	N/A
Net Density (Dwelling Units per Acre)	N/A

III
APPLICANTS REQUEST

3.1 Joe and Kathy Guido request annexation approval at the NWC of Columbia and Ten Mile Roads, at 3350 W Columbia Road, in Section 3, Township 2 North, Range 1 West (APN's: R4313530210 and R4313530230).

IV
PROCESS AND NOTICING

4.1 Kuna City Code (KCC), 1-14-3 states that Annexations are designated as Public Hearings with the Commission as a recommending body and Council as the decision-making body. These land use applications were given public notice following Idaho Code (I.C.) § 67-65.

4.1.1 Notifications

A. Neighborhood Meeting: February 24, 2022 (3 Attendees)
B. Agency Comments Request: November 14, 2022
C. 300 FT Legal Mailer Notice: March 9, 2023
D. Kuna Melba News Newspaper: March 8, 2023
E. Site Posted: March 9, 2023

V
GENERAL PROJECT FACTS

5.1 Site Features

A. The subject site (APN's: R4313530210 and R4313530230) is located in Ada County, and is currently zoned Rural Residential, and has historically been used as a field used for Agriculture purposes and two single family homes.

B. The proposed project site currently has vegetation consistent with that of Agriculture fields and two (2) single family residences. The site has an estimated average slope of 0.09-1.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be between 20 and 40 inches.

C. Staff is not aware of any environmental issues, health or safety conflicts, beyond being within the Nitrate Priority Area Boundary. Idaho Department of Environmental Quality (DEQ) provides recommendations for surface and groundwater protection practices and requirements for development of the site.

5.2 Surrounding Land Uses

North	RR	Rural Residential – Ada County
South	C-2 A RR	Area Commercial – Kuna City Agriculture – Ada County Rural Residential – Ada County

East	C-1 RR	Neighborhood Commercial – Kuna City Rural Residential – Ada County
West	R-2 RR	Low Density Residential – Kuna City Rural Residential – Ada County

VI
TRANSPORTATION AND CONNECTIVITY

6.1 Ada County Highway District

A. Ten Mile:

With the future development application, the applicant should be required to widen the pavement on Ten Mile 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 43-feet from the centerline of Ten Mile Road abutting the site.

Applicant shall follow all roadway standards and requirements in accordance with KCC 5-17-13 and 6-4-2-B.3. *Sidewalks along arterials roadways shall be eight (8) foot wide detached.*

B. Columbia Road:

With the future development application, the applicant should be required to widen the pavement on Columbia 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 30-feet from the centerline of Columbia Road abutting the site.

Consistent with the MSM, as part of a future development application, the application should be required to dedicate additional right-of-way to total 35-feet from the centerline of Columbia Road abutting the site.

Applicant shall follow all roadway standards and requirements in accordance with KCC 5-17-13 and 6-4-2-B.3. *Sidewalks along arterials roadways shall be eight (8) foot wide detached.*

C. Ten Mile Road/Columbia Road Roundabout (MSM):

As noted above, the intersection of Ten Mile Road and Columbia Road is shown as a multi-lane roundabout on the MSM. To accommodate the future construction of the multi-lane roundabout, as part of a future development application the applicant should be required to dedicate additional right- of-way consistent with the template as shown in the ACHD Report.

D. Driveways:

As part of any future development application, the applicant should be required to comply with all policies and guidelines listed in the ACHD Report.

6.2 Idaho Transportation

Did not provide Comment.

6.3 COMPASS

Did not provide Comment.

6.4 Pathways and Trails Master Plan

The Pathways Master Plan Map indicates a future trail near the site and a greenbelt through the north and east property lines of the site.

VII
STAFF ANALYSIS

7.1 Site Layout and Dimensional Standards

The Applicant is not proposing development of the site at this time. In the future with any development proposals the applicant will be subject to all development requirements including the dimensional standards as they appear in KCC 5-3-3.

7.2 Parking

With future development the Applicant shall provide off-street parking spots for each residential unit in accordance with KCC 5-9-3.

7.3 Open Space

At time of future development, this property will be required to provide usable open space following KCC 5-17-12-D.

7.4 Fencing

The Applicant shall and install "see-through" fencing along all residential buildable lot property lines abutting pathways, greenbelts and common areas. Fences placed between Commercial/Civic and Residential uses shall be sight obscuring. All fencing shall comply with comply with KCC 5-5-5.

7.5 Public Works

According to Exhibit 2.19, Public Works staff states that Public Works currently does not have sewer capacity or sewer infrastructure in place to support approval of this project.

Comments may be expanded or refined in connection with the future land-use actions.

At time of Future development, the Applicant shall be required to work with staff to install streetlights a maximum spacing of 250-feet.; the final location of streetlights 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. All street light installation shall comply with KCC 6-4-2.

7.6 Comprehensive Plan

A. 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.
- Policy1.C.2.d: Ensure infrastructure and public facilities are in place and parcels identified for commercial or industrial are shovel-ready.

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

1. 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.

2. 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.

Analysis: *The proposal includes large areas for possible future commercial development and additional housing types and sizes promotes needed housing variety, desirable and well-designed neighborhoods.*

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

1. 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.

2. 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.

3. Goal 4.D.: Promote a connected street network that incorporates mid-mile collectors and crossing for improved neighborhood connectivity.
- Objective 4.D.2.: Ensure the continued expansion/development of 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.

Analysis: *This request appears to follow the FLUM and goals of the City. Future site development will add driveways, widen roads, add sidewalks, pathways, and pedestrian corridors together with stubs to adjacent properties promoting future connections by other developments offers connectivity and access for all residents.*

7.7 Conclusion:

Upon review, staff finds the request for Annexation to be in compliance with KCC Title 5; (I.C.) §50-222; and the Kuna Comprehensive Plan; and staff recommends Approval of Case No. 22-14-AN, with the Applicant being subject to the Conditions of Approval listed in Section "IX" (9) of this report.

VIII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case Nos. 22-14-AN including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the Public Hearing the Commission hereby recommends (***Approval/Conditional Approval/Denial***) of the Annexation.

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.

8.1 The public notice requirements ***have*** been met and the Neighborhood Meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: *The Applicant held a Neighborhood Meeting August 11, 2022 (7 Attendees) and a second meeting on September 1, 2022, (7 Attendees) attended the meeting. Neighborhood Notices were mailed out to residents within 300-feet of the proposed project site on March 9, 2023, and a legal notice was published in the Kuna Melba Newspaper on March 8, 2023. The Applicant posted a sign on the property on March 9, 2023.*

8.2 Based on the evidence presented this proposal ***does*** generally comply with Kuna City Code (KCC).

Staff Finding: *The Applicant has submitted a complete application, and following staffs review annexation eligibility, the application appears to comply with KCC Title 5.*

8.3 Based on the evidence presented this proposal ***does*** generally comply with the Comprehensive Plan.

Staff Finding: *The Comp Plan has listed numerous goals for providing a variety of commercial and 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-20; The Comp Plan Map designates the property as Mixed-Uses.*

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

Staff Finding: *According to Exhibit 2.19, Public Works staff states that Public Works currently does not have sewer capacity or sewer infrastructure in place to support approval of this project. Comments may be expanded or refined in connection with the future land-use actions. Exhibit 2.20 in the ACHD report, as part of any future development application, the applicant should be required to comply with all policies and guidelines listed in the ACHD Report.*

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

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

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

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

8.7 Future proposed site landscaping shall ***meet*** the intent of the landscape ordinance.

Staff Finding: *No common lot landscaping is proposed with this application and all future common lots shall follow all requirements listed in KCC 5-17.*

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

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

IX
PROPOSED COMMISSION'S RECCOMENDATION

Note: These motions are for the recommendation of ***Approval, Conditional Approval or Denial*** *of the Annexation to the Council. However, if the 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. 22-14-AN, including the Comprehensive Plan, Kuna City Code, Staff's Memorandum, including the exhibits, and the testimony during the Public Hearing the

Commission hereby (***recommends Approval/Conditional Approval/Denial***) of the Annexation, subject to the following Conditions of Approval:

9.1 Staff Recommended Conditions:

None.

9.2 Transportation

A. With future development buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with KCC 5-17-14 and 6-4-2.

B. With future development Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.

9.3 Site Layout, Dimensional Standards and Parking

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

B. Applicant shall ensure the proper easement widths on all proposed future lots in accordance with KCC 6-3-8.

C. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with KCC 5-3-3.

9.4 Landscape, Open Space and Fencing

A. At time of future development, fencing within and around the site shall comply with KCC 5-5-5 (unless specifically approved otherwise and permitted).

B. 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.

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

D. Future Landscape Plan(s) and Preliminary Plat(s) will be considered binding site plans as amended and/or approved.

E. 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.

9.5 Public Works (*At time of future development*)

A. 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. Compliance with I.C. §31-3805 is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.

C. 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).

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

E. Future Equivalent Dwelling Units (EDU's) will be issued on a Phase-by-Phase basis (per Final Plat).

9.6 General

A. 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:

1. The City Engineer shall approve all sewer connections.

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 an approved drainage plan.

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".

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

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

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).

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.

B. 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.

C. 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 10-6-3. and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

D. 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.

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

DATED this 28th day of March 2023.

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): 22-14-AN & 22-03-LLA

Project Name: Guido - U of I Endowment

Date Received: 10.10.'22

Date Accepted as Complete: 12.05.'22

Type of review requested (check all that apply):

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

Owner of Record

Name: Cottonwood Crossing Farms, LLC

Address: 7744 S. Bella Terra Ln, Meridian, ID 83642

Phone: (208) 353-5085 Email:

Applicant (Developer) Information

Name: David Crawford - Centurion Engineers, Inc.

Address: 2323 South Vista Ave, #206, Boise, ID 83705

Phone: (208) 343-3381 Email: dacrawford@centengr.com

Engineer/Representative Information

Name: Joe Canning - Centurion Engineers, Inc.

Address: 2323 South Vista Ave, #206, Boise, ID 83705

Phone: (208) 343-3381 Email: jdcanning@centengr.com

Subject Property Information

Site Address: 3350 W. Colombia Rd

Nearest Major Cross Streets: S. Ten Mile Rd & W. Columbia Rd

Parcel No.(s): R4313530210, R4313530230

Section, Township, Range: 03 2N 1W

Property Size: 82.2 acres

Current Land Use: Agriculture Proposed Land Use: High density residential and commercial

Current Zoning: Rural residential Proposed Zoning: R-20 & C-2

Project Description

Project Name: Guido - University of Idaho Endowment Lands

General Description of Project: Annexation, rezone to Agriculture, R-20 and C-2.

Property adjustment of lots 21 and 23, block 1 of Ironhorse Subdivision.

Type of proposed use (check all that apply and provide specific density/zoning):
☒ Residential: R-2 R-4 R-6 R-8 R-12 R-20 ☒ Commercial: C-1 C-2 C-3 ☐ CBD
☐ Office ☐ Industrial: M-1 M-2 ☐ Other:

Type(s) of amenities provided with development: N/A

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: Existing residential structure on the south side

Will any existing buildings remain? YES NO

No. of Residential Units: 1 No. of Building Lots: 1

No. of Common Lots: 0 No. of Other Lots: 0

Type of dwelling(s) proposed (check all that apply):
☐ Single-Family ☐ Townhomes ☐ Duplexes ☐ Multi-Family
☐ Other: N/A

Minimum square footage of structure(s):

Gross Density (Dwelling Units ÷ Total Acreage):

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

Percentage of Open Space provided: _____ Acreage of Open Space: _____

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

_____

_____

Non-Residential Project Summary (If Applicable)

Number of building lots: _____ Other lots: _____

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

Building height: _____ Hours of Operation: _____

Total No. of Employees: _____ Max No. of Employees at one time: _____

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

Proposed Parking

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

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

_____

_____

_____

_____

Applicant Signature: _____ Date: 10/7/2022

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

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

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 <u>both</u> 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).: 22-14-AN & 22-03-LLA

Project Name: Guido - U of I Endowment

Date of Pre-Application Meeting: 6.16.'22 & 8.25.'22 Valid for (2) one (1) year(s), unless otherwise determined by Staff

Date Received: 10.10.'22

Date Accepted as Complete: 12.05.'22

<u>Application shall contain one (1) copy of the following (digital documents preferred):</u>

- 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 <u>each</u> 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.

<u>Information to Note:</u>
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: 10/10/2022

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

Lot Line Adjustment Application

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

A Lot Line Adjustment request does not require a public hearing & will be scheduled for a regular City Council meeting as a regular agenda item.

****Office Use Only****

Case No(s).: 22-14-AN & 22-03-LLA

Project Name: Guido - U of I Endowment

Date of Pre-Application Meeting: 6.16.'22 & 8.25.'22 Within one month (30) days, unless otherwise determined by staff

Date Received: 10.10.'22

Date Accepted as Complete: 12.05.'22

All applications must contain one (1) copy of the following (digital documents preferred):

- Complete Planning & Zoning Application Coversheet
- Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide and/or the reason for the Lot Line Adjustment
- Legal description of the property: Include a metes & bounds description to the section line of all adjacent roadways, stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description
- Proof of ownership: A copy of your deed and Affidavit of Legal Interest for all interested parties
- Vicinity Map: 8.5" x 11" showing streets, driveways, property lines, etc.
- Sketch showing the proposed Lot Line Adjustment, include: Current lot size dimensions, square footage & street frontage; proposed new location of the Lot Line & new dimensions, square footages & street frontages; streets, surrounding land uses, etc.; and existing and proposed public improvements including sidewalks, streets, lighting, landscaping, natural features, etc. (if applicable)

This application shall not be considered complete nor will a meeting date be set, until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled meeting date, fees due & any other necessary information 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: 10/7/2022

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

CENTURION ENGINEERS, INC.

David Crawford

2323 S. Vista Ave Ste 206
Boise, ID 83705
Telephone 208.343.3381
dacrawford@centengr.com

Kuna planning & Zoning Department

751 W 4th Street
P.O. Box 13
Kuna, ID 83634

October 6, 2022

Members of the Kuna City Council, Planning and Zoning Commission, and Staff,

We are pleased to present this application on behalf of Cottonwood Crossing Farms LLC for the property boundary adjustment, annexation, and zoning of the properties located at the northwest corner of Ten Mile Road and Columbia Road. The property includes Lot 21 and Lot 23 Block 1 of Ironhorse Subdivision. The property is contiguous to several properties within the city limits along Columbia Road. The surrounding properties are a mix of agricultural uses, ranchettes, and one-acre single family homes-sites. Urban density subdivisions have been approved by the City of Kuna north of the property. There are several agricultural structures on the property as well as two existing homes.

Comprehensive Plan

The property is designated for Mixed Use on the City of Kuna Future Land Use Map (July 16, 2019). The proposed concept plan complies with the Future Land Use Map designation of "Mixed Use", the definition of "Mixed Use" in the Comprehensive Plan Glossary, and Comprehensive Plan Policy 3.A.1.c. regarding "Mixed Use".

The Envision Kuna 2019 Comprehensive Plan notes the following definition in the plan glossary: Mixed Use – Properties on which a minimum of two distinct uses, such as office, commercial, industrial, agricultural and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties. Comprehensive Plan Policy 3.A.1.c encourages a "mix of uses at several scales – within zones, on individual and adjacent parcels, and within single structures – that encourage complementary residential, commercial and industrial activities to achieve true mixed uses."

Development Agreement and Concept Plan

The owners, Joe and Kathryn Guido, are aware that sewer services are not readily available to the property. For that reason, City of Kuna staff recommended that the Mr. and Mrs. Guido only seek annexation and zoning and development agreement at this time. The owners are willing to enter into a development agreement requiring that the owners will not submit a future Preliminary Plat application until such time that the property can be served by City infrastructure.

Regarding the development agreement, in exchange for the annexation and zoning of the property, the owners are willing to stipulate that development of anything other than agricultural structures must wait until City of Kuna sanitary sewer services

are available. Consistent with the "Mixed Use" designation, the owners propose three distinct zones:

- University of Idaho Endowment Lands. 53.02 acres. AG zoning. *Joe and Kathryn Guido are eager to get the necessary approvals in place so that they may make this generous donation to the University of Idaho. Kuna residents will have the increased educational opportunities associated with having a university campus within the City.*
- Multifamily Residential Property. 19.26 acres. R-20 zoning. *The intent is to provide areas for apartments construction that are close to the University of Idaho endowment lands.*
- Commercial Property. 8.26 acres. C-2 zoning. *The intent is to provide commercial tax properties appropriately located along Ten Mile Road and at the intersection of Ten Mile and Columbia roads. This commercial property can serve the general needs of North Kuna Area residents.*

We look forward to working with staff, Planning & Zoning Commission, and City Council on this important step in creating endowment lands for the University of Idaho that will be in the City of Kuna.

Sincerely,

David A. Crawford
Project Manager
Centurion Engineers, Inc.

Guido- University Endowment Lands

Vicinity Map

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

KUNA
Planning & Zoning

AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
) ss
County of Ada)

I, Joseph Guido, member, Cottonwood Crossing Farm, LLC ,
Full Name

7744 Bella Terra Lane Meridian, ID 83642
Address City State ZIP

Being first duly sworn upon oath, depose and say: (If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to Centurion Engineers, Inc
Full Name

2323 S. Vista Ave, #206 Boise, ID 83705
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 7th Date day of September Month, 20 22 Year

Joseph Guido
Signature

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

Tamee Bilbo
Residing at: ada county
City State ZIP

My Commission expires: 12/13/2017
Signature

TAMEE BILBO
Comm. No. 20215996
NOTARY PUBLIC
Expires: 12/13/2027
STATE OF IDAHO

A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
8151 W. Rifleman Ave. / Boise, Idaho 83704
(208) 377-2700

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 3.00 1
BOISE IDAHO 04/18/05 04:06 PM
DEPUTY Neava Haney
RECORDED-REQUEST OF
Pioneer
105046916

WARRANTY DEED

For Value Received **Ironhorse Estates, LLC, an Idaho limited liability company**

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

Cottonwood Crossing Farms, LLC

hereinafter referred to as Grantee, whose current address is 3350 W. Columbia Road, Meridian, Id 83642 the following described premises, to-wit:

Lot 21, Block 1, of Ironhorse Subdivision, according to the plat thereof, filed in Book 91 of Plats at Pages 10651 thru 10655, records of Ada County, Idaho

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 Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: February 15, 2005

Ironhorse Estates, LLC, an Idaho limited liability company

By: _____ _____
Joseph J. Guido, Member Kathryn Guido, Member

STATE OF Idaho, County of Ada, ss

On this 15th day of February, in the year of 2005, before me the undersigned, a notary public, personally appeared Joseph J. Guido and Kathryn Guido, known or identified to be two of the member(s)/manager(s) in a limited liability company, of Ironhorse Estates, LLC and the member(s)/manager(s) who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that he/she/they executed the same in said limited liability company name.

SUSAN J. MERRITT NOTARY PUBLIC STATE OF IDAHO

_____
Susan J. Merritt
Notary Public of Idaho
Residing at Caldwell
Commission expires: May 5, 2005

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 13.00 2
BOISE IDAHO 12/09/11 04:31 PM
DEPUTY Lisa Batt
RECORDED - REQUEST OF
Hawley Troxell
111100568

Recording Requested By and
When Recorded Return to:

Michelle R. Points
HAWLEY TROXELL ENNIS & HAWLEY LLP
P.O. Box 1617
Boise, Idaho 83701

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

CORRECTED QUITCLAIM DEED

(Correcting Quitclaim Deed recorded May 2, 2011 as Instrument no. 111036456)

THIS CORRECTED QUITCLAIM DEED is made this 9th day of December, 2011, by Ironhorse Estates, LLC, an Idaho limited liability company, as Grantor, as there was an error in the listing of the Grantee. The Grantee should have been listed as Cottonwood Crossing Farm, LLC, as set forth herein.

For value received, Ironhorse Estates, LLC, an Idaho limited liability company does hereby convey, release, remise and forever quit claim unto Cottonwood Crossing Farm, LLC, an Idaho limited liability company, whose address is 7744 Bella Terra Lane, Meridian, ID 83642, the following described premises, to-wit:

> Lots 1 and 23, Block 1 of Ironhorse Subdivision, according to the official plat thereof, filed in Book 91 of Plats at Pages 10651 through 10655, records of Ada County, Idaho

together with their appurtenances.

DATED this 9th day of December, 2011.

IRONHORSE ESTATES, LLC

By: Joseph Guido
Joseph J. Guido, Manager/Member

By: Kathryn Guido
Kathryn Guido, Manager/Member

STATE OF IDAHO)
) ss.
County of Ada)

On this 9th day of December, 2011, before me, Tina Hummel, a Notary Public in and for said State, personally appeared Joseph J. Guido and Kathryn Guido, known or identified to me to be managers/members of Ironhorse Estates, LLC, an Idaho limited liability company, or the persons who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

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

TINA HUMMEL NOTARY PUBLIC STATE OF IDAHO

Tina Hummel
Notary Public for Idaho
Residing at Boise, ID
My commission expires June 11, 2015

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

Legal Description for:
Guido Lands Parcel A

October 3, 2022

A portion of Lot 21 & Lot 23, Block 1 of Ironhorse Subdivision as recorded in Book 91 of Plats at Pages 10651 through 10655 records of Ada County, Idaho. Situate in a portion of the southeast quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the east quarter corner of said Section 3; thence S00°29'46"E, 1,106.19 feet along the easterly boundary of the southeast quarter of said Section 3 and the centerline of South Ten Mile Road; thence S88°54'27"W, 50.00 feet to the westerly right-of-way of South Ten Mile Road and to the ***Point of Beginning***;

Thence S00°29'46"E, 1,474.28 feet along a line 50.00 feet westerly of and parallel with the easterly boundary of said Section 3 and along the right-of-way of South Ten Mile Road;

Thence 27.43 feet along a non-tangent curve deflecting to the right, having a radius of 80.50 feet, a central angle of 19°31'34", along a chord distance of 27.30 feet and along a chord bearing of S52°42'43"W;

Thence 77.07 feet along a tangent curve deflecting to the right, having a radius of 256.00 feet, a central angle of 17°14'54", along a chord distance of 76.78 feet and along a chord bearing of S71°05'57"W;

Thence 14.99 feet along a tangent curve deflecting to the right, having a radius of 381.00 feet, a central angle of 02°15'14", along a chord distance of 14.99 feet and along a chord bearing of S80°51'01"W;

Thence S89°54'27"W, 813.65 feet along a line, 39.00 feet northerly of and parallel with the southerly boundary of said Section 3 and along the northerly right-of-way of West Columbia Road;

Thence N13°38'40"E, 1,038.59 feet;

Thence N00°01'20"E, 652.38 feet to the northerly boundary of said Lot 21;

Thence S85°25'17"E, 224.86 feet along the northerly boundary of said Lot 21;

Thence S74°14'19"E, 457.86 feet along the northeasterly boundary of said Lot 21 to the ***Point of Beginning***.

Comprising 27.52 acres, more or less.

Subject to easements of record or apparent.

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

Legal Description for:
Guido Lands Parcel B

October 3, 2022

A portion of Lot 21, Block 1 of Ironhorse Subdivision as recorded in Book 91 of Plats at Pages 10651 through 10655 records of Ada County, Idaho. Situate in a portion of the southeast quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the east quarter corner of said Section 3; thence S00°29'46"E, 2,663.09 feet along the easterly boundary of the southeast quarter of said Section 3 and the centerline of South Ten Mile Road to the southeast corner of said Section 3 and to the centerline of West Columbia Road; thence S89°54'27"W, 973.18 feet along the southerly boundary of the southeast quarter of said Section 3 and the centerline of West Columbia Road; thence N00°29'46"W, 39.00 feet to the northerly right-of-way of West Columbia Road and to the ***Point of Beginning***;

Thence S89°54'27"W, 1,317.36 feet along a line 39.00 feet northerly of and parallel with the southerly boundary of said Section 3 and the northerly right-of-way of West Columbia Road to the westerly most boundary of said Lot 21;

Thence the following courses and distance along the westerly boundary of said Lot 21:

16.97 feet along a non-tangent curve deflecting to the right, having a radius of 25.00 feet, a central angle of 38°53'20", along a chord distance of 16.64 feet and along a chord bearing of N07°31'03"W;

N11°55'37"E, 119.07 feet;

160.05 feet along a tangent curve deflecting to the left, having a radius of 263.44 feet, a central angle of 34°48'32", along a chord of 157.60 feet and along a chord bearing of N05°28'44"W;

N65°59'31"E, 197.57 feet;

N24°29'11"W, 73.58 feet;

N12°39'19"W, 108.37 feet;

N06°51'01"W, 97.56 feet;

N07°38'33"E, 123.70 feet;

N14°27'16"E, 105.96 feet;

N24°06'12"E, 216.51 feet;

N00°07'46"E, 224.36 feet;

N08°00'28"E, 50.13 feet;

N07°57'31"W, 86.48 feet;

N42°33'32"W, 106.64 feet;

N21°19'38"W, 158.86 feet;

N07°47'43"W, 213.68 feet;

N00°35'09"W, 129.79 feet to the northerly boundary of said Lot 21;

Thence S58°23'53"E, 408.97 feet along the northerly boundary of said Lot 21;

Thence S84°15'19"E, 1,083.04 feet along the northerly boundary of said Lot 21;

Thence S85°25'17"E, 48.22 feet along the northerly boundary of said Lot 21 to Point "A";

Thence S00°01'20"W, 652.38 feet;

Thence S13°38'40"W, 1,038.59 feet to the northerly right-of-way of West Columbia Road to the ***Point of Beginning***.

Excepting therefrom Lot 22, Block 1 of said Ironhorse Subdivision being more particularly described as follows;

Commencing at Point "A" as described above;

Thence S36°06'14"W, 382.17 feet along a random line to the most easterly corner of said Lot 22 which is the ***Point of Beginning***;

Thence S39°51'42"W, 165.25 feet along the southwesterly boundary of said Lot 22 to the southerly most corner of said Lot 22;

Thence 37.47 feet along a tangent curve deflecting to the left, having a radius of 571.93 feet, a central angle of 03°45'13", along a chord distance of 37.46 feet and along a chord bearing of N56°31'21"W;

Thence 13.55 feet along a tangent curve deflecting to the right, having a radius of 20.00 feet, a central angle of 38°49'04", along a chord distance of 13.29 feet and along a chord bearing of N38°59'25"W;

Thence 98.91 feet along a tangent curve deflecting to the left, having a radius of 50.00 feet, a central angle of 133°20'33", along a chord distance of 83.55 feet and along a chord bearing of N76°15'09"W;

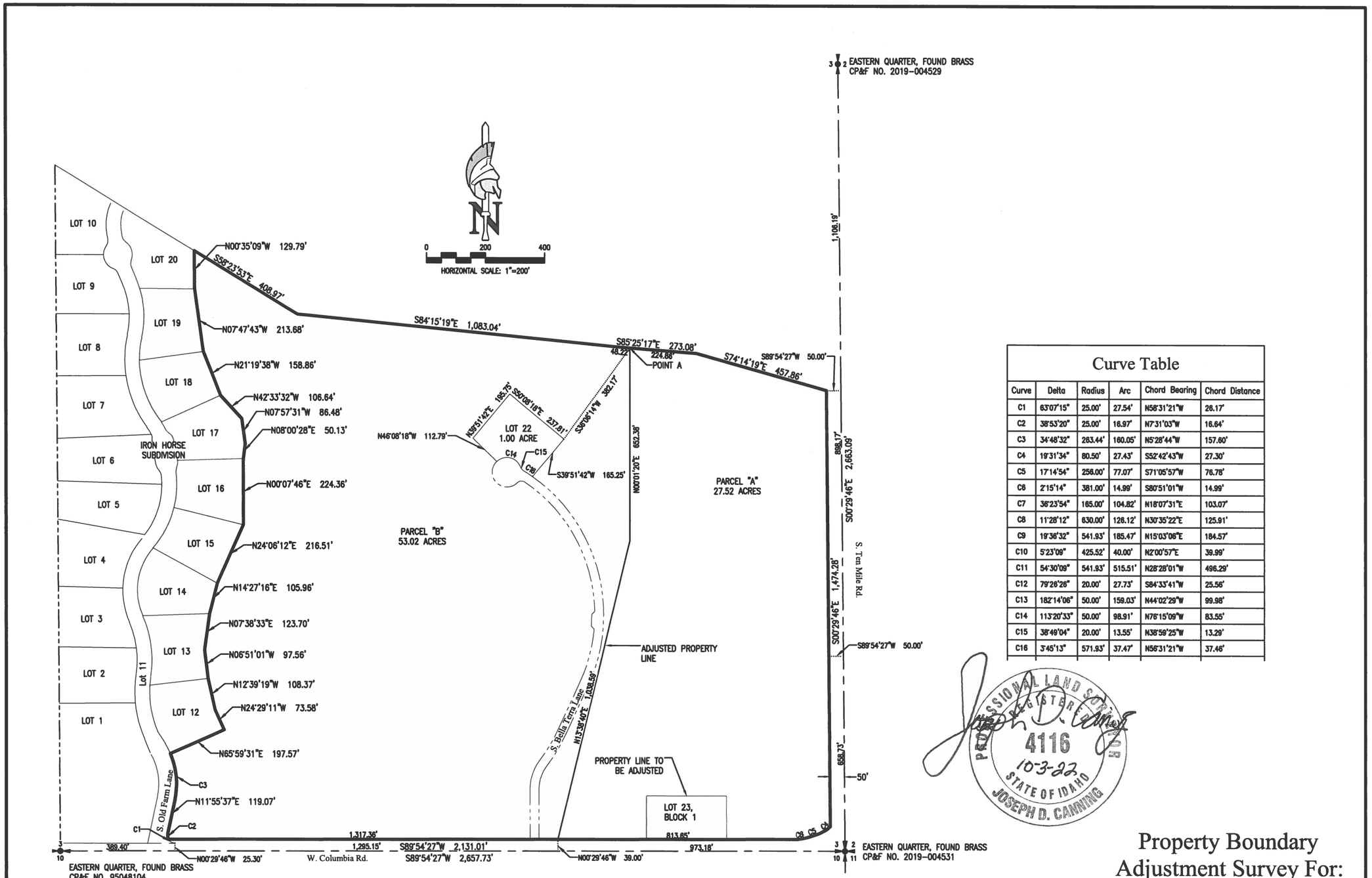
Thence N46°08'18"W, 112.79 feet along the southwesterly boundary of said Lot 22 to the westerly most corner of said Lot 22;

Thence N39°51'42"E, 195.75 feet along the northwesterly boundary of said Lot 22 to the northerly most corner of said Lot 22;

Thence S50°08'18"E, 237.81 feet along the northeasterly boundary of said Lot 22 to the ***Point of Beginning.***

Comprising 54.02 acres, more or less.

Subject to easements of record or apparent.



Curve Table

Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance
C1	63°07'15"	25.00'	27.54'	N56°31'21"W	26.17'
C2	38°53'20"	25.00'	16.97'	N7°31'03"W	16.64'
C3	34°48'32"	263.44'	160.05'	N5°28'44"W	157.60'
C4	19°31'34"	80.50'	27.43'	S52°42'43"W	27.30'
C5	17°14'54"	256.00'	77.07'	S71°05'57"W	76.78'
C6	2°15'14"	381.00'	14.99'	S80°51'01"W	14.99'
C7	36°23'54"	165.00'	104.82'	N18°07'31"E	103.07'
C8	11°28'12"	630.00'	126.12'	N30°35'22"E	125.91'
C9	19°36'32"	541.93'	185.47'	N15°03'06"E	184.57'
C10	5°23'09"	425.52'	40.00'	N2°00'57"E	39.99'
C11	54°30'09"	541.93'	515.51'	N28°28'01"W	496.29'
C12	79°26'26"	20.00'	27.73'	S84°33'41"W	25.56'
C13	182°14'06"	50.00'	159.03'	N44°02'29"W	99.98'
C14	113°20'33"	50.00'	98.91'	N76°15'09"W	83.55'
C15	38°49'04"	20.00'	13.55'	N38°59'25"W	13.29'
C16	3°45'13"	571.93'	37.47'	N56°31'21"W	37.46'

PROFESSIONAL LAND SURVEYOR
REGISTERED
4116
10-3-22
STATE OF IDAHO
JOSEPH D. CANNING

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

Property Boundary Adjustment Survey For:

Joe & Kathryn Guido Lands

Lots 21 & 23 Block 1 of Ironhorse Subdivision, situate in the southeast quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho.

DATE: May 24, 2022
DRAWN BY: Z.M. NICHOLS
JOB NUMBER: GJ10-A

INDEX NO. 214-03-2-0-0-91-10652

CENTURION | B&A ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave Ste 206 Boise, ID 83705
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Rezone Land Description AG for: Guido Lands

October 3, 2022

A portion of Lot 21, Block 1 of Ironhorse Subdivision as recorded in Book 91 of Plats at Pages 10651 through 10655 records of Ada County, Idaho. Situate in a portion of the southeast quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the east quarter corner of said Section 3; thence S00°29'46"E, 2,663.09 feet along the easterly boundary of the southeast quarter of said Section 3 and the centerline of South Ten Mile Road to the southeast corner of said Section 3 and to the centerline of West Columbia Road; thence S89°54'27"W, 973.18 feet along the southerly boundary of the southeast quarter of said Section 3 and the centerline of West Columbia Road and to the ***Point of Beginning***;

Thence continuing S89°54'27"W, 1,295.15 feet along the southerly boundary of the southeast quarter of said Section 3 and the centerline of West Columbia Road;

Thence N00°29'46"W, 25.30 feet to the southerly boundary of said Lot 21;

Thence 27.54 feet along a tangent curve deflecting to the right, having a radius of 25.00 feet, a central angle of 63°07'15", along a chord distance of 26.17 feet and along a chord bearing of N58°31'21"W;

Thence the following courses and distance along the westerly boundary of said Lot 21:

16.97 feet along a non-tangent curve deflecting to the right, having a radius of 25.00 feet, a central angle of 38°53'20", along a chord distance of 16.64 feet and along a chord bearing of N07°31'03"W;

N11°55'37"E, 119.07 feet;

160.05 feet along a tangent curve deflecting to the left, having a radius of 263.44 feet, a central angle of 34°48'32", along a chord of 157.60 feet and along a chord bearing of N05°28'44"W;

N65°59'31"E, 197.57 feet;

N24°29'11"W, 73.58 feet;

N12°39'19"W, 108.37 feet;

N06°51'01"W, 97.56 feet;

N07°38'33"E, 123.70 feet;

N14°27'16"E, 105.96 feet;

N24°06'12"E, 216.51 feet;

N00°07'46"E, 224.36 feet;

N08°00'28"E, 50.13 feet;

N07°57'31"W, 86.48 feet;

N42°33'32"W, 106.64 feet;

N21°19'38"W, 158.86 feet;

N07°47'43"W, 213.68 feet;

N00°35'09"W, 129.79 feet to the northerly boundary of said Lot 21;

Thence S58°23'53"E, 408.97 feet along the northerly boundary of said Lot 21;

Thence S84°15'19"E, 1,083.04 feet along the northerly boundary of said Lot 21;

Thence S85°25'17"E, 48.22 feet along the northerly boundary of said Lot 21 to Point "A";

Thence S00°01'20"W, 652.38 feet;

Thence S13°38'40"W, 1,038.59 feet to the northerly right-of-way of West Columbia Road;

Thence S00°29'46"E, 39.00 feet to the ***Point of Beginning***.

Excepting there from Lot 22, Block 1 of said Ironhorse Subdivision being more particularly described as follows;

Commencing at Point "A" as described above;

Thence S36°06'14"W, 382.17 feet along a random line to the most easterly corner of said Lot 22 which is the ***Point of Beginning***;

Thence S39°51'42"W, 165.25 feet along the southwesterly boundary of said Lot 22 to the southerly most corner of said Lot 22;

Thence 37.47 feet along a tangent curve deflecting to the left, having a radius of 571.93 feet, a central angle of 03°45'13", along a chord distance of 37.46 feet and along a chord bearing of N56°31'21"W;

Thence 13.55 feet along a tangent curve deflecting to the right, having a radius of 20.00 feet, a central angle of 38°49'04", along a chord distance of 13.29 feet and along a chord bearing of N38°59'25"W;

Thence 98.91 feet along a tangent curve deflecting to the left, having a radius of 50.00 feet, a central angle of 133°20'33", along a chord distance of 83.55 feet and along a chord bearing of N76°15'09"W;

Thence N46°08'18"W, 112.79 feet along the southwesterly boundary of said Lot 22 to the westerly most corner of said Lot 22;

Thence N39°51'42"E, 195.75 feet along the northwesterly boundary of said Lot 22 to the northerly most corner of said Lot 22;

Thence S50°08'18"E, 237.81 feet along the northeasterly boundary of said Lot 22 to the ***Point of Beginning.***

Comprising 54.19 acres, more or less.

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

Rezone Land Description C-2 for: Guido Lands

October 3, 2022

A portion of Lot 21 & Lot 23, Block 1 of Ironhorse Subdivision as recorded in Book 91 of Plats at Pages 10651 through 10655 records of Ada County, Idaho. Situate in a portion of the southeast quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the east quarter corner of said Section 3; thence S00°29'46"E, 2,004.36 feet along the easterly boundary of the southeast quarter of said Section 3 and the centerline of South Ten Mile Road to the ***Point of Beginning***;

Thence S00°29'46"E, 658.73 feet along the easterly boundary of the southeast quarter of said Section 3 and the centerline of South Ten Mile Road to the southeast corner of said Section 3;

Thence S89°54'27"W, 973.18 feet along the southerly boundary of the southeast quarter of said Section 3;

Thence N00°29'46"W, 39.00 feet to the northerly right-of-way of West Columbia Road;

Thence N13°38'40"E, 308.71 feet;

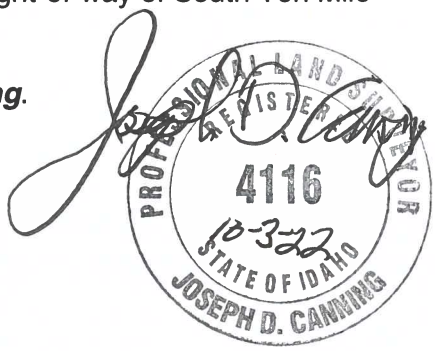
Thence N89°54'27"E, 547.76 feet along a line 339.00 feet northerly of and parallel with the southerly boundary of said Section 3;

Thence N00°29'46"W, 319.85 feet along a line 350.00 feet westerly of and parallel with the easterly boundary of said Section 3;

Thence N89°54'27"E, 300.00 feet along a line 659.00 feet northerly of and parallel with the southerly boundary of said Section 3 to the westerly right-of-way of South Ten Mile Road;

Thence N89°54'27"E, 50.00 feet to the ***Point of Beginning***.

Comprising of 9.88 acres, more or less.



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Rezone Land Description R-20 for: Guido Lands

October 3, 2022

A portion of Lot 21, Block 1 of the Ironhorse Subdivision as recorded in Book 91 of Plats at Pages 10651 through 10655 records of Ada County, Idaho. Situate in a portion of the southeast quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the east quarter corner of said Section 3; thence S00°29'46"E, 1,106.19 feet along the easterly boundary of the southeast quarter of said Section 3 and the centerline of South Ten Mile Road to the ***Point of Beginning***;

Thence continuing S00°29'46"E, 898.17 feet along the easterly boundary of the southeast quarter of said Section 3 and the centerline of South Ten Mile Road;

Thence S89°54'27"W, 50.00 feet to the westerly right-of-way of South Ten Mile Road;

Thence continuing S89°54'27"W, 300.00 feet along a line 659.00 feet northerly of and parallel with the southerly boundary of said Section 3;

Thence S00°29'46"E, 319.85 feet along a line 350.00 feet westerly of and parallel with the easterly boundary of said Section 3;

Thence S89°54'27"W, 547.76 feet along a line 339.00 feet northerly of and parallel with the southerly boundary of said Section 3;

Thence N13°38'40"E, 729.88 feet;

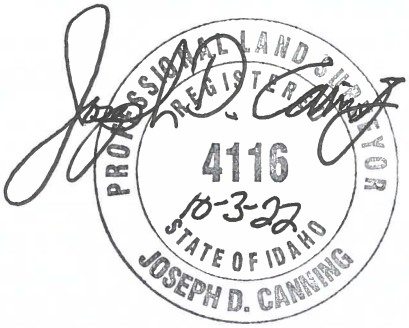
Thence N00°01'20"E, 652.38 feet to the northerly boundary of said Lot 21;

Thence S85°25'17"E, 224.86 feet along the northerly boundary of said Lot 21;

Thence S74°14'19"E, 457.86 feet along the northerly boundary of said Lot 21;

Thence S89°54'27"W, 50.00 feet to the easterly boundary of said Section 3 to the ***Point of Beginning***.

Comprising of 20.29 acres, more or less.



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 - property boundary adjustment also of 82.2 acres and rezone A portion of the parcel to R-20 and C-2

Date of Meeting: 8/11/2022 Time: 6:00 PM

Meeting Location: Kuna Public Library - 457 N. Locust Ave, Kuna

Site Information

Location: Section 03 Township 2N Range 1W Total Acres 82.2

Subdivision Name: Guido - University of Idaho Endowment Lands Lot _____ Block _____

Address: 3350 W. Colombia Rd

Parcel No(s).: R4313530210, R4313530230

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: Cottonwood Crossing Farms, LLC

Address: 7744 S. Bella Terra Ln, Meridian, ID 83642

Contact Person

Name: David Crawford

Business Name (if applicable): Centurion Engineers, Inc

Address: 2323 S. Vista Ave, #206 Boise, ID 83705

Phone: (208) 343-3381 Email: dacrawford@centengr.com

Applicant

Name: David Crawford

Address: 2323 S. Vista Ave, #206 Boise, ID 83705

Phone: (208) 343-3381 Email: dacrawford@centengr.com

I, David Crawford *, 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: 10/7/2022

Sign in Sheet

Subdivision: Guido

Date: 8/11/22 ***Time:*** 6:00pm

Name	Address	Phone number
David & Terrice	2323 S. Vista Boise	208 343 3381
Richard & Christy Jones	7997 S. Old Farm Lane	208 991-7601
Dave & Beverly Glenn	7578 S Old Farm Lane	714-743-3645
Glenn Rodgers	2889 N. High Desert Way	208 473 5627

Neighborhood Meeting Minutes

Meeting Date: 8/9/2022 Number of Attendees: 7

Location: Kuna Public Library - 457 N Locust Dr

Project Description: Annexation, rezone to Agriculture, R-20 and C-2.

Property adjustment of lots 21 and 23, block 1 of Ironhorse Subdivision.

Attendee Comments or Concerns:

- What will happen to our sewage?

  It will stay the same as it is now.

- Will the property be fenced?

  There are no plans to fence the property at this time. The property owners may choose to install fences in the future.

- Will there be a traffic impact study prior to the annexation? Is that looked at before the annexation?

  This is not a specific development application and is a zone change. Any future development application may be required to perform a traffic impact study.

- It's already hard to get out, the concern is more traffic and how will it be handled?

  ACHD restricts access points on collector and arterial roads. We are not proposing any new access points to the property or any new development.

- What about density?

  The neighbors would prefer R-12 to R-20.

- How many stories could the building be?

  Height restrictions are regulated by Kuna Code. The maximum height noted in R-20 is 40-feet.

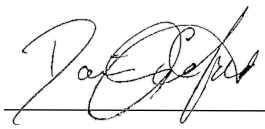
- What's the time frame?

  The current time frame to the first hearing is running approximately 3-4 months. This varies on the application and processing times at the City and from responding agencies.

- Who tells ACHD?

  The City of Kuna will send application information to agencies including ACHD.

I, David Crawford, hereby certify the above the above information and the information provided within these forms is true, complete and correct to best of my know knowledge.

Applicant Signature:  Date: 10/7/2022

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 - property boundary adjustment also of 82.2 acres and rezone A portion of the parcel to R-20 and C-2

Date of Meeting: 8/11/2022 Time: 6:00 PM

Meeting Location: Kuna Public Library - 457 N. Locust Ave, Kuna

Site Information

Location: Section 03 Township 2N Range 1W Total Acres 82.2

Subdivision Name: Guido - University of Idaho Endowment Lands Lot _____ Block _____

Address: 3350 W. Colombia Rd

Parcel No(s).: R4313530210, R4313530230

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: Cottonwood Crossing Farms, LLC

Address: 7744 S. Bella Terra Ln, Meridian, ID 83642

Contact Person

Name: David Crawford

Business Name (if applicable): Centurion Engineers, Inc

Address: 2323 S. Vista Ave, #206 Boise, ID 83705

Phone: (208) 343-3381 Email: dacrawford@centengr.com

Applicant

Name: David Crawford

Address: 2323 S. Vista Ave, #206 Boise, ID 83705

Phone: (208) 343-3381 Email: dacrawford@centengr.com

I, David Crawford *, 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: 10/7/2022

Sign in Sheet

Subdivision: Guido

Date: 8/11/22 ***Time:*** 6:00pm

Name	Address	Phone number
David & Terrice	2323 S. Vista Boise	208 343 3381
Richard & Christy Jones	7997 S. Old Farm Lane	208 991-7601
Dave & Beverly Glenn	7578 S Old Farm Lane	714-743-3645
Glenn Rodgers	2889 N. High Desert Way	208 473 5627

Neighborhood Meeting Minutes

Meeting Date: 9/1/2022 Number of Attendees: 7

Location: Kuna Public Library - 457 N Locust Dr

Project Description: Annexation, rezone to Agriculture, R-20 and C-2.

Property adjustment of lots 21 and 23, block 1 of Ironhorse Subdivision.

Attendee Comments or Concerns:

- What will happen to our sewage?

  It will stay the same as it is now.

- Will the property be fenced?

  There are no plans to fence the property at this time. The property owners may choose to install fences in the future.

- Will there be a traffic impact study prior to the annexation? Is that looked at before the annexation?

  This is not a specific development application and is a zone change. Any future development application may be required to perform a traffic impact study.

- It's already hard to get out, the concern is more traffic and how will it be handled?

  ACHD restricts access points on collector and arterial roads. We are not proposing any new access points to the property or any new development.

- What about density?

  The neighbors would prefer R-12 to R-20.

- How many stories could the building be?

  Height restrictions are regulated by Kuna Code. The maximum height noted in R-20 is 40-feet.

- What's the time frame?

  The current time frame to the first hearing is running approximately 3-4 months. This varies on the application and processing times at the City and from responding agencies.

- Who tells ACHD?

  The City of Kuna will send application information to agencies including ACHD.

I, David Crawford, hereby certify the above the above information and the information provided within these forms is true, complete and correct to best of my know knowledge.

Applicant Signature: Date: 10/7/2022

COMMITMENT TO PROPERTY POSTING

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

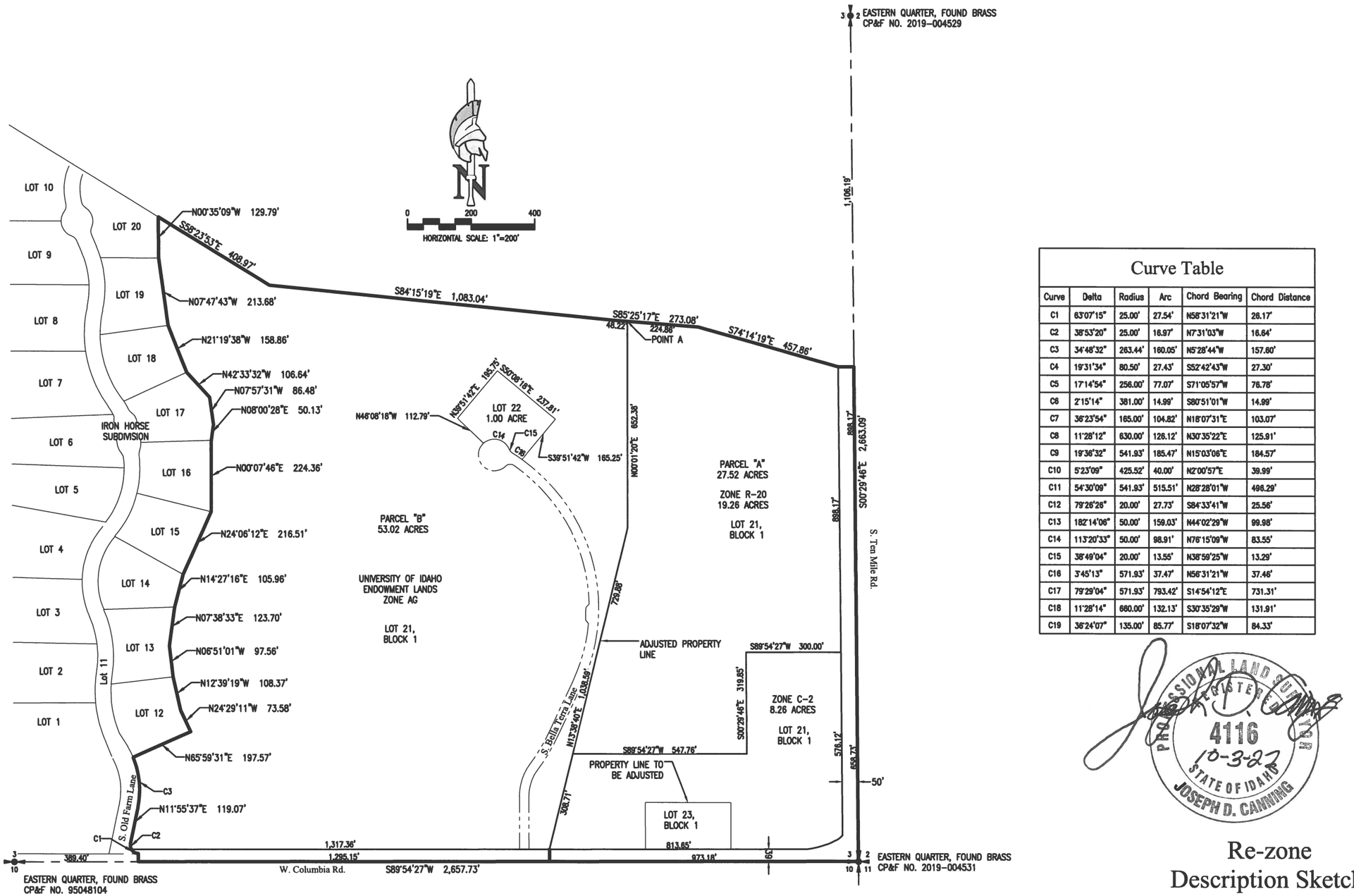
Per Kuna City Code (KCC) 5-1A-8, the Applicant, for all applications requiring a Public Hearing, shall post the subject property *not less than ten (10) days prior to the hearing*. The Applicant shall post a copy of the Public Hearing notice on the property under consideration; all posting must be in 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: David Crawford

Signature: _____ Date: 10/7/2022



Curve Table

Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance
C1	63°07'15"	25.00'	27.54'	N58°31'21"W	26.17'
C2	38°53'20"	25.00'	16.97'	N7°31'03"W	16.64'
C3	34°48'32"	263.44'	160.05'	N5°28'44"W	157.60'
C4	19°31'34"	80.50'	27.43'	S52°42'43"W	27.30'
C5	17°14'54"	256.00'	77.07'	S71°05'57"W	76.78'
C6	2°15'14"	381.00'	14.99'	S80°51'01"W	14.99'
C7	36°23'54"	165.00'	104.82'	N18°07'31"E	103.07'
C8	11°28'12"	630.00'	126.12'	N30°35'22"E	125.91'
C9	19°36'32"	541.93'	185.47'	N15°03'06"E	184.57'
C10	5°23'09"	425.52'	40.00'	N2°00'57"E	39.99'
C11	54°30'09"	541.93'	515.51'	N28°28'01"W	496.29'
C12	79°26'26"	20.00'	27.73'	S84°33'41"W	25.56'
C13	182°14'06"	50.00'	159.03'	N44°02'29"W	99.98'
C14	113°20'33"	50.00'	98.91'	N76°15'09"W	83.55'
C15	38°49'04"	20.00'	13.55'	N38°59'25"W	13.29'
C16	3°45'13"	571.93'	37.47'	N56°31'21"W	37.46'
C17	79°29'04"	571.93'	793.42'	S14°54'12"E	731.31'
C18	11°28'14"	660.00'	132.13'	S30°35'29"W	131.91'
C19	36°24'07"	135.00'	85.77'	S18°07'32"W	84.33'

PROFESSIONAL LAND SURVEYOR
REGISTERED
4116
10-3-22
STATE OF IDAHO
JOSEPH D. CANNING

Re-zone Description Sketch:

Joe & Kathryn Guido Lands

Lots 21 & 23 Block 1 of Ironhorse Subdivision, situate in the southeast quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho.

DATE: May 24, 2022
DRAWN BY: Z.M. NICHOLS
JOB NUMBER: GJ10-A

INDEX NO. 214-03-2-0-0-91-10652

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

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): 22-14-AN & 22-03-LLA

Project Name: Guido - U of I Endowment

Date Received: 10.10.'22

Date Accepted as Complete: 12.05.'22

Type of review requested (check all that apply):

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

Owner of Record

Name: Cottonwood Crossing Farms, LLC

Address: 7744 S. Bella Terra Ln, Meridian, ID 83642

Phone: (208) 353-5085 Email:

Applicant (Developer) Information

Name: David Crawford - Centurion Engineers, Inc.

Address: 2323 South Vista Ave, #206, Boise, ID 83705

Phone: (208) 343-3381 Email: dacrawford@centengr.com

Engineer/Representative Information

Name: Joe Canning - Centurion Engineers, Inc.

Address: 2323 South Vista Ave, #206, Boise, ID 83705

Phone: (208) 343-3381 Email: jdcanning@centengr.com

Subject Property Information

Site Address: 3350 W. Colombia Rd

Nearest Major Cross Streets: S. Ten Mile Rd & W. Columbia Rd

Parcel No.(s): R4313530210, R4313530230

Section, Township, Range: 03 2N 1W

Property Size: 82.2 acres

Current Land Use: Agriculture Proposed Land Use: High density residential and commercial

Current Zoning: Rural residential Proposed Zoning: R-20 & C-2

Project Description

Project Name: Guido - University of Idaho Endowment Lands

General Description of Project: Annexation, rezone to Agriculture, R-20 and C-2.

Property adjustment of lots 21 and 23, block 1 of Ironhorse Subdivision.

Type of proposed use (check all that apply and provide specific density/zoning):
☒ Residential: R-2 R-4 R-6 R-8 R-12 R-20 ☒ Commercial: C-1 C-2 C-3 ☐ CBD
☐ Office ☐ Industrial: M-1 M-2 ☐ Other:

Type(s) of amenities provided with development: N/A

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: Existing residential structure on the south side

Will any existing buildings remain? YES NO

No. of Residential Units: 1 No. of Building Lots: 1

No. of Common Lots: 0 No. of Other Lots: 0

Type of dwelling(s) proposed (check all that apply):
☐ Single-Family ☐ Townhomes ☐ Duplexes ☐ Multi-Family
☐ Other: N/A

Minimum square footage of structure(s):

Gross Density (Dwelling Units ÷ Total Acreage):

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

Percentage of Open Space provided: _____ Acreage of Open Space: _____

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

_____

_____

Non-Residential Project Summary (If Applicable)

Number of building lots: _____ Other lots: _____

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

Building height: _____ Hours of Operation: _____

Total No. of Employees: _____ Max No. of Employees at one time: _____

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

Proposed Parking

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

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

_____

_____

_____

_____

Applicant Signature: _____ Date: 10/7/2022

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

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

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 <u>both</u> 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).: 22-14-AN & 22-03-LLA

Project Name: Guido - U of I Endowment

Date of Pre-Application Meeting: 6.16.'22 & 8.25.'22 Valid for (2) one (1) year(s), unless otherwise determined by Staff

Date Received: 10.10.'22

Date Accepted as Complete: 12.05.'22

<u>Application shall contain one (1) copy of the following (digital documents preferred):</u>

- 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 <u>each</u> 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.

<u>Information to Note:</u>
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: 10/10/2022

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

Lot Line Adjustment Application

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

A Lot Line Adjustment request does not require a public hearing & will be scheduled for a regular City Council meeting as a regular agenda item.

****Office Use Only****

Case No(s).: 22-14-AN & 22-03-LLA

Project Name: Guido - U of I Endowment

Date of Pre-Application Meeting: 6.16.'22 & 8.25.'22 Within one month (30) days, unless otherwise determined by staff

Date Received: 10.10.'22

Date Accepted as Complete: 12.05.'22

All applications must contain one (1) copy of the following (digital documents preferred):

- Complete Planning & Zoning Application Coversheet
- Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide and/or the reason for the Lot Line Adjustment
- Legal description of the property: Include a metes & bounds description to the section line of all adjacent roadways, stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description
- Proof of ownership: A copy of your deed and Affidavit of Legal Interest for all interested parties
- Vicinity Map: 8.5" x 11" showing streets, driveways, property lines, etc.
- Sketch showing the proposed Lot Line Adjustment, include: Current lot size dimensions, square footage & street frontage; proposed new location of the Lot Line & new dimensions, square footages & street frontages; streets, surrounding land uses, etc.; and existing and proposed public improvements including sidewalks, streets, lighting, landscaping, natural features, etc. (if applicable)

This application shall not be considered complete nor will a meeting date be set, until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled meeting date, fees due & any other necessary information 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: 10/7/2022

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

CENTURION ENGINEERS, INC.

David Crawford

2323 S. Vista Ave Ste 206
Boise, ID 83705
Telephone 208.343.3381
dacrawford@centengr.com

Kuna planning & Zoning Department

751 W 4th Street
P.O. Box 13
Kuna, ID 83634

October 6, 2022

Members of the Kuna City Council, Planning and Zoning Commission, and Staff,

We are pleased to present this application on behalf of Cottonwood Crossing Farms LLC for the property boundary adjustment, annexation, and zoning of the properties located at the northwest corner of Ten Mile Road and Columbia Road. The property includes Lot 21 and Lot 23 Block 1 of Ironhorse Subdivision. The property is contiguous to several properties within the city limits along Columbia Road. The surrounding properties are a mix of agricultural uses, ranchettes, and one-acre single family homes-sites. Urban density subdivisions have been approved by the City of Kuna north of the property. There are several agricultural structures on the property as well as two existing homes.

Comprehensive Plan

The property is designated for Mixed Use on the City of Kuna Future Land Use Map (July 16, 2019). The proposed concept plan complies with the Future Land Use Map designation of "Mixed Use", the definition of "Mixed Use" in the Comprehensive Plan Glossary, and Comprehensive Plan Policy 3.A.1.c. regarding "Mixed Use".

The Envision Kuna 2019 Comprehensive Plan notes the following definition in the plan glossary: Mixed Use – Properties on which a minimum of two distinct uses, such as office, commercial, industrial, agricultural and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties. Comprehensive Plan Policy 3.A.1.c encourages a "mix of uses at several scales – within zones, on individual and adjacent parcels, and within single structures – that encourage complementary residential, commercial and industrial activities to achieve true mixed uses."

Development Agreement and Concept Plan

The owners, Joe and Kathryn Guido, are aware that sewer services are not readily available to the property. For that reason, City of Kuna staff recommended that the Mr. and Mrs. Guido only seek annexation and zoning and development agreement at this time. The owners are willing to enter into a development agreement requiring that the owners will not submit a future Preliminary Plat application until such time that the property can be served by City infrastructure.

Regarding the development agreement, in exchange for the annexation and zoning of the property, the owners are willing to stipulate that development of anything other than agricultural structures must wait until City of Kuna sanitary sewer services

are available. Consistent with the "Mixed Use" designation, the owners propose three distinct zones:

- University of Idaho Endowment Lands. 53.02 acres. AG zoning. *Joe and Kathryn Guido are eager to get the necessary approvals in place so that they may make this generous donation to the University of Idaho. Kuna residents will have the increased educational opportunities associated with having a university campus within the City.*
- Multifamily Residential Property. 19.26 acres. R-20 zoning. *The intent is to provide areas for apartments construction that are close to the University of Idaho endowment lands.*
- Commercial Property. 8.26 acres. C-2 zoning. *The intent is to provide commercial tax properties appropriately located along Ten Mile Road and at the intersection of Ten Mile and Columbia roads. This commercial property can serve the general needs of North Kuna Area residents.*

We look forward to working with staff, Planning & Zoning Commission, and City Council on this important step in creating endowment lands for the University of Idaho that will be in the City of Kuna.

Sincerely,

David A. Crawford
Project Manager
Centurion Engineers, Inc.

Guido- University Endowment Lands

Vicinity Map

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

KUNA
Planning & Zoning

AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
) ss
County of Ada)

I, Joseph Guido, member, Cottonwood Crossing Farm, LLC ,
Full Name

7744 Bella Terra Lane Meridian, ID 83642
Address City State ZIP

Being first duly sworn upon oath, depose and say: (If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to Centurion Engineers, Inc
Full Name

2323 S. Vista Ave, #206 Boise, ID 83705
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 7th Date day of September Month, 20 22 Year

Joseph Guido
Signature

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

Tamee Bilbo
Residing at: ada county
City State ZIP

My Commission expires: 12/13/2017
Signature

TAMEE BILBO
Comm. No. 20215996
NOTARY PUBLIC
Expires: 12/13/2027
STATE OF IDAHO

A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
8151 W. Rifleman Ave. / Boise, Idaho 83704
(208) 377-2700

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 3.00 1
BOISE IDAHO 04/18/05 04:06 PM
DEPUTY Neava Haney
RECORDED-REQUEST OF
Pioneer
105046916

WARRANTY DEED

For Value Received **Ironhorse Estates, LLC, an Idaho limited liability company**

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

Cottonwood Crossing Farms, LLC

hereinafter referred to as Grantee, whose current address is 3350 W. Columbia Road, Meridian, Id 83642 the following described premises, to-wit:

Lot 21, Block 1, of Ironhorse Subdivision, according to the plat thereof, filed in Book 91 of Plats at Pages 10651 thru 10655, records of Ada County, Idaho

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 Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: February 15, 2005

Ironhorse Estates, LLC, an Idaho limited liability company

By: _____ _____
Joseph J. Guido, Member Kathryn Guido, Member

STATE OF Idaho, County of Ada, ss

On this 15th day of February, in the year of 2005, before me the undersigned, a notary public, personally appeared Joseph J. Guido and Kathryn Guido, known or identified to be two of the member(s)/manager(s) in a limited liability company, of Ironhorse Estates, LLC and the member(s)/manager(s) who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that he/she/they executed the same in said limited liability company name.

SUSAN J. MERRITT NOTARY PUBLIC STATE OF IDAHO

_____
Susan J. Merritt
Notary Public of Idaho
Residing at Caldwell
Commission expires: May 5, 2005

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 13.00 2
BOISE IDAHO 12/09/11 04:31 PM
DEPUTY Lisa Batt
RECORDED - REQUEST OF
Hawley Troxell
111100568

Recording Requested By and
When Recorded Return to:

Michelle R. Points
HAWLEY TROXELL ENNIS & HAWLEY LLP
P.O. Box 1617
Boise, Idaho 83701

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

CORRECTED QUITCLAIM DEED

(Correcting Quitclaim Deed recorded May 2, 2011 as Instrument no. 111036456)

THIS CORRECTED QUITCLAIM DEED is made this 9th day of December, 2011, by Ironhorse Estates, LLC, an Idaho limited liability company, as Grantor, as there was an error in the listing of the Grantee. The Grantee should have been listed as Cottonwood Crossing Farm, LLC, as set forth herein.

For value received, Ironhorse Estates, LLC, an Idaho limited liability company does hereby convey, release, remise and forever quit claim unto Cottonwood Crossing Farm, LLC, an Idaho limited liability company, whose address is 7744 Bella Terra Lane, Meridian, ID 83642, the following described premises, to-wit:

> Lots 1 and 23, Block 1 of Ironhorse Subdivision, according to the official plat thereof, filed in Book 91 of Plats at Pages 10651 through 10655, records of Ada County, Idaho

together with their appurtenances.

DATED this 9th day of December, 2011.

IRONHORSE ESTATES, LLC

By: Joseph Guido
Joseph J. Guido, Manager/Member

By: Kathryn Guido
Kathryn Guido, Manager/Member

STATE OF IDAHO)
) ss.
County of Ada)

On this 9th day of December, 2011, before me, Tina Hummel, a Notary Public in and for said State, personally appeared Joseph J. Guido and Kathryn Guido, known or identified to me to be managers/members of Ironhorse Estates, LLC, an Idaho limited liability company, or the persons who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

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

TINA HUMMEL NOTARY PUBLIC STATE OF IDAHO

Tina Hummel
Notary Public for Idaho
Residing at Boise, ID
My commission expires June 11, 2015

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

Legal Description for:
Guido Lands Parcel A

October 3, 2022

A portion of Lot 21 & Lot 23, Block 1 of Ironhorse Subdivision as recorded in Book 91 of Plats at Pages 10651 through 10655 records of Ada County, Idaho. Situate in a portion of the southeast quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the east quarter corner of said Section 3; thence S00°29'46"E, 1,106.19 feet along the easterly boundary of the southeast quarter of said Section 3 and the centerline of South Ten Mile Road; thence S88°54'27"W, 50.00 feet to the westerly right-of-way of South Ten Mile Road and to the ***Point of Beginning***;

Thence S00°29'46"E, 1,474.28 feet along a line 50.00 feet westerly of and parallel with the easterly boundary of said Section 3 and along the right-of-way of South Ten Mile Road;

Thence 27.43 feet along a non-tangent curve deflecting to the right, having a radius of 80.50 feet, a central angle of 19°31'34", along a chord distance of 27.30 feet and along a chord bearing of S52°42'43"W;

Thence 77.07 feet along a tangent curve deflecting to the right, having a radius of 256.00 feet, a central angle of 17°14'54", along a chord distance of 76.78 feet and along a chord bearing of S71°05'57"W;

Thence 14.99 feet along a tangent curve deflecting to the right, having a radius of 381.00 feet, a central angle of 02°15'14", along a chord distance of 14.99 feet and along a chord bearing of S80°51'01"W;

Thence S89°54'27"W, 813.65 feet along a line, 39.00 feet northerly of and parallel with the southerly boundary of said Section 3 and along the northerly right-of-way of West Columbia Road;

Thence N13°38'40"E, 1,038.59 feet;

Thence N00°01'20"E, 652.38 feet to the northerly boundary of said Lot 21;

Thence S85°25'17"E, 224.86 feet along the northerly boundary of said Lot 21;

Thence S74°14'19"E, 457.86 feet along the northeasterly boundary of said Lot 21 to the ***Point of Beginning***.

Comprising 27.52 acres, more or less.

Subject to easements of record or apparent.

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

Legal Description for:
Guido Lands Parcel B

October 3, 2022

A portion of Lot 21, Block 1 of Ironhorse Subdivision as recorded in Book 91 of Plats at Pages 10651 through 10655 records of Ada County, Idaho. Situate in a portion of the southeast quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the east quarter corner of said Section 3; thence S00°29'46"E, 2,663.09 feet along the easterly boundary of the southeast quarter of said Section 3 and the centerline of South Ten Mile Road to the southeast corner of said Section 3 and to the centerline of West Columbia Road; thence S89°54'27"W, 973.18 feet along the southerly boundary of the southeast quarter of said Section 3 and the centerline of West Columbia Road; thence N00°29'46"W, 39.00 feet to the northerly right-of-way of West Columbia Road and to the ***Point of Beginning***;

Thence S89°54'27"W, 1,317.36 feet along a line 39.00 feet northerly of and parallel with the southerly boundary of said Section 3 and the northerly right-of-way of West Columbia Road to the westerly most boundary of said Lot 21;

Thence the following courses and distance along the westerly boundary of said Lot 21:

16.97 feet along a non-tangent curve deflecting to the right, having a radius of 25.00 feet, a central angle of 38°53'20", along a chord distance of 16.64 feet and along a chord bearing of N07°31'03"W;

N11°55'37"E, 119.07 feet;

160.05 feet along a tangent curve deflecting to the left, having a radius of 263.44 feet, a central angle of 34°48'32", along a chord of 157.60 feet and along a chord bearing of N05°28'44"W;

N65°59'31"E, 197.57 feet;

N24°29'11"W, 73.58 feet;

N12°39'19"W, 108.37 feet;

N06°51'01"W, 97.56 feet;

N07°38'33"E, 123.70 feet;

N14°27'16"E, 105.96 feet;

N24°06'12"E, 216.51 feet;

N00°07'46"E, 224.36 feet;

N08°00'28"E, 50.13 feet;

N07°57'31"W, 86.48 feet;

N42°33'32"W, 106.64 feet;

N21°19'38"W, 158.86 feet;

N07°47'43"W, 213.68 feet;

N00°35'09"W, 129.79 feet to the northerly boundary of said Lot 21;

Thence S58°23'53"E, 408.97 feet along the northerly boundary of said Lot 21;

Thence S84°15'19"E, 1,083.04 feet along the northerly boundary of said Lot 21;

Thence S85°25'17"E, 48.22 feet along the northerly boundary of said Lot 21 to Point "A";

Thence S00°01'20"W, 652.38 feet;

Thence S13°38'40"W, 1,038.59 feet to the northerly right-of-way of West Columbia Road to the ***Point of Beginning***.

Excepting therefrom Lot 22, Block 1 of said Ironhorse Subdivision being more particularly described as follows;

Commencing at Point "A" as described above;

Thence S36°06'14"W, 382.17 feet along a random line to the most easterly corner of said Lot 22 which is the ***Point of Beginning***;

Thence S39°51'42"W, 165.25 feet along the southwesterly boundary of said Lot 22 to the southerly most corner of said Lot 22;

Thence 37.47 feet along a tangent curve deflecting to the left, having a radius of 571.93 feet, a central angle of 03°45'13", along a chord distance of 37.46 feet and along a chord bearing of N56°31'21"W;

Thence 13.55 feet along a tangent curve deflecting to the right, having a radius of 20.00 feet, a central angle of 38°49'04", along a chord distance of 13.29 feet and along a chord bearing of N38°59'25"W;

Thence 98.91 feet along a tangent curve deflecting to the left, having a radius of 50.00 feet, a central angle of 133°20'33", along a chord distance of 83.55 feet and along a chord bearing of N76°15'09"W;

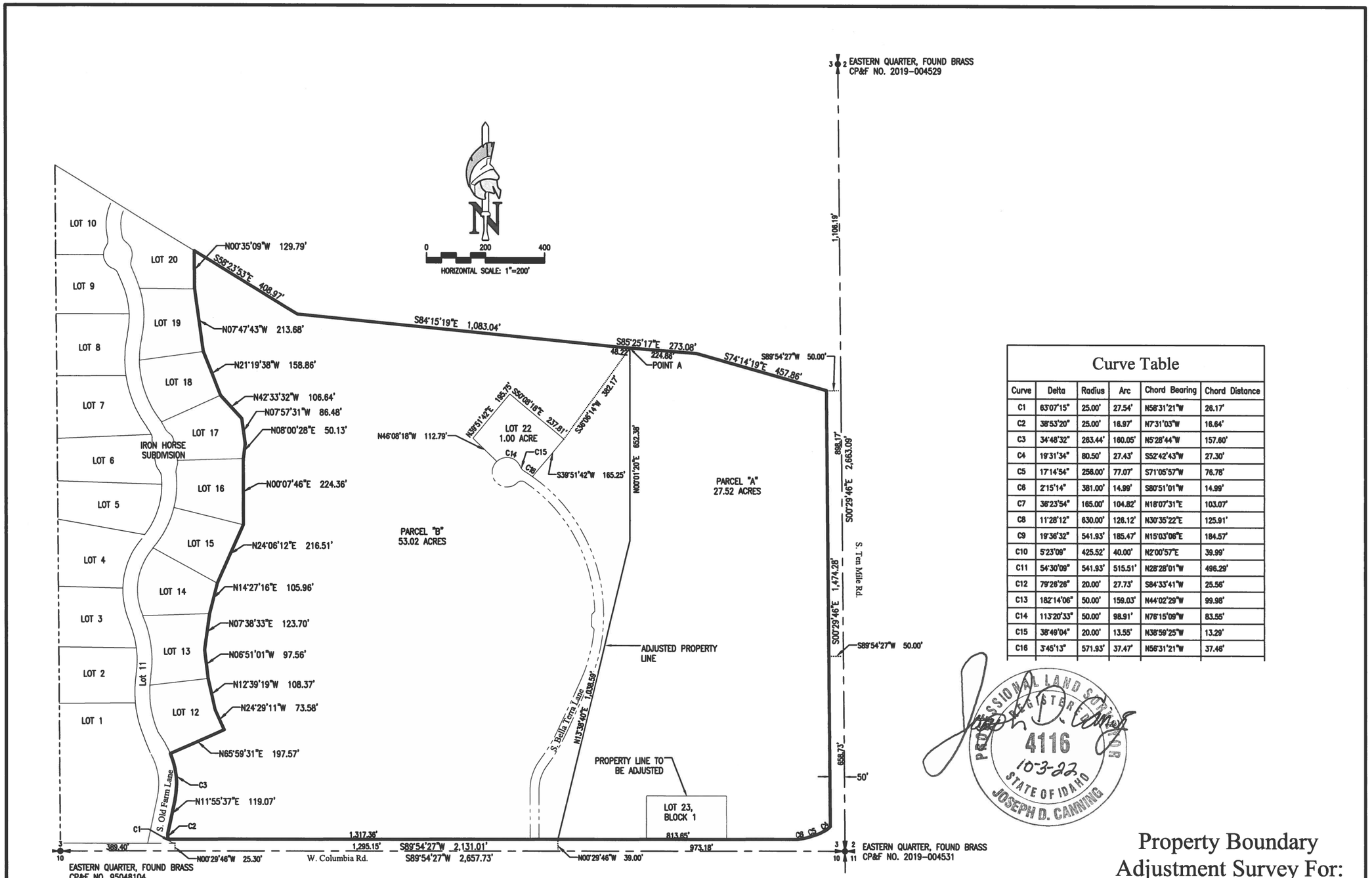
Thence N46°08'18"W, 112.79 feet along the southwesterly boundary of said Lot 22 to the westerly most corner of said Lot 22;

Thence N39°51'42"E, 195.75 feet along the northwesterly boundary of said Lot 22 to the northerly most corner of said Lot 22;

Thence S50°08'18"E, 237.81 feet along the northeasterly boundary of said Lot 22 to the ***Point of Beginning.***

Comprising 54.02 acres, more or less.

Subject to easements of record or apparent.



Curve Table

Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance
C1	63°07'15"	25.00'	27.54'	N56°31'21"W	26.17'
C2	38°53'20"	25.00'	16.97'	N7°31'03"W	16.64'
C3	34°48'32"	263.44'	160.05'	N5°28'44"W	157.60'
C4	19°31'34"	80.50'	27.43'	S52°42'43"W	27.30'
C5	17°14'54"	256.00'	77.07'	S71°05'57"W	76.78'
C6	2°15'14"	381.00'	14.99'	S80°51'01"W	14.99'
C7	36°23'54"	165.00'	104.82'	N18°07'31"E	103.07'
C8	11°28'12"	630.00'	126.12'	N30°35'22"E	125.91'
C9	19°36'32"	541.93'	185.47'	N15°03'06"E	184.57'
C10	5°23'09"	425.52'	40.00'	N2°00'57"E	39.99'
C11	54°30'09"	541.93'	515.51'	N28°28'01"W	496.29'
C12	79°26'26"	20.00'	27.73'	S84°33'41"W	25.56'
C13	182°14'06"	50.00'	159.03'	N44°02'29"W	99.98'
C14	113°20'33"	50.00'	98.91'	N76°15'09"W	83.55'
C15	38°49'04"	20.00'	13.55'	N38°59'25"W	13.29'
C16	3°45'13"	571.93'	37.47'	N56°31'21"W	37.46'

PROFESSIONAL LAND SURVEYOR
REGISTERED
4116
10-3-22
STATE OF IDAHO
JOSEPH D. CANNING

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

Property Boundary Adjustment Survey For:

Joe & Kathryn Guido Lands

Lots 21 & 23 Block 1 of Ironhorse Subdivision, situate in the southeast quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho.

DATE: May 24, 2022
DRAWN BY: Z.M. NICHOLS
JOB NUMBER: GJ10-A

INDEX NO. 214-03-2-0-0-91-10652

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Rezone Land Description AG for: Guido Lands

October 3, 2022

A portion of Lot 21, Block 1 of Ironhorse Subdivision as recorded in Book 91 of Plats at Pages 10651 through 10655 records of Ada County, Idaho. Situate in a portion of the southeast quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the east quarter corner of said Section 3; thence S00°29'46"E, 2,663.09 feet along the easterly boundary of the southeast quarter of said Section 3 and the centerline of South Ten Mile Road to the southeast corner of said Section 3 and to the centerline of West Columbia Road; thence S89°54'27"W, 973.18 feet along the southerly boundary of the southeast quarter of said Section 3 and the centerline of West Columbia Road and to the ***Point of Beginning***;

Thence continuing S89°54'27"W, 1,295.15 feet along the southerly boundary of the southeast quarter of said Section 3 and the centerline of West Columbia Road;

Thence N00°29'46"W, 25.30 feet to the southerly boundary of said Lot 21;

Thence 27.54 feet along a tangent curve deflecting to the right, having a radius of 25.00 feet, a central angle of 63°07'15", along a chord distance of 26.17 feet and along a chord bearing of N58°31'21"W;

Thence the following courses and distance along the westerly boundary of said Lot 21:

16.97 feet along a non-tangent curve deflecting to the right, having a radius of 25.00 feet, a central angle of 38°53'20", along a chord distance of 16.64 feet and along a chord bearing of N07°31'03"W;

N11°55'37"E, 119.07 feet;

160.05 feet along a tangent curve deflecting to the left, having a radius of 263.44 feet, a central angle of 34°48'32", along a chord of 157.60 feet and along a chord bearing of N05°28'44"W;

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N12°39'19"W, 108.37 feet;

N06°51'01"W, 97.56 feet;

N07°38'33"E, 123.70 feet;

N14°27'16"E, 105.96 feet;

N24°06'12"E, 216.51 feet;

N00°07'46"E, 224.36 feet;

N08°00'28"E, 50.13 feet;

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Thence S84°15'19"E, 1,083.04 feet along the northerly boundary of said Lot 21;

Thence S85°25'17"E, 48.22 feet along the northerly boundary of said Lot 21 to Point "A";

Thence S00°01'20"W, 652.38 feet;

Thence S13°38'40"W, 1,038.59 feet to the northerly right-of-way of West Columbia Road;

Thence S00°29'46"E, 39.00 feet to the ***Point of Beginning***.

Excepting there from Lot 22, Block 1 of said Ironhorse Subdivision being more particularly described as follows;

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Thence 13.55 feet along a tangent curve deflecting to the right, having a radius of 20.00 feet, a central angle of 38°49'04", along a chord distance of 13.29 feet and along a chord bearing of N38°59'25"W;

Thence 98.91 feet along a tangent curve deflecting to the left, having a radius of 50.00 feet, a central angle of 133°20'33", along a chord distance of 83.55 feet and along a chord bearing of N76°15'09"W;

Thence N46°08'18"W, 112.79 feet along the southwesterly boundary of said Lot 22 to the westerly most corner of said Lot 22;

Thence N39°51'42"E, 195.75 feet along the northwesterly boundary of said Lot 22 to the northerly most corner of said Lot 22;

Thence S50°08'18"E, 237.81 feet along the northeasterly boundary of said Lot 22 to the ***Point of Beginning.***

Comprising 54.19 acres, more or less.

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Rezone Land Description C-2 for: Guido Lands

October 3, 2022

A portion of Lot 21 & Lot 23, Block 1 of Ironhorse Subdivision as recorded in Book 91 of Plats at Pages 10651 through 10655 records of Ada County, Idaho. Situate in a portion of the southeast quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the east quarter corner of said Section 3; thence S00°29'46"E, 2,004.36 feet along the easterly boundary of the southeast quarter of said Section 3 and the centerline of South Ten Mile Road to the ***Point of Beginning***;

Thence S00°29'46"E, 658.73 feet along the easterly boundary of the southeast quarter of said Section 3 and the centerline of South Ten Mile Road to the southeast corner of said Section 3;

Thence S89°54'27"W, 973.18 feet along the southerly boundary of the southeast quarter of said Section 3;

Thence N00°29'46"W, 39.00 feet to the northerly right-of-way of West Columbia Road;

Thence N13°38'40"E, 308.71 feet;

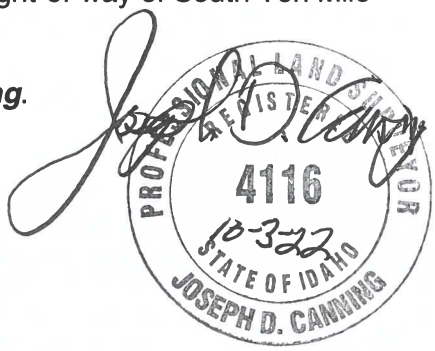
Thence N89°54'27"E, 547.76 feet along a line 339.00 feet northerly of and parallel with the southerly boundary of said Section 3;

Thence N00°29'46"W, 319.85 feet along a line 350.00 feet westerly of and parallel with the easterly boundary of said Section 3;

Thence N89°54'27"E, 300.00 feet along a line 659.00 feet northerly of and parallel with the southerly boundary of said Section 3 to the westerly right-of-way of South Ten Mile Road;

Thence N89°54'27"E, 50.00 feet to the ***Point of Beginning***.

Comprising of 9.88 acres, more or less.



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Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave Ste 206 Boise, ID 83705
Telephone 208.343.3381 | www.centengr.com

Rezone Land Description R-20 for: Guido Lands

October 3, 2022

A portion of Lot 21, Block 1 of the Ironhorse Subdivision as recorded in Book 91 of Plats at Pages 10651 through 10655 records of Ada County, Idaho. Situate in a portion of the southeast quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the east quarter corner of said Section 3; thence S00°29'46"E, 1,106.19 feet along the easterly boundary of the southeast quarter of said Section 3 and the centerline of South Ten Mile Road to the ***Point of Beginning***;

Thence continuing S00°29'46"E, 898.17 feet along the easterly boundary of the southeast quarter of said Section 3 and the centerline of South Ten Mile Road;

Thence S89°54'27"W, 50.00 feet to the westerly right-of-way of South Ten Mile Road;

Thence continuing S89°54'27"W, 300.00 feet along a line 659.00 feet northerly of and parallel with the southerly boundary of said Section 3;

Thence S00°29'46"E, 319.85 feet along a line 350.00 feet westerly of and parallel with the easterly boundary of said Section 3;

Thence S89°54'27"W, 547.76 feet along a line 339.00 feet northerly of and parallel with the southerly boundary of said Section 3;

Thence N13°38'40"E, 729.88 feet;

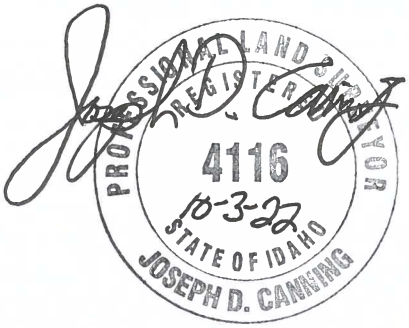
Thence N00°01'20"E, 652.38 feet to the northerly boundary of said Lot 21;

Thence S85°25'17"E, 224.86 feet along the northerly boundary of said Lot 21;

Thence S74°14'19"E, 457.86 feet along the northerly boundary of said Lot 21;

Thence S89°54'27"W, 50.00 feet to the easterly boundary of said Section 3 to the ***Point of Beginning***.

Comprising of 20.29 acres, more or less.



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 - property boundary adjustment also of 82.2 acres and rezone A portion of the parcel to R-20 and C-2

Date of Meeting: 8/11/2022 Time: 6:00 PM

Meeting Location: Kuna Public Library - 457 N. Locust Ave, Kuna

Site Information

Location: Section 03 Township 2N Range 1W Total Acres 82.2

Subdivision Name: Guido - University of Idaho Endowment Lands Lot _____ Block _____

Address: 3350 W. Colombia Rd

Parcel No(s).: R4313530210, R4313530230

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: Cottonwood Crossing Farms, LLC

Address: 7744 S. Bella Terra Ln, Meridian, ID 83642

Contact Person

Name: David Crawford

Business Name (if applicable): Centurion Engineers, Inc

Address: 2323 S. Vista Ave, #206 Boise, ID 83705

Phone: (208) 343-3381 Email: dacrawford@centengr.com

Applicant

Name: David Crawford

Address: 2323 S. Vista Ave, #206 Boise, ID 83705

Phone: (208) 343-3381 Email: dacrawford@centengr.com

I, David Crawford *, 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: 10/7/2022

Sign in Sheet

Subdivision: Guido

Date: 8/11/22 ***Time:*** 6:00pm

Name	Address	Phone number
David & Terrice	2323 S. Vista Boise	208 343 3381
Richard & Christy Jones	7997 S. Old Farm Lane	208 991-7601
Dave & Beverly Glenn	7578 S Old Farm Lane	714-743-3645
Glenn Rodgers	2889 N. High Desert Way	208 473 5627

Neighborhood Meeting Minutes

Meeting Date: 8/9/2022 Number of Attendees: 7

Location: Kuna Public Library - 457 N Locust Dr

Project Description: Annexation, rezone to Agriculture, R-20 and C-2.

Property adjustment of lots 21 and 23, block 1 of Ironhorse Subdivision.

Attendee Comments or Concerns:

- What will happen to our sewage?

  It will stay the same as it is now.

- Will the property be fenced?

  There are no plans to fence the property at this time. The property owners may choose to install fences in the future.

- Will there be a traffic impact study prior to the annexation? Is that looked at before the annexation?

  This is not a specific development application and is a zone change. Any future development application may be required to perform a traffic impact study.

- It's already hard to get out, the concern is more traffic and how will it be handled?

  ACHD restricts access points on collector and arterial roads. We are not proposing any new access points to the property or any new development.

- What about density?

  The neighbors would prefer R-12 to R-20.

- How many stories could the building be?

  Height restrictions are regulated by Kuna Code. The maximum height noted in R-20 is 40-feet.

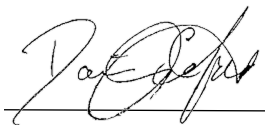
- What's the time frame?

  The current time frame to the first hearing is running approximately 3-4 months. This varies on the application and processing times at the City and from responding agencies.

- Who tells ACHD?

  The City of Kuna will send application information to agencies including ACHD.

I, David Crawford, hereby certify the above the above information and the information provided within these forms is true, complete and correct to best of my know knowledge.

Applicant Signature:  Date: 10/7/2022

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Applicant

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David & Terrice	2323 S. Vista Boise	208 343 3381
Richard & Christy Jones	7997 S. Old Farm Lane	208 991-7601
Dave & Beverly Glenn	7578 S Old Farm Lane	714-743-3645
Glenn Rodgers	2889 N. High Desert Way	208 473 5627

Neighborhood Meeting Minutes

Meeting Date: 9/1/2022 Number of Attendees: 7

Location: Kuna Public Library - 457 N Locust Dr

Project Description: Annexation, rezone to Agriculture, R-20 and C-2.

Property adjustment of lots 21 and 23, block 1 of Ironhorse Subdivision.

Attendee Comments or Concerns:

- What will happen to our sewage?

  It will stay the same as it is now.

- Will the property be fenced?

  There are no plans to fence the property at this time. The property owners may choose to install fences in the future.

- Will there be a traffic impact study prior to the annexation? Is that looked at before the annexation?

  This is not a specific development application and is a zone change. Any future development application may be required to perform a traffic impact study.

- It's already hard to get out, the concern is more traffic and how will it be handled?

  ACHD restricts access points on collector and arterial roads. We are not proposing any new access points to the property or any new development.

- What about density?

  The neighbors would prefer R-12 to R-20.

- How many stories could the building be?

  Height restrictions are regulated by Kuna Code. The maximum height noted in R-20 is 40-feet.

- What's the time frame?

  The current time frame to the first hearing is running approximately 3-4 months. This varies on the application and processing times at the City and from responding agencies.

- Who tells ACHD?

  The City of Kuna will send application information to agencies including ACHD.

I, David Crawford, hereby certify the above the above information and the information provided within these forms is true, complete and correct to best of my know knowledge.

Applicant Signature: Date: 10/7/2022

COMMITMENT TO PROPERTY POSTING

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

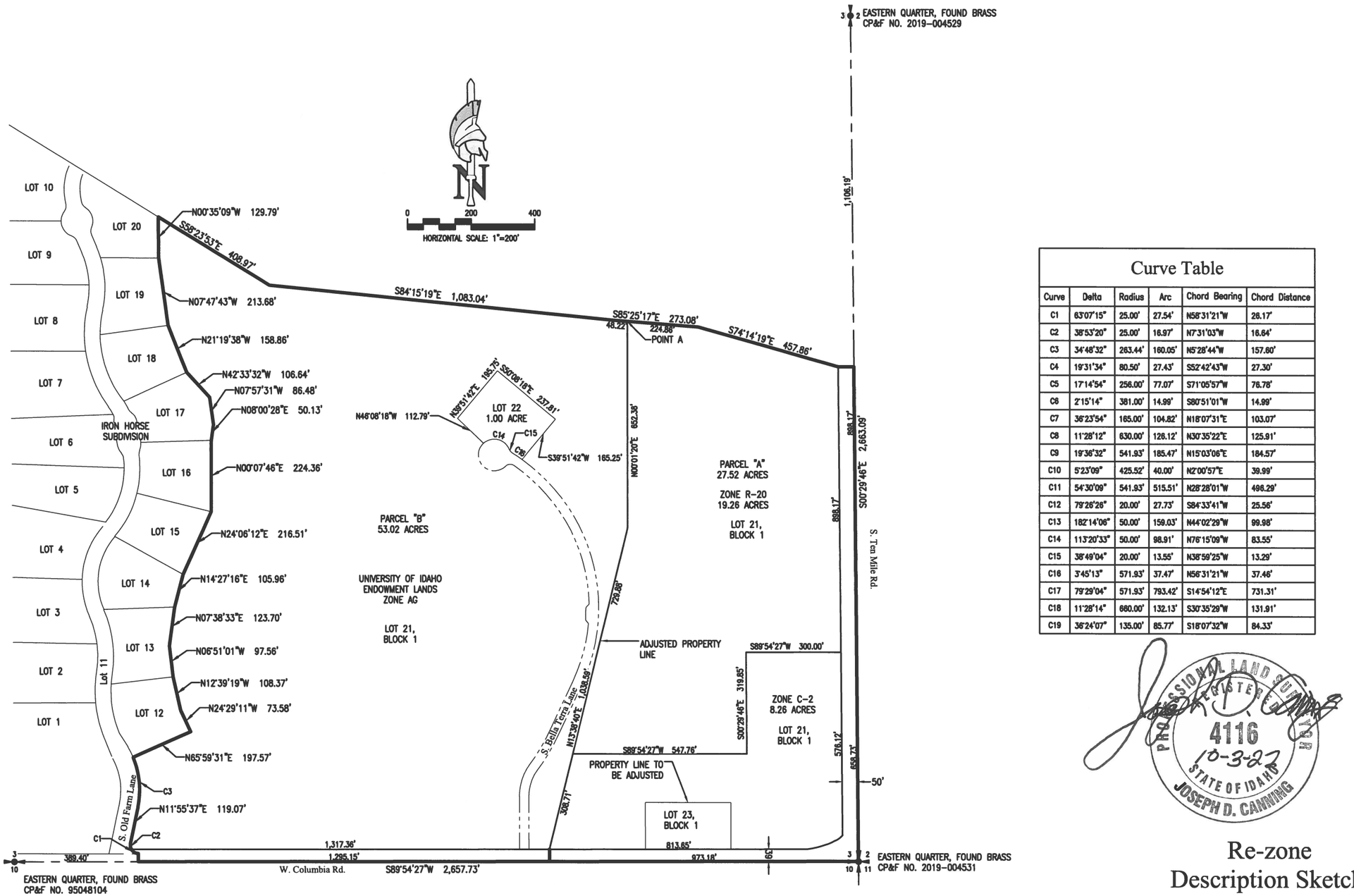
Per Kuna City Code (KCC) 5-1A-8, the Applicant, for all applications requiring a Public Hearing, shall post the subject property *not less than ten (10) days prior to the hearing*. The Applicant shall post a copy of the Public Hearing notice on the property under consideration; all posting must be in 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: David Crawford

Signature: _____ Date: 10/7/2022



Curve Table

Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance
C1	63°07'15"	25.00'	27.54'	N58°31'21"W	26.17'
C2	38°53'20"	25.00'	16.97'	N7°31'03"W	16.64'
C3	34°48'32"	263.44'	160.05'	N5°28'44"W	157.60'
C4	19°31'34"	80.50'	27.43'	S52°42'43"W	27.30'
C5	17°14'54"	256.00'	77.07'	S71°05'57"W	76.78'
C6	2°15'14"	381.00'	14.99'	S80°51'01"W	14.99'
C7	36°23'54"	165.00'	104.82'	N18°07'31"E	103.07'
C8	11°28'12"	630.00'	126.12'	N30°35'22"E	125.91'
C9	19°36'32"	541.93'	185.47'	N15°03'06"E	184.57'
C10	5°23'09"	425.52'	40.00'	N2°00'57"E	39.99'
C11	54°30'09"	541.93'	515.51'	N28°28'01"W	496.29'
C12	79°26'26"	20.00'	27.73'	S84°33'41"W	25.56'
C13	182°14'06"	50.00'	159.03'	N44°02'29"W	99.98'
C14	113°20'33"	50.00'	98.91'	N76°15'09"W	83.55'
C15	38°49'04"	20.00'	13.55'	N38°59'25"W	13.29'
C16	3°45'13"	571.93'	37.47'	N56°31'21"W	37.46'
C17	79°29'04"	571.93'	793.42'	S14°54'12"E	731.31'
C18	11°28'14"	660.00'	132.13'	S30°35'29"W	131.91'
C19	36°24'07"	135.00'	85.77'	S18°07'32"W	84.33'

PROFESSIONAL LAND SURVEYOR
REGISTERED
4116
10-3-22
STATE OF IDAHO
JOSEPH D. CANNING

Re-zone Description Sketch:

Joe & Kathryn Guido Lands

Lots 21 & 23 Block 1 of Ironhorse Subdivision, situate in the southeast quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho.

DATE: May 24, 2022
DRAWN BY: Z.M. NICHOLS
JOB NUMBER: GJ10-A

INDEX NO. 214-03-2-0-0-91-10652

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

Troy Behunin

From: Troy Behunin
Sent: Thursday, December 15, 2022 6:18 PM
To: 'Ada County Highway District'; Adam Ingram; Bobby Withrow; 'Boise Project Board of Control'; Boise-Kuna Irri. Dist.; 'Brent Moore (Ada County)'; Catherine Feistner; 'Central District Health Department '; 'Chief Fratusco'; COMPASS; Danielle Horras; 'DEQ'; Doug Hanson; 'Eric Adolfson'; Erika Olvera; gashley@boiseproject.org; 'Idaho Power Easements'; 'Idaho Power Easements 2'; 'Intermountain Gas'; ITD; 'J&M Sanitation'; 'Krystal Hinkle'; 'Leon Letson (Ada County)'; 'Marc Boyer (Kuna Postmaster)'; 'Nampa Meridian Irrigation District '; 'New York Irrigation'; 'Niki Benyakhlef ITD'; 'Paris Dickerson'; Paul Stevens; PWoffice; 'Robbie Reno'; Scott FCCNWI; 'Stacey Yarrington (Ada County)'; TLawrence Kuna Fire; USPS; 'Mindy Wallace'
Subject: Request for Comment for Guido - U of I Annex and Lot Line Adjust

Categories: Important, Agency Comments

Evening Greetings Everyone,
Please find the request for formal comments below for a new proposal in the City of Kuna.

Agency Transmittal – December 15, 2022

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

CASE NUMBER(S):	22-14-AN (Annexation) and 22-03-LLA (Lot Line Adjustment), for the **Joe and Kathryn Guido, University of Idaho Endowment**.
PROJECT DESCRIPTION	Applicant requests to Annex approximately 82.20 acres into the City of Kuna and requests A (agriculture), C-2 (Area Commercial) and R-20 (High Density Residential) zones, to lot line adjust existing Lot 21 and Lot 23, Block 1, Ironhorse Subdivision. (APN R4313530210 & R4313530230).
SITE LOCATION(S)	The site is located at the NWC of Ten Mile and Columbia Roads, Kuna.
REPRESENTATIVE	**David Crawford** Centurion Engineers, Inc. 2323 S Vista Ave. Stee. 206 Boise, ID 83705 208.343.3381 dacrawford@centengr.com
SCHEDULED HEARING DATE	Tuesday, **March 14, 2023,** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Troy Behunin Senior Planner TBehunin@kunaid.gov

PROJECT PACKET LINK	http://kunacity.id.gov/DocumentCenter/View/8330/Guido-and-U-of-I--Annex--Lot-Line-Adjustment-PDF

Click the link in the **Project Packet Link** Box – Either hover and <***CLICK***>, or hold the Ctrl and <***CLICK***>.
Please let us know if you have any questions or, if you need additional information.
Thanks so much.
Troy

Troy Behunin
Senior Planner
City of Kuna
751 W. 4th Street
Kuna, ID 83634
TBehunin@KunaId.Gov

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This e-mail and any attachments may contain confidential or privileged information. If you are not the intended recipient, you are not authorized to use or distribute any information included in this e-mail or its attachments. If you receive this e-mail in error, please delete it from your system and contact the sender.

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: **21 March 2023**

RE: **Public Works Comments**

Guido – U of I Endowment, 22-14-AN (Annexation), 22-03-LLA (Lot Line Adjustment)

The Guido – U of I Endowment property, 22-14-AN, 22-03-LLA, annexation and lot line adjustment request dated 5 December 2022 has been reviewed. The applicant wishes to annex with a City of Kuna (City) R-20 (High Density multifamily), and C-2 (Area Commercial District) zones. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

Public Works currently does not have sewer capacity or sewer infrastructure in place to support approval of this project.

Comments may be expanded or refined in connection with the future land-use actions.

Alexis Pickering, President
Jim D. Hansen, Vice-President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner
Miranda Gold, Commissioner

January 12, 2023

To: Centurion Engineers, Inc.
David Crawford and Joe Canning
2323 S. Vista Avenue, Suite 206
Boise, Idaho 83705

Subject: KUNA22-0029/ 22-14-AN, 22-03-LLA
3350 W. Colombia Road
Annexation, Rezone & Lot Line Adjustment

The applicant is requesting approval of an annexation and rezoning of 82.2 acres into the City of Kuna from R2, Rural Residential in Ada County zoning to R-20, High Density Residential and C-2, Commercial zoning designations, and a property lot line adjustment for the future development, of the University of Idaho Kuna campus. The existing single family home on site proposed to remain. The site is located at the at the northwest corner of Ten Mile Road and Columbia Road.

A. Findings of Fact

This application is for annexation, rezone, and lot line adjustment only. Listed below are some findings for consideration that the District may identify when it reviews a future development application. The District may add additional findings for consideration when it reviews a specific redevelopment application.

1. Ten Mile Road

a. Existing Conditions: Ten Mile Road is improved with 2-travel lanes, 26-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 75 to 110-feet of right-of-way for Ten Mile Road (44 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 Ten Mile 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. Applicant's Proposal: The applicant is proposing to dedicate additional right-of-way to total 50-feet from the centerline of Ten Mile Road abutting the site.

d. Staff Comments/Recommendations: With the future development application, the applicant should be required to widen the pavement on Ten Mile 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 43-feet from the centerline of Ten Mile Road abutting the site.

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 Ten Mile Road abutting the site.

2. Columbia Road

a. Existing Conditions: Columbia Road is improved with 2-travel lanes, 28-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 63 to 100-feet of right-of-way for Columbia Road (35 to 60-feet from centerline).

b. Policy:

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

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

Street Section and Right-of Way Width Policy: District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

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

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

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

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

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

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

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide

gravel shoulder adjacent to the entire site. Curb, gutter, and additional pavement widening may be required (See Section 7205.5.5).

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Columbia Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 40-feet of right-of-way.

c. Applicant's Proposal: The applicant is proposing to dedicate additional right-of-way to total 39-feet from the centerline of Columbia Road abutting the site.

d. Staff Comments/Recommendations: With the future development application, the applicant should be required to widen the pavement on Columbia 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 30-feet from the centerline of Columbia Road abutting the site.

Consistent with the MSM, as part of a future development application, the application should be required to dedicate additional right-of-way to total 35-feet from the centerline of Columbia Road abutting the site.

3. Ten Mile Road/Columbia Road Roundabout (MSM)

a. Existing Conditions: There is no roundabout at the intersection of Ten Mile Road and Columbia Road abutting the site.

b. Policy:

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, roundabout requirement, and specific roadway features required through development. A new roundabout was identified on the MSM. A multi-lane roundabout is planned at the Ten Mile Road and Columbia Road intersection.

c. Staff Comments/Recommendations: As noted above, the intersection of Ten Mile Road and Columbia Road is shown as a multi-lane roundabout on the MSM. To accommodate the future construction of the multi-lane roundabout, as part of a future development application the applicant should be required to dedicate additional right-of-way consistent with the template as shown

4. Driveways

4.1 Ten Mile Road

a. Existing Conditions: There are two existing unimproved driveways from the site onto Ten Mile Road located as listed:

- The 18-foot wide driveway is located 1263-feet north of Columbia Road (measured center line to center line).
- The 2-foot wide driveway is located 416-feet north of Columbia Road. (Measured center line to center line).

b. Policy:

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

Access Policy: District policy 7205.4.7 states that direct access to principal 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 1b under District policy 7205.4.7, unless a waiver for the access point has been approved by the District Commission. Driveways, when approved on a principal arterial shall operate as a right-in/right-out only, and the

District will require the construction of a raised median to restrict the left turning movements.

Driveway Location Policy: District policy 7205.4.7 requires driveways located on principal arterial roadways to be located a minimum of 355-feet from the nearest intersection for a right-in/right-out only driveway. Full-access driveways are not allowed on principal arterial roadways.

Successive Driveways: District policy 7205.4.7 Table 1b, requires driveways located on principal 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.

Temporary Access Policy: District Policy 7202.4.2 identifies a temporary access as that which "is permitted for use until appropriate alternative access becomes available". Temporary access may be granted through a development agreement or similar method, and the developer shall be responsible for providing a financial guarantee for the future closure of the driveway.

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.

4.2 Columbia Road

a. Existing Conditions: There are three access points, one private road and two unimproved driveways from the site onto Columbia Road the locations are listed below:

- Bella Terra Lane, 22-foot width access is located 1,045-feet west of Ten Mile Road (measured center line to center line).
- 12-foot wide driveway is located 670-feet west of Ten Mile Road. (Measured center line to center line).
- 15-foot wide driveway is located 527feet west of Ten Mile Road. (Measured center line to center line).

b. Policy:

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

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

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

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

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

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

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

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

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

5. 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.

6. 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.

7. Other Access

Ten Mile Road and Columbia Road are classified as minor arterial roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways.

B. Site Specific Conditions of Approval

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

1. A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
2. 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.
3. Comply with the Standard Conditions of Approval as noted below.

C. Traffic Information

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-C (Community Commercial) as the proposed zoning designation and has provided a concept plan showing a development with commercial uses. There are an estimated 10 existing vehicle trips per day with 1 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
University/College (students)	1.56	0.15
University/College (Employees)	8.89	0.79
Library	72.05	8.16
Off-Campus Student Apartment-Low Rise (2 to 3 Floors) adjacent to Campus (bedrooms)	3.57	0.24
Multi-family (low-Rise 2 to 3 Floors)	6.74	0.51
Affordable Housing- Income Limits (unit)	4.81	0.46
Coffee/Donut Shop w/o Drive Thru (1,000 sf)	----------	32.29

Convenience Store (1,000 sf)	762.28	49.11
Walk-in Bank (1,000 sf)	----------	12.13
Copy, Print, & Express Ship Store (1,000 sf)	----------	7.42

Condition of Area Roadways: ***Traffic Count is based on Vehicles per hour (VPH)***

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Ten Mile Road	1476-feet	Minor Arterial	403	Better Than "E"
Columbia Road	2200-feet	Minor Arterial	361	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 Ten Mile Road south of Lake Hazel Road was 7,748 on August 26, 2021.
- The average daily traffic count for Columbia Road west of Ten Mile Road was 5,594 on February 2, 2022.

D. Attachments

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

If you have any questions, please feel free to contact me at (208) 387-6171.

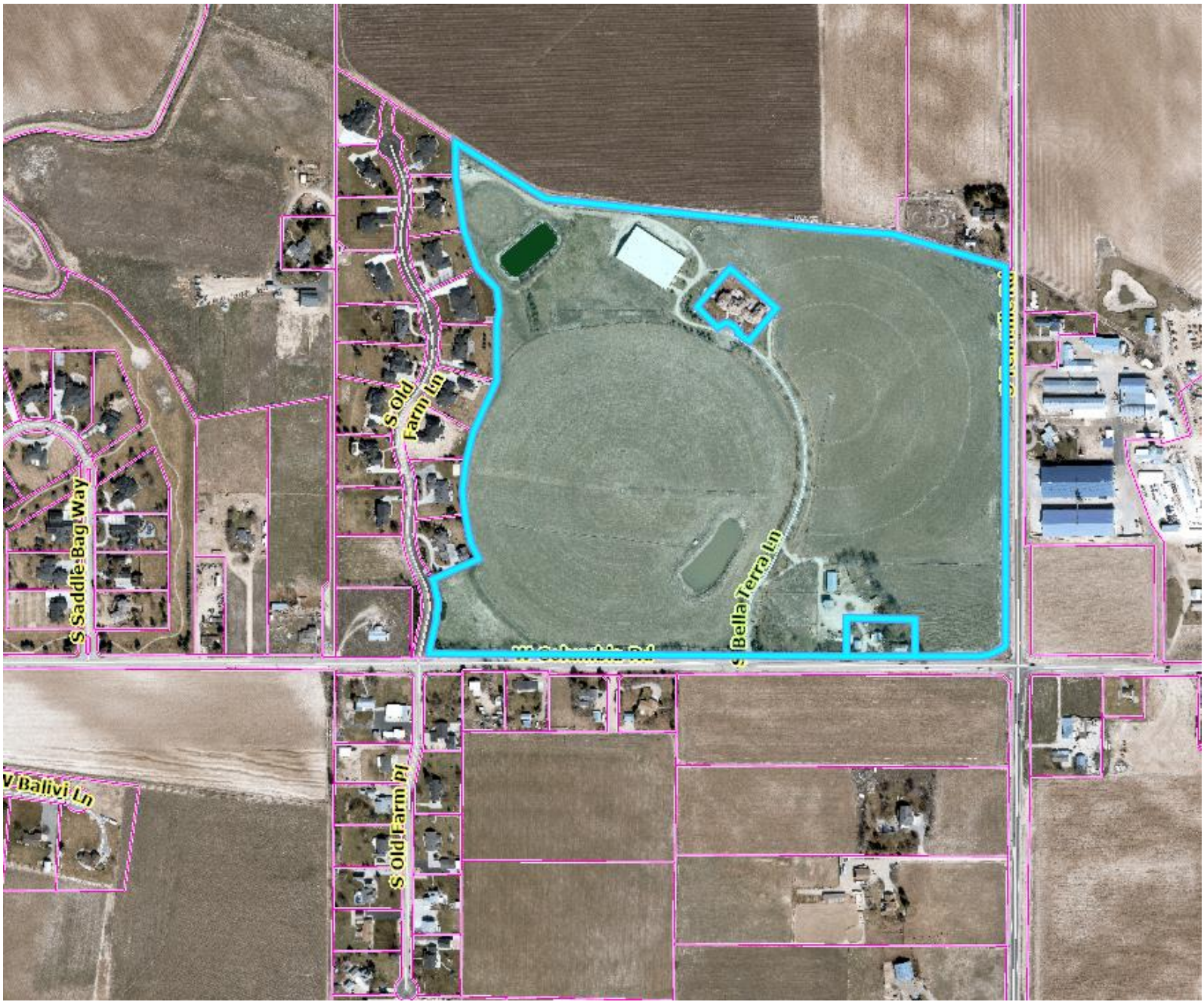
Sincerely,

Renata Ball-Hamilton

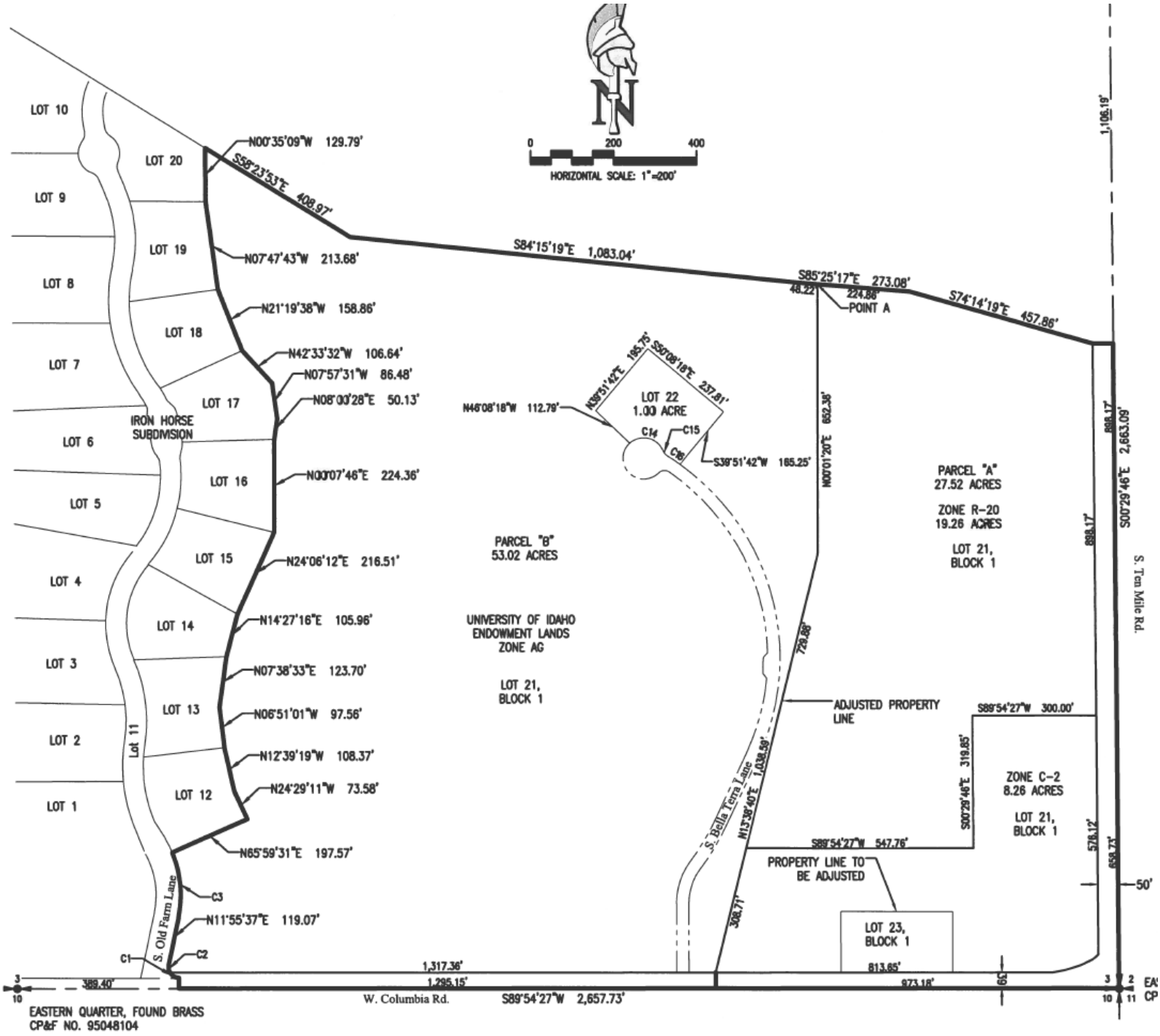
Renata Ball-Hamilton
Planner
Development Services

cc: City of Kuna (Troy Behunin), Via Email

VICINITY MAP



SITE PLAN


0
200
400
HORIZONTAL SCALE: 1"=200'
LOT 10
LOT 20
LOT 9
LOT 19
LOT 8
LOT 18
LOT 7
LOT 17
IRON HORSE SUBDIVISION
LOT 6
LOT 16
LOT 5
LOT 15
LOT 4
LOT 14
LOT 3
LOT 13
LOT 2
Lot 11
LOT 12
LOT 1
N00°35'09"W 129.79'
S56°23'53"E 408.97'
S84°15'19"E 1,083.04'
N07°47'43"W 213.68'
N21°19'38"W 158.86'
N42°33'32"W 106.64'
N07°57'31"W 86.48'
N08°00'28"E 50.13'
N00°07'46"E 224.36'
N24°06'12"E 216.51'
N14°27'16"E 105.96'
N07°38'33"E 123.70'
N06°51'01"W 97.56'
N12°39'19"W 108.37'
N24°29'11"W 73.58'
N65°59'31"E 197.57'
N11°55'37"E 119.07'
S. Old Farm Lane
C1
C2
C3
S85°25'17"E 273.08'
48.22'
224.86'
POINT A
S74°14'19"E 457.86'
1,106.19'
N39°51'42"E 185.70'
S50°08'18"E 237.81'
N46°08'18"W 112.79'
LOT 22
1.00 ACRE
C14
C15
C16
S39°51'42"W 185.25'
N00°01'20"E 652.38'
PARCEL "A"
27.52 ACRES
ZONE R-20
19.26 ACRES
LOT 21,
BLOCK 1
898.17'
S00°29'46"E 2,663.09'
S. Ten Mile Rd.
PARCEL "B"
53.02 ACRES
UNIVERSITY OF IDAHO
ENDOWMENT LANDS
ZONE AG
LOT 21,
BLOCK 1
729.88'
ADJUSTED PROPERTY LINE
S89°54'27"W 300.00'
S00°29'46"E 319.85'
ZONE C-2
8.26 ACRES
LOT 21,
BLOCK 1
S. Bella Terra Lane
N13°38'40"E 1,038.59'
S89°54'27"W 547.76'
578.12'
658.73'
50'
PROPERTY LINE TO BE ADJUSTED
308.71'
LOT 23,
BLOCK 1
813.65'
973.18'
1,317.36'
1,295.15'
389.40'
W. Columbia Rd.
S89°54'27"W 2,657.73'
EASTERN QUARTER, FOUND BRASS
CP&F NO. 95048104

Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.

    a. Filing Fee: The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.

    b. Initiation: An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.

    c. Time to Reply: The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.

    d. Notice of Hearing: Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.

    e. Action by Commission: Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

ADA COUNTY
DEVELOPMENT SERVICES

200 W. FRONT STREET, BOISE, IDAHO 83702-7300 PHONE (208) 287-7900
https://adacounty.id.gov/developmentservices FAX (208) 287-7909

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

December 27, 2022

Troy Behunin
Kuna City Planning Department
PO Box 13
Kuna, ID 83634

RE: 22-14-AN / 22-03-LLA / NWC Ten Mile and Columbia Roads / Guido – U of I Endowment Annexation

Troy,

The City of Kuna has requested feedback regarding the proposed annexation of the Guido-U of I Endowment site with a rezoning to A (Agriculture), R-20 (High density Multi-family Residential), and C-2 (Area Commerical). The site consists of 82.2-acres located on the Northwest corner of Ten Mile Road and Columbia Road (Parcels R4313530210 & R4313530230).

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.

Regarding the land use, the proposal is for annexation only with a rezone of 53.02-acres to A (Agricultural) in order to provide an endowment to the University of Idaho (U of I), 19.26-acres to R-20 (High density Multi-family Residential) and 8.26-acres to C-2 (Area Commercial) to allow for future development around the endowment property.

The City of Kuna recently updated its Future Land Use Map as part of their Comprehensive Plan, though it has not been adopted by Ada County, it designates the site as Mixed Use, which encourages a mix of uses at several scales. Therefore, the application is consistent with the City's Future Land Use Map. The site is contiguous to City of Kuna limits and Ada County looks forward to working with city staff in the renegotiation and adoption of the updated comprehensive plan.

Please feel free to contact me with any questions.

Sincerely,

Stacey Yarrington

Stacey Yarrington
Community & Regional Planner
Ada County Development Services

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

- ☐ ACZ
- ☐ Boise
- ☐ Eagle
- ☐ Garden City
- ☐ Meridian
- ☒ Kuna
- ☐ Star

Rezone/OTD # 22-14-AN

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat _____

Development Name/Section City of Kuna

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____

☐ 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☒ 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☒ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☒ central water
☐ individual sewage ☐ individual water

☒ 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☒ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☒ central water

☒ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.

☐ 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.

☐ 11. Land development application, fee per lot, test holes and full engineering report is required.

☐ 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.

☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☐ 14. _____

_____

_____

_____ Reviewed By: Lora Bosa Date: 12/23/22

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

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

Brad Little, Governor
Jess Byrne, Director

December 29, 2022

By e-mail: *mailto:TBehunin@kunaid.gov*

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

Subject: Guido - U of I Annex and Lot Line Adjust

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).

  For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

  For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.

- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: https://www.deq.idaho.gov/water-quality/drinking-water/. For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.

- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

  For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

  For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/ for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

Aaron Scheff
Regional Administrator

EDMS#: 2021AEK

RECEIVED
JAN 06 2023
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

January 2, 2023

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

RE: 22-14-AN, 22-03-LLA/ Ironhorse Subdivsion; NWC of Ten Mile & Columbia Rd.

To Whom It May Concern:

Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ eol

Cc:
Office/ file
T. Ritthaler, Board of Control

APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000

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:
03/06/23	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
343928	PH 3/28/2023 - GUIDO	03/08/23	03/08/23	1	$40.34

LEGAL NOTICE

Case No. 22-14 (Annex)
Joe & Kathy Guido U of I Endowment.

NOTICE IS HEREBY GIVEN the P&Z Commission is scheduled to hold a public hearing on **Tuesday, March 28, 2023, 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 the Joe & Kathy Guido, U of I Endowment. Centurion Engineers requests to Annex approximately 82.20 acres into the City of Kuna and requests A (agriculture), C-2 (Area Commercial) and R-20 (High Density Residential) zones for Lot 21 and Lot 23, Block 1, Ironhorse Subdivision. (APN R4313530210 & R4313530230).

Please do not contact the Commission, City Council, or Mayor as this may jeopardize the public hearing process. The public is invited to provide written or oral testimony. If you have questions or require special accommodations, please contact the P&Z Department prior to the meeting at (208) 922-5274.

Kuna P&Z Department

March 8, 2023 343928

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

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

Gross:**$40.34**
Paid Amount:**$0.00**

Amount Due:**$40.34**

We Appreciate Your Business!

AD# 343928

Suggestions for Testifying at Public Hearings:

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

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

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

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

KUNA
Planning & Zoning

PO BOX 13
Kuna, ID 83634

NEOPOST FIRST-CLASS MAIL
03/09/2023
US POSTAGE $000.00⁰

ZIP 83634
041M11460992

JR 3.9.23
TB. 3.9.23

City Copy Proof of 300' Mailer Legal Notice

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **P&Z Commission** is scheduled to hold a Public Hearing on **Tuesday, March 28, 2023, at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

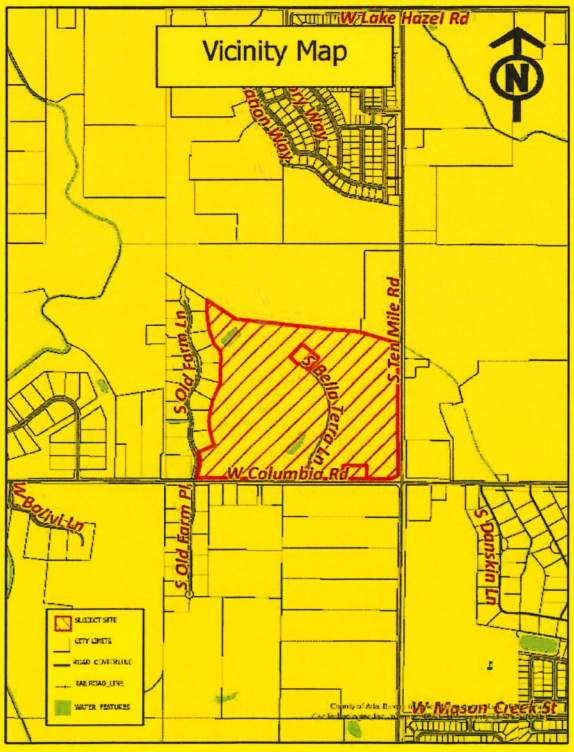
Case No. 22-14-AN, (Annex) Joe & Kathy Guido U of I Endowment.

Centurion Engineers requests to Annex approximately 82.20 acres into the City of Kuna and requests A (agriculture), C-2 (Area Commercial) and R-20 (High Density Residential) zones for Lot 21, 22 and Lot 23, Block 1, Ironhorse Subdivision.

The public is invited to provide written or oral testimony. If you have questions or require special accommodations, please contact Planning & Zoning at 208.922.5274.

Written testimony received by close of business on **March 23, 2023,** will be included with the packet distributed to the governing body prior to the hearing.

MAILED 3.9.2023



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JONES RICHARD L
JONES CHRISTINE A
7597 S OLD FARM LN
MERIDIAN, ID 83642-0000

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.

KNOLL JAMES HARVEY
KNOLL LINDA K
7712 S OLD FARM LN
MERIDIAN, ID 83642-7155

(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.

JETSEL KREG
7768 S OLD FARM LN
MERIDIAN, ID 83642-0000

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.

DURRANT C RUSSELL & MARIE B LIVING TRUST
DURRANT MARIE B TRUSTEE
8397 S OLD FARM PL
MERIDIAN, ID 83642-0000

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.

KAMPCZYK CHRISTINA D
KAMPCZYK ROBERT
7624 S OLD FARM LN
MERIDIAN, ID 83642-0000

additional time for rebuttal.

If you do not wish to speak, write…
Written testimony received by close of business the

CABRERA HUMBERTO MEDINA
639 FULL MOON ST
KUNA, ID 83634-0000

KUNA
Planning & Zoning

Proof of Property Posting

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

This form shall confirm that the Public Hearing Notice for 22-14-AN & 22-03-LLA Guido - University of Idaho Endowments Lands was posted, as required per Kuna City Code 5-1A-8, on 3/9/2023 Date. This form and associated photos shall be returned to the Planning & Zoning department no later than seven (7) days prior to the Public Hearing.

Signs shall be removed from the site within three (3) days after the Public Hearing.

DATED this 10 day of March, 2023.

Signature: _____ (Owner/Developer)

State of Idaho)
) ss
County of Ada)

On this 10 day of March, 2023, 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.

Tamee Bilbo Print Name

Residing at: Address

Boise City State ZIP

Affix Seal Here

My Commission expires: 12/13/2027 Date

Signature

City of Kuna

Public Hearing Notice

Kuna Planning and Zoning Commission

THE CITY OF KUNA will hold a public hearing on March 28, 2023 at the Kuna City Hall at 6:00 p.m.

PURPOSE: Annexation, Property Boundary Adjustment and Zone Change of 84.36
Acres of Land from Agriculture to AG, R-20, & C-2 (Agriculture, High Density Residential and Commercial)

LOCATION: 3350 W Columbia Rd. Kuna, ID 83687

APPLICATION BY: Centurion Engineers, Inc. Case #: 22-14-AN & 22-03-LLA

Contact the City at Troy Behunin, (208) 922-5274 Fax (208) 922-5989
E-mail tbehunin@kunaID.gov, with any questions.

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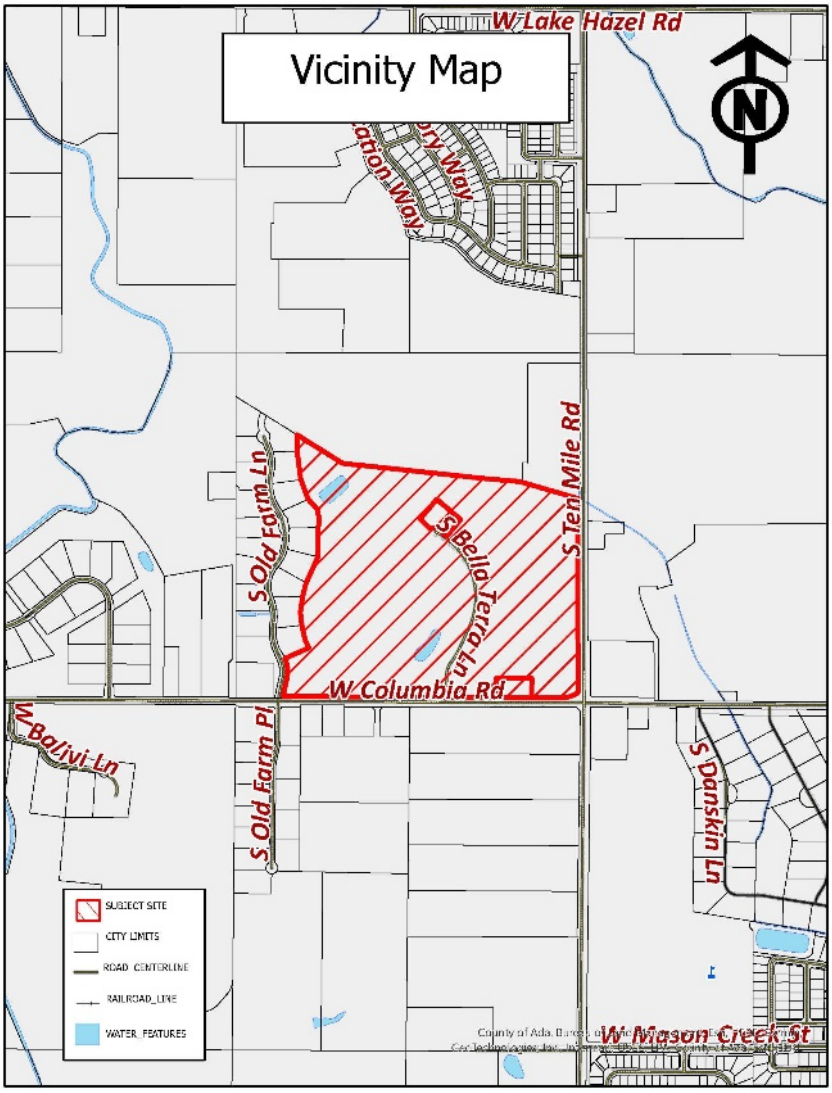
CITY OF KUNA
PO Box 13 - Kuna, ID 83634
Phone: 208.922.5274 - Fax: 208.922.5989

Case No. 22-14 (Annex) Joe & Kathy Guido U of I Endowment.

NOTICE IS HEREBY GIVEN the P&Z Commission is scheduled to hold a public hearing on **Tuesday, March 28, 2023, 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 the Joe & Kathy Guido, U of I Endowment. Centurion Engineers requests to Annex approximately 82.20 acres into the City of Kuna and requests A (agriculture), C-2 (Area Commercial) and R-20 (High Density Residential) zones for Lot 21 and Lot 23, Block 1, Ironhorse Subdivision. (APN R4313530210 & R4313530230).

Please do not contact the Commission, City Council, or Mayor as this may jeopardize the public hearing process. The public is invited to provide written or oral testimony. If you have questions or require special accommodations, please contact the P&Z Department prior to the meeting at (208) 922-5274.

Kuna P&Z Department



March 14, 2023

Case No. 22-14-AN, Joe & Kathy Guido U of I Endowment

My name is Kathryn Guido. My husband, Joe, and I have lived in this area for over 45 years. We have seen the growth and sometimes participated in it. We are the developers of Guido Lane and Ironhorse Estates Subdivision. At this time we are not planning any type of development; we are simply setting the stage for the future of education.

We have worked with Troy and Morgan and the University of Idaho to develop a plan that we feel will benefit the community.

Several years ago we entered into an agreement with the University of Idaho to dedicate a portion of our farm to their Life Sciences Division. The simple definition of Life Sciences is the study and research of living organisms and life processes. Biology, medicine, and agriculture are the most obvious examples of this discipline. This " Agreement" is signed and in place.

The actual property that is dedicated to the university is the portion west of Bella Terra Lane and to remain as Agricultural Zoning.

The portion of ground east of Bella Terra Lane is planned to benefit not only U of I, but also the rest of the community. Based on Kuna City Comprehensive Plan we have designated C2 for community services on the Ten Mile and Columbia Road corridors. We have designated R 20 residential for student housing in the future.

We hope that the City will share our vision of higher education and approve this application.

Sincerely,

Kathryn Guido

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF **FALCON CREST, LLC AND M3 COMPANIES, LLC** *For a Subdivision request at 10600 W Kuna Road.*	)	**Case Nos. 22-10-S (Preliminary Plat) and 22-32-DR (Design Review).** **STAFF REPORT FOR VALOR WEST SUBDIVISION.**

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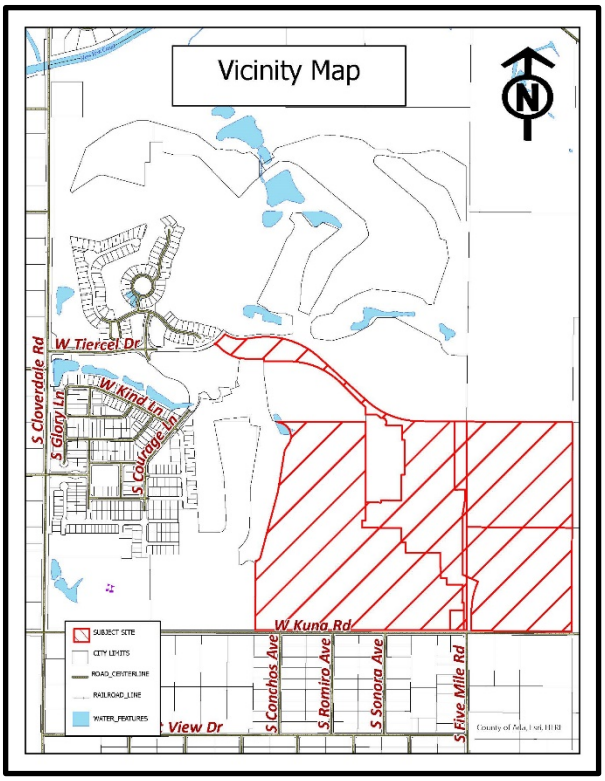
1. Exhibit List
2. Project Summary
3. Applicants Request
4. Process and Noticing
5. General Project Facts
6. Transportation and Connectivity
7. Staff Analysis
8. Proposed Findings of Fact and Conclusions of Law
9. Proposed Commission's Recommendation



I
EXHIBIT LIST

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.1	Staff s Memo			X
2.1	P&Z Application Coversheet			X
2.2	Pre Plat Application			X

2.3	Design Review Application			X
2.4	Narrative			X
2.5	Vicinity & Aerial Map			X
2.6	Legal Description			X
2.7	Affidavit of Legal Interest			X
2.8	Warranty Deeds			X
2.9	Commitment to Property Posting			X
2.10	Neighborhood Meeting Certification			X
2.11	Subdivision Name Reservation			X
2.12	Preliminary Plat			X
2.13	Landscape Plan			X
2.14	Overall Master Plan COLORED			X
2.15	Phasing Plan			X
2.16	CC&R's Specific Maintenance Language			X
2.17	TIS Executive Summary			X
2.18	Agency Transmittal Letter			X
2.19	City Engineer			X
2.20	ACHD			X
2.21	BKID			X
2.22	CDHD			X
2.23	COMPASS			X
2.24	DEQ			X
2.25	KRFD			X
2.26	NMID			X
2.27	KMN Proof of Publish			X
2.28	Proof of Site Posting			X
2.29	Proof of Legal Mailer Notice			X
2.30	Website Posting			

II
PROJECT SUMMARY

2.1

Description	Details
Acreage	126.89 Ac.
Existing Land Use(s)	R-6, Golf Course, vacant fields
Future Land Use Designation	Mixed- Use
Proposed Land Use(s)	R-6

Lots (No. and Type)	386 Residential, 23 Common & 5 Private Driveways
Number of Residential Units	386
Number of Other Lots	28
Number of Phases	8
Net Density (Dwelling Units per Acre)	4.11 DUA

III
APPLICANTS REQUEST

3.1 Falcon Crest, LLC and M3 Companies, LLC, requests, Preliminary Plat and Design Review approval near the NEC of Kuna and Cloverdale Roads in Section 22, Township 2 North, Range 1 East.

IV
PROCESS AND NOTICING

4.1 Kuna City Code (KCC), 1-14-3 states that Design Reviews are designated as Public Meetings with the Commission as the decision-making body, while Preliminary Plats are designated as Public Hearings with the Commission as a recommending body and Council as the decision-making body. These land use applications were given public notice following Idaho Code (I.C.) § 67-65.

A. Neighborhood Meeting: February 24, 2022 (3 Attendees)
B. Agency Comments Request: October 11, 2022
C. 300 FT Legal Mailer Notice: March 9, 2023
D. Kuna Melba News Newspaper: March 4, 2023
E. Site Posted: March 15, 2023

V
GENERAL PROJECT FACTS

5.1 Site Features

A. The subject site (APN'S: S1422427800, S1422417400, S1422417365, S1422110300, S1422417210, S1423325400, S1423336010, S1423336010, & S1423336200) is located within City Limits, and is currently zoned R-6 (Medium Density Residential) and has historically been a vacant field used for Golf Course and Agriculture purposes.

B. The proposed project site currently has vegetation consistent with that of a Golf Course and Agriculture fields. The site has an estimated average slope of 1 – 5.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be between 40"to great than 60".

C. Staff is not aware of any environmental issues, health or safety conflicts and the subject site is outside the boundary of the Nitrate Priority Area. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

5.2 Surrounding Land Uses

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

VI
TRANSPORTATION AND CONNECTIVITY

6.1 Ada County Highway District

A. General:

According to the ACHD report the intersection of Lake Hazel Road and Cloverdale Road is scheduled to be widened to 5-lanes and signalized in 2024, Cloverdale Road is listed to be widened to 5-lanes from Columbia Road to Lake Hazel Road between 2036 and 2040,

Cloverdale Road is listed to be widened to 5-lanes from Kuna Road to Deer Flat Road between 2036 and 2040,

Cloverdale Road is listed to be widened to 5-lanes from Deer Flat Road to Hubbard Road between 2036 and 2040, Deer Flat Road is listed to be constructed as a new 3-lane rural arterial roadway from Eagle Road to Cloverdale Road between 2036 to 2040,

The intersection of Columbia Road and Cloverdale Road is listed to be constructed as a multi-lane roundabout with 4-lanes on the north leg, 4-lanes on the south, 2-lanes east, and 2-lanes on the west leg, between 2036 and 2040,

The intersection of Deer Flat Road and Cloverdale Road is listed to be constructed as a multi-lane roundabout with 2-lanes on the north leg, 2-lanes on the south, 2-lanes east, and 2-lanes on the west leg, between 2036 and 2040,

The intersection of Hubbard Road and Cloverdale Road is listed to be constructed as a single-lane roundabout with 2-lanes on the north leg, 2-lanes on the south, 2-lanes east, and 2-lanes on the west leg, between 2036 and 2040,

The intersection of Kuna Road and Cloverdale Road is listed in the CIP to be constructed as a multi-lane roundabout with 4-lanes on the north leg, 4-lanes on the south, 2-lanes on the east and 2-lanes on the west leg between 2036 and 2040.

These are a part of the ACHD Integrated Five Year Work Plan (IFYWP. The applicant submitted a Traffic Impact Study (TIS) for ACHD's review and acceptance.

The BMP identifies Kuna Road and Cloverdale Road as Level 3 facilities that will be constructed as part of a future ACHD project. The BMP also identifies level 2 facilities on the new arterial roadway, Five Mile Road, within the site. The applicant will construct the new arterial consistent with the MSM and the Roadways to Bikeways Master plan.

B. Cloverdale Road/Hubbard Road Intersection:

ACHD in their report state in order to ensure the Cloverdale Road/Hubbard Road intersection will be improved when warranted, the following items must be in place prior to plans acceptance for the final plat which necessitates the improvement based on the findings of the updated intersection analysis:

- Signal Agreement,
- Full Design and approved plans for the intersection.

C. Cloverdale Road/Tiercel Drive Intersection:

ACHD states the applicant should be required to construct a northbound right-turn lane on Cloverdale Road at the intersection with Tiercel Drive prior to plan approval and ACHD's signature on the final plat that contains the 228th residential building lot. Compensation will not be provided for additional pavement widening or right-of-way (ROW) dedication. Coordinate the design of the turn lanes with ACHD's Development Review staff.

D. Kuna Road:

The applicant's proposal to dedicate additional ROW to total 48-feet from centerline exceeds the recommended right-of-dedication listed in the MSM; however, staff supports the proposed right-of-way dedication based on the traffic impact study findings for Falcon Crest Subdivision Phase 1. Compensation will not be provided for the additional dedicated right-of-way as this segment of Kuna Road is not programmed for improvements in the CIP.

The applicant' s to improve Kuna Road with 24-feet of pavement from centerline exceeds ACHD policy which requires 17-feet of pavement from centerline and should not be approved, as proposed.

The applicant should be required to improve Kuna Road with 17-feet of pavement from centerline plus a 3-foot wide gravel shoulder, a borrow ditch and 8-foot wide concrete sidewalk abutting the site. The applicant should be required to locate the sidewalk a minimum of 41-feet from centerline of Kuna Road abutting the site.

The applicant should be required to provide a permanent ROW easement for any sidewalk placed outside of the dedicated ROW to 2-feet behind back of sidewalk. Sidewalk shall be located wholly within ROW or wholly within an easement.

Applicant shall follow all standards and requirements in accordance with KCC 5-17-13 and 6-4-2-B.3. *Sidewalks along arterials roadways shall be eight (8) foot wide detached.*

E. Five Mile Road Extension-New Arterial Roadway:

ACHD supports the applicant's proposal to construct Five Mile Road in an alternative alignment, as it aligns with Five Mile Road on the south side of Kuna Road across from the site.

ACHD supports the applicant's proposal to construct Five Mile Road as a 50-foot wide street section, vertical curb, gutter, an 8-foot wide planter strip and 8-foot wide detached concrete sidewalk on the west side of the roadway and 5-foot wide detached concrete sidewalk on the east side of the roadway exceeds ACHD policy which requires the improvements of 30-feet of pavement, 3- foot gravel shoulders and the construction of 5-

foot wide detached concrete sidewalk and should be approved, as proposed. Five Mile Road will be restricted to a maximum 47-foot wide street section (measured back-of-curb to back-of-curb).

The applicant should be required to extend the ROW for Five Mile Road to the site's east property line to ensure that the outparcels have access to Five Mile Road and enter into a license agreement for any landscaping located within the ROW and dedicate ROW to 2-feet behind back of sidewalk on the west side of the roadway, or for detached concrete sidewalk, the applicant may reduce the ROW width to 2-feet behind back of curb on the west side of the roadway and provide a permanent right-of-way easement from the ROW line to 2-feet behind back of sidewalk. Sidewalk shall be located wholly within ROW or wholly within an easement.

Applicant shall follow all standards and requirements in accordance with KCC 5-17-13 and 6-4-2-B.3. *Sidewalks along Arterials shall be eight (8) foot wide detached with 4-8 foot wide irrigated planter strip, and concrete vertical curb and gutter.*

F. Harrier Drive:

The applicant's proposal to construct the east/west collector roadway, where the applicant controls both sides of the roadway as a 36-foot wide collector street section with vertical curb, gutter, an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk on the north side of the roadway and 8-foot wide detached concrete sidewalk on the south side of the roadway exceeds ACHD policy which requires 5-foot wide detached concrete sidewalk and should be approved, as proposed.

The applicant's proposal to construct the remaining portion of Harrier Drive as ½ of a 36-foot wide collector street section meets ACHD policy with the exception of no additional pavement on the north side of the roadway. Consistent with ACHD's Half Street policy the applicant should be required to improve the north side of the roadway with an additional 12-feet of pavement widening beyond the centerline of the roadway established for the street, a 3-foot wide gravel shoulder and borrow ditch sized to accommodate the roadway storm runoff. Dedicate ROW to extend to 2-feet behind back of sidewalk on the south side and to 2-feet behind back of borrow ditch on the north side. However, there is not enough room to construct the additional improvements on the north side of the roadway east of Honor Avenue to the site's east property line. Therefore, the applicant should be required to shift Harrier Drive to the south along the site's entire north property line allowing Harrier Drive to be constructed to ACHD's Half Street policy listed above. The applicant should be required to submit a revised preliminary plat for review and approval prior to plan submittal showing Harrier Drive shifted to the south.

Or, the applicant should coordinate with the adjacent property owner to the north to dedicate ROW necessary to allow Harrier Drive to be constructed in the proposed location with the additional 12-feet of pavement widening beyond the centerline of the roadway established for the street, a 3-foot wide gravel shoulder and borrow ditch sized to accommodate the roadway storm runoff east of Honor Avenue to the site's east property line.

The applicant should be required to dedicate right-of-way to 2-feet behind back of sidewalk, or for detached sidewalk, the applicant may reduce the ROW width to 2-feet behind the back of curb and provide a permanent right-of-way easement that extends from the Right-Of-Way line to 2-feet behind back of sidewalk. Sidewalk shall be located wholly within right-of-way or wholly within an easement.

G. Internal Roads:

The applicant's proposal to construct the entrance roadways, Honor Avenue, Wellness Street and Loyal Drive, with two 22-foot wide travel lanes, a 12-foot wide center landscape island, vertical curb, gutter, an 8-foot wide planter strip and 5- foot wide detached concrete sidewalk meets ACHD policy and should be approved, as proposed.

The 12-foot wide center landscape islands should be platted as ROW owned by ACHD. The applicant or homeowner's association should enter into a license agreement for any landscaping proposed within the island.

The applicant's proposal to construct all other internal local streets as 33-foot street sections meets ACHD policy; however, the City of Kuna requires the construction of 36-foot wide street sections. If the city does not allow the construction of 33-foot wide internal local street sections, the applicant should be required to construct the internal local streets as 36-foot wide street sections with curb, gutter and 5-foot wide concrete sidewalk.

The applicant should be required to construct the proposed cul-de-sacs with a minimum turning radius of 50-feet at the terminus of Noble Place and Senora Place.

The applicant should be required to dedicate ROW to 2-feet behind back of sidewalk, or for detached sidewalk, the applicant may reduce the ROW width to 2-feet behind the back of curb and provide a permanent right-of-way easement that extends from the ROW line to 2-feet behind back of sidewalk. Sidewalk shall be located wholly within ROW or wholly within an easement.

H. Minor Urban Local Street:

Although the applicant's proposal meets ACHD policy, the City of Kuna requires the construction of 36-foot wide street sections. If the City of Kuna does not allow the construction of a 24-foot wide minor urban local street section, the applicant should be required to construct Broken Wheel Avenue as a 36-foot wide street section with curb, gutter and 5-foot wide concrete sidewalk.

The applicant should be required to dedicate ROW to 2-feet behind back of sidewalk, or for detached sidewalk, the applicant may reduce the right-of-way width to 2-feet behind the back of curb and provide a permanent ROW easement that extends from the ROW line to 2-feet behind back of sidewalk. Sidewalk shall be located wholly within ROW or wholly within an easement.

I. Roadway Offsets:

The applicant's proposal to construct Wellness Street and Loyal Drive to intersect Five Mile Road, a proposed minor arterial roadway, located as shown above does not meet ACHD Local Street Intersection Spacing on Minor Arterials which requires local streets that intersect a minor arterial roadway to offset a minimum of 660-feet from any other roadways and should not be approved, as proposed, as the site has enough frontage to meet the offset requirement. The applicant should be required to shift Wellness Street to the south 40-feet and shift Loyal Drive to the north 80-feet to meet the offset of 660- feet from any other roadways consistent with ACHD policy.

The applicant's proposal to construct a local street, Honor Avenue, to intersect Harrier Drive, a proposed collector roadway located 1,535-feet west of Five Mile Road, a proposed arterial roadway meets ACHD policy and should be approved, as proposed.

J. Stub Streets:

The applicant's proposal to construct a collector stub street meets ACHD policy and should be approved, as proposed. The applicant should be required to install a sign at the terminus at the end of the stub street stating that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE."

As part of Phase 3, Falcon Crest Golf Villages, an updated traffic count for Tiercel Drive is required with the plat that contains the 133rd lot. If Tiercel Dr. exceeds 3,000 vehicle trips per day on a single access point, then the offsite portion of Harrier Dr. is required to be constructed (shown in red) as part of Phase 3.

If, the offsite portion of Harrier Drive has not been constructed as part of the Falcon Crest Golf Villages, then the applicant should be required to construct a temporary cul-de-sac turnaround at the terminus of Harrier Drive, as it extends greater than 150-feet. The temporary turnaround should be paved and be designed and constructed meeting the same dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to ACHD for those portions of the cul-de-sac which extend beyond the dedicated street ROW. 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.

Or, as an alternative to constructing the temporary turnaround previously described, the applicant shall construct the off-site portion of Harrier Drive, shown in red above, with 30-feet of pavement plus a 3-foot gravel shoulder.

*All stub streets shall be installed in accordance with **KCC 6-3-3-C**. Where adjoining areas are not subdivided, the arrangement of streets in new subdivisions shall be such that said streets extend to the boundary line of the tract to make provisions for the future extension of said streets into adjacent areas. The terminus of all stub streets shall have a sign that reads "Road to be extended in future".*

K. Traffic Calming:

There are several local roads proposed that are greater in length than 750-feet in length and will need to be redesigned to reduce the length of the roadways or to include passive design elements.

The following roadways greater than 750-feet in length that require redesign or passive design elements are as follows: Cheer Street, Wellness Street, Bravery Street, Fearless Street, Boldness Street, Determination Street, Defiance Street, Firmness Street, Honor Avenue and Senora Avenue.

Speed humps/bumps and valley gutters will not be accepted as traffic calming.

6.2 Idaho Transportation
Did not provide comment.

6.3 COMPASS
Did not provide comments based on the site plan provided.

6.4 Pathways and Trails Master Plan

The Pathways Master Plan Map does not indicate a future trail or pathway within the site or a future Bike route along the Road frontages. Internal pathways throughout the proposed subdivision provide pedestrian and biking connectivity and lead to greenspaces / parks.

VII
STAFF ANALYSIS

7.1 Site Layout and Dimensional Standards

The Applicant requests Preliminary Plat approval to subdivide the approximate 126.89 acres into 414 total lots (386 single family, 23 common, and five [5] common driveway lots. Private driveways shall be designed in accordance with KCC 6-4-2-B.8.

All dimensional standards appear to be in compliance with KCC 5-3-3 and the Recorded Development Agreement (Inst. 2019-111089).

7.2 Parking

The Applicant shall provide at least two (2) off-street parking spots for each single-family residential unit in accordance with KCC 5-9-3.

7.3 Open Space

The Applicant proposes 26.04 acres, or 20.52% of the total project as qualified open space; this area does not include required landscape buffers. KCC 5-17-12 requires that a minimum 8.00% 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 KCC. Staff recommends a pedestrian walkway be added to proposed at the mid-block, for Blocks 1 (in three locations), 2, 3, 4, 6, 8, 9 and 10 for continuous pedestrian and non-motorized traffic connectivity through the site. Staff recommends the Pre-Plat be resubmitted reflecting these changes prior to Final Plat submittal.

Staff notes the Applicant, and their engineer shall insure there is a sufficient Right-Of-Way (ROW) and a minimum 20 foot landscape buffer between the ROW and buildable lots with an eight (8) foot detached sidewalk along Kuna Rd., Five-Mile and Harrier Roads. It appears the ROW and landscape buffers are undersized. Kuna Road and Five-Mile Road are classified as Arterial Roads while Harrier Drive will serve as an east/west Collector. Staff recommends the Pre-Plat and street sections be corrected and resubmitted reflecting these changes prior to Final Plat submittal reflecting KCC 6-3-4. and 5-17-13.

Staff recommends a minimum of two stub streets be provided to adjacent property on the west side, somewhere near Lots 23 & 33, Block 1, and Lots 106 & 107, Block 1, for internal connectivity and reducing miles traveled, in accordance with KCC 6-3-3-C. Staff recommends the stub streets be added and the Pre-Plat be resubmitted reflecting these changes prior to Final Plat submittal.

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

The Applicant proposes five (5) private driveways 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, 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.

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 accordance with KCC 6-4-2-B.11. 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.

All proposed landscaping, buffers and common space shall comply with KCC 5-17.

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.

7.4 Fencing

The Applicant shall and install "see-through" fencing along all residential buildable lot property lines abutting pathways, greenbelts and common areas. Fences placed between Commercial/Civic and Residential uses shall be sight obscuring. All fencing shall comply with comply with KCC 5-5-5, unless otherwise specifically approved for alternate compliance.

7.5 Public Works

According to Exhibit 2.19, Public Works can support approval of this application contingent that the approximately 990 acres of the Falcon Crest Subdivision will not exceed 2,322 residential lots per the development agreement.

Comments may be expanded or refined in connection with the future land-use actions.

The Applicant shall be required to work with staff to install streetlights a maximum spacing of 250-feet.; the final location of streetlights 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. All street light installation shall comply with KCC 6-4-2.

7.6 Comprehensive Plan

A. 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.
- Policy1.C.2.d: Ensure infrastructure and public facilities are in place and parcels identified for commercial or industrial are shovel-ready.

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

1. 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.

2. 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.

Analysis: *The development includes additional housing types and sizes promotes variety for all income levels and with Staff recommended changes, will promote desirable and well-designed neighborhoods.*

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

1. 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.

2. 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.

3. Goal 4.D.: Promote a connected street network that incorporates mid-mile collectors and crossing for improved neighborhood connectivity.
- Objective 4.D.2.: Ensure the continued expansion/development of 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.

Analysis: *Adding roads, sidewalks, pathways, and pedestrian corridors together with stubs to adjacent properties promotes future connections by other developments offers connectivity and access for all residents.*

7.7 Conclusion:

Upon review, coupled with Staff recommended changes, staff finds the request for Preliminary Plat to be in compliance with KCC Title 5 and Title 6; (I.C.) § 67-65, §50-13 and the Kuna Comprehensive Plan; and staff recommends the Commission recommend Approval of Case No. 22-10-S, and approve Case No. 22-32-DR with the Applicant being subject to the Staff recommended changes and the Conditions of Approval listed in Section "IX" (9) of this report.

VIII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case Nos. 22-10-S and 22-32-DR, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the Public Hearing the Commission hereby recommends (***Approval/Conditional Approval/Denial***) of the Preliminary Plat and (***Approves/Conditionally Approves/Denies***) the Design Review.

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.

8.1 The public notice requirements ***have*** been met and the Neighborhood Meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: *The Applicant held a Neighborhood Meeting July 28, 2022 (3 Attendees) attended the meeting. Neighborhood Notices were mailed out to residents within 300-feet of the proposed project site on March 9, 2023, and a legal notice was published in the Kuna Melba Newspaper on March 8, 2023. The Applicant posted a sign on the property on March 15, 2023.*

8.2 Based on the evidence presented this proposal ***does*** 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.*

8.3 Based on the evidence presented this proposal ***does*** generally comply with the Comprehensive Plan.

Staff Finding: *The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups in Kuna, as well as the installation of pathways and open space. The proposed zoning district is R-6; The Comp Plan Map designates the property as Mixed-Uses.*

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

Staff Finding: *According to 2.19, Public Works staff can support the Valor West Subdivision contingent that the approximately 990 acres of the Falcon Crest Subdivision will not exceed 2,322 residential lots per the development agreement, Planning and Zoning staff agrees with Public Works recommendations. Exhibit 2.25 in the ACHD report, a number of on-site and off-site roadway improvements are listed which will be improvements required in connection with this sites' development.*

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

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

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

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

8.7 The site landscaping ***meets*** the intent of the landscape ordinance.

Staff Finding: *A six- foot (6') vinyl fence is required around the perimeter of the subdivision where permitted. Residential lots will be required to provide see-through fencing adjacent to all common lots and shall follow all requirements listed in KCC 5-17.*

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

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

IX
PROPOSED COMMISSION'S RECCOMENDATION

*Note: These motions are for the **Approval, Conditional Approval or Denial** of the Design Review application and the recommendation of **Approval, Conditional Approval or Denial** of the Preliminary Plat to the Council. However, if the 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. 22-10-S and 22-32-DR, including the Comprehensive Plan, Kuna City Code, Staff's Report, including the exhibits, and the testimony during the Public Hearing the Commission hereby (***recommends Approval/Conditional Approval/Denial)*** of the Pre-Plat, and (***Approves/Conditionally Approves/Denies)*** the Design Review, subject to the following Conditions of Approval:

9.1 Staff Recommended Conditions:

A. A pedestrian walkway be added to proposed at the mid-block, for Blocks 1 (in three locations), 2, 3, 4, 6, 8, 9 and 10 for continuous pedestrian and non-motorized traffic connectivity through the site.

B. Applicant, and their engineer shall insure there is a sufficient Right-Of-Way (ROW) and a minimum 20 foot landscape buffer between the ROW and buildable lots with an eight (8) foot detached sidewalk along Kuna Rd., Five-Mile and Harrier Roads.

C. Applicant shall provide a minimum of two stub streets be provided to adjacent property on the west side, somewhere near Lots 23 & 33, Block 1, and Lots 106 & 107, Block 1.

D. Add language to the tree planting detail stating, "remove all burlap, twine, basket and wire down at least ½ down root ball after placing in the ground".

E. Applicant shall resubmit the Pre-Plat to Staff reflecting these changes prior to Final Plat submittal.

9.2 Transportation

A. Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with KCC 5-17-14 and 6-4-2.

B. Developer/Owner/Applicant shall work with ACHD and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the ACHD staff report.

C. 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.

9.3 Site Layout, Dimensional Standards and Parking

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

B. Applicant shall ensure the proper easement widths on all lots in accordance with KCC 6-3-8.

C. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with KCC 5-3-3.

9.4 Landscape, Open Space and Fencing

A. Fencing within and around the site shall comply with KCC 5-5-5 (unless specifically approved otherwise and permitted).

B. 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.

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

D. The Landscape Plan (After resubmittal) and Preliminary Plat (After resubmittal) will be considered binding site plans as amended and/or approved.

E. 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.

F. 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.

G. Develop/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.

9.5 Public Works

A. 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. Compliance with I.C. §31-3805 is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.

C. 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).

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

E. 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 as required by the City Engineer.

F. 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.

G. 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.

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

I. Equivalent Dwelling Units (EDU's) will be issued on a Phase-by-Phase basis (per Final Plat).

9.6 General

A. 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:

1. The City Engineer shall approve all sewer connections.

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 an approved drainage plan.

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".

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

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

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).

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.

B. 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.

C. 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 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

D. 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.

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

DATED this 28th day of March 2023.

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): 22-10-S, and 22-32-DR

Project Name: Valor West

Date Received: First half 07.01.2022;

Date Accepted as Complete: _____

Type of review requested (check all that apply):

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

Owner of Record

Name: Falcon Crest LLC

Address: 2528 N Cloverdale Rd, Boise ID 83712

Phone: 208.939.6263 Email: mtate@m3companiesllc.com

Applicant (Developer) Information

Name: M3 Companies, LLC

Address: 1673 Shoreline Drive, Ste 200 | Boise, ID 83702

Phone: 208.939.6263 Email: mtate@m3companiesllc. com

Engineer/Representative Information

Name: J-U-B Engineers, Inc - Wendy Shrief

Address: 2760 W Excursion Lane, Ste 400 | Meridian, ID 83642

Phone: 208.376.7330 Email: wshrief@jub.com

Subject Property Information

Site Address: S Cloverdale Rd, W Kuna Rd and 10600 W Kuna Rd

Nearest Major Cross Streets: S Cloverdale Rd and W Kina Rd

Parcel No.(s): S1422417200; S1422449820, S1423325400; S1422131500

Section, Township, Range: 22 2N 1E

Property Size: 126.89 AC.

Current Land Use: Agricultural Proposed Land Use: Single Family Subdivision

Current Zoning: R-6 Proposed Zoning: R-6

Project Description

Project Name: Valor West Subdivision

General Description of Project: 386 residential single family homes, 23 common area lots and 5 shared driveway lots

Type of proposed use (check all that apply and provide specific density/zoning):

■ Residential: R-2 R-4 R-6 R-8 R-12 R-20 ☐ Commercial: C-1 C-2 C-3 ☐ CBD

☐ Office ☐ Industrial: M-1 M-2 ☐ Other: _____

Type(s) of amenities provided with development: Pool; Restrooms; Kids Play Area; Seating; Sports Fields and Pickle Ball Courts.

Residential Project Summary (If Applicable)

Are there existing buildings? (YES) NO

If YES, please describe: 1 residential home

Will any existing buildings remain? YES (NO)

No. of Residential Units: 414 No. of Building Lots: 386

No. of Common Lots: 23 No. of Other Lots: 5 driveway lots

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

■ Single-Family ☐ Townhomes ☐ Duplexes ☐ Multi-Family

☐ Other: _____

Minimum square footage of structure(s): N/A

Gross Density (Dwelling Units ÷ Total Acreage): 3.04 DU/AC

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 4.11 DU/AC

Percentage of Open Space provided: 20.52% Acreage of Open Space: 26.04

Type of Open Space provided (i.e. public, common, landscaping): Trees, shrubs and flowers in accordance to City of Kuna's code.

Non-Residential Project Summary (If Applicable)

Number of building lots: _____ Other lots: _____

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

Building height: _____ Hours of Operation: _____

Total No. of Employees: _____ Max No. of Employees at one time: _____

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

Proposed Parking

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

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

Applicant Signature: _____ Date: _____

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

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

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).: 22-10-S, 22-32-DR

Project Name: Valor West

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

Date Received: First half 07.01.2022;

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: _____ Date: _____

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

KUNA
Planning & Zoning

DESIGN REVIEW APPLICATION

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

****Office Use Only****

Case No(s).: 22-10-S, 22-32-DR

Project Name: Valor West

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

Landscape Plan

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

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

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

Building Elevations

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

Lighting Plan

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

Owner Information

Name: Falcon Crest LLC

Address: 2528 N Cloverdale Road, Boise 83712

Phone: 208-939-6263 Email: mtate@m3companies llc.com

Applicant Information

Name: M3 Companies, LLC

Address: 1673 Shorline Drive, Suite 200, Boise, 83702

Phone: 208-939-6263 Email: mtate@m3companiesllc.com

Engineer/Representative

Name: Wendy Shrief, JUB Engineers

Address: 2760 W Excursion Lane, Suite 400, Meridian 83642

Phone: 208-376-7330 Email: wshrief@jub.com

Property Information

Address: S Cloverdale, W Kuna Road, 10600 W Kuna Road

Parcel No(s).: S1422417200, S1422449820, S1423325400, S1422131500

Closest Major Cross Streets: S Cloverdale & W Kuna 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: Landscape plan for Valor West Sub: 386 buildable, 23 common & 5 shared driveways lots; includes buffers, sports fields, pickleball courts, seating, kids play area, pool & restrooms

2. Dimension of property: 130 acres

3. Current land use(s): R-6

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

   North: RR, R-6 South: RR

   East: R-6 West: R-6, R-12

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

   Project will be phased, phasing is dependent on market conditions.

~~6. Number and use(s) of all structures:~~

~~7. Building Height:~~

~~8. Number of Stories:~~

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

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? N/A

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

Seepage beds and ponds will be used for onsite detention and retention.

Fencing

Is there any existing fencing that will remain? ☐ ☐ No

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

_____

What is the fencing material for all new fencing? Vinyl and wood fencing

The City has regulations for fences, walls, and hedges (see Kuna City Code 5-5-5). A fence permit must but be acquired prior to installation of any fencing; a permit cannot be acquired until Design Review application Approval/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: There is 8' of landscaping along the 33' detached road sections and along S. Five Mile.

Are there any existing trees of 4" or greater in caliper on the property? YES NO 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: Pedestrian amenities will be defined when construction drawings are designed.

Bike racks, trash receptacles, and drinking fountains will all be provided near pool and sport court areas.

Parking

Total number of parking spaces? 70 Dimensions? Standard

Total number of ADA accessible spaces? TBD Dimensions?

Total number of compact spaces (8' x 17')? None

Miscellaneous

Will you be proposing setbacks different than those found in KCC 5-3-3? YES NO Setbacks approved through Falcon Crest DA

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: 8/18/22

Additional Information

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

_____

_____

_____

_____

_____

_____

J·U·B ENGINEERS, INC.

April 21, 2022

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

Re: Valor West Subdivision | Preliminary Plat Application

Dear Staff and Commissioners:

We are pleased to submit the enclosed applications associated with the Preliminary Plat for Valor West Subdivision. JUB Engineering is representing the owner/developer, Falcon Crest LLC, for this application.

Project Background

Valor West Subdivision Subdivision is a 126.89-acre single-family residential development located north of Kuna Road and east of Cloverdale Road. The following applications will allow for an R-6 residential development consisting of 386 residential lots, 23 common lots, and five shared driveway lots. The average lot size will be 7,607 Sq.Sf., with the smallest lot being 5,902 Sq.Sf. The residential gross density is 3.04 DU/AC, and the net density is 4.13 DU/AC. The percentage of open space is 20.52 % or 26.04 acres.

A large public amenity area including sportfields, restrooms, play areas, and pickleball courts is being proposed as a part of the development.

The subject parcel was previously annexed into the City of Kuna with an R-6 zoning designation.

Utilities:

Water:

The City of Kuna will provide water service for domestic use and fire protection.

Sewer:

All lots within the subdivision will be provided sanitary sewer service by the City of Kuna.

J-U-B ENGINEERS, INC.

Streets:

The primary access to the development will be taken off of W. Kuna Road; the proposed subdivision will include important roadway connections to Falcon Crest Subdivision and Golf Villages Subdivision. Public streets will be constructed on-site to provide internal access throughout the development. Please refer to the preliminary plat for design details.

Design Concept:

Valor West Subdivision will provide the City of Kuna with upscale single family housing and a range of lot sizes that will complement the surrounding Falcon Crest development and provide a range of housing choices. The overall density and variety of lot sizes will also be consistent with other nearby approved developments. There are three types of lot sizes proposed; lots in the 6,200 s.f. range, lots in the range of 7,500 s.f, and lots that are approximately 9,500 s.f. in size. All proposed housing will be single family detached.

Landscaping and Amenities:

Two large open space areas are proposed for Valor West. A public amenity that includes sportfields, restrooms, a kids play area and pickleball courts will be constructed on the west side of Five Mile Road, a smaller private amenity area that includes a pool, restrooms, and play area will also be constructed.

All public streets will have a tree/landscape barrier between the sidewalks and the roads, giving pedestrians a real and perceived increase in protection as they travel through the development. This type of landscape design will help to create a pleasant environment for residents and this type of separated sidewalk helps to enourage drivers to reduce their speeds. There will be a significant amount of open space that will serve as recreational areas for both the public and residents and help enhance the neighborhood's beauty and environmental quality.

Applications

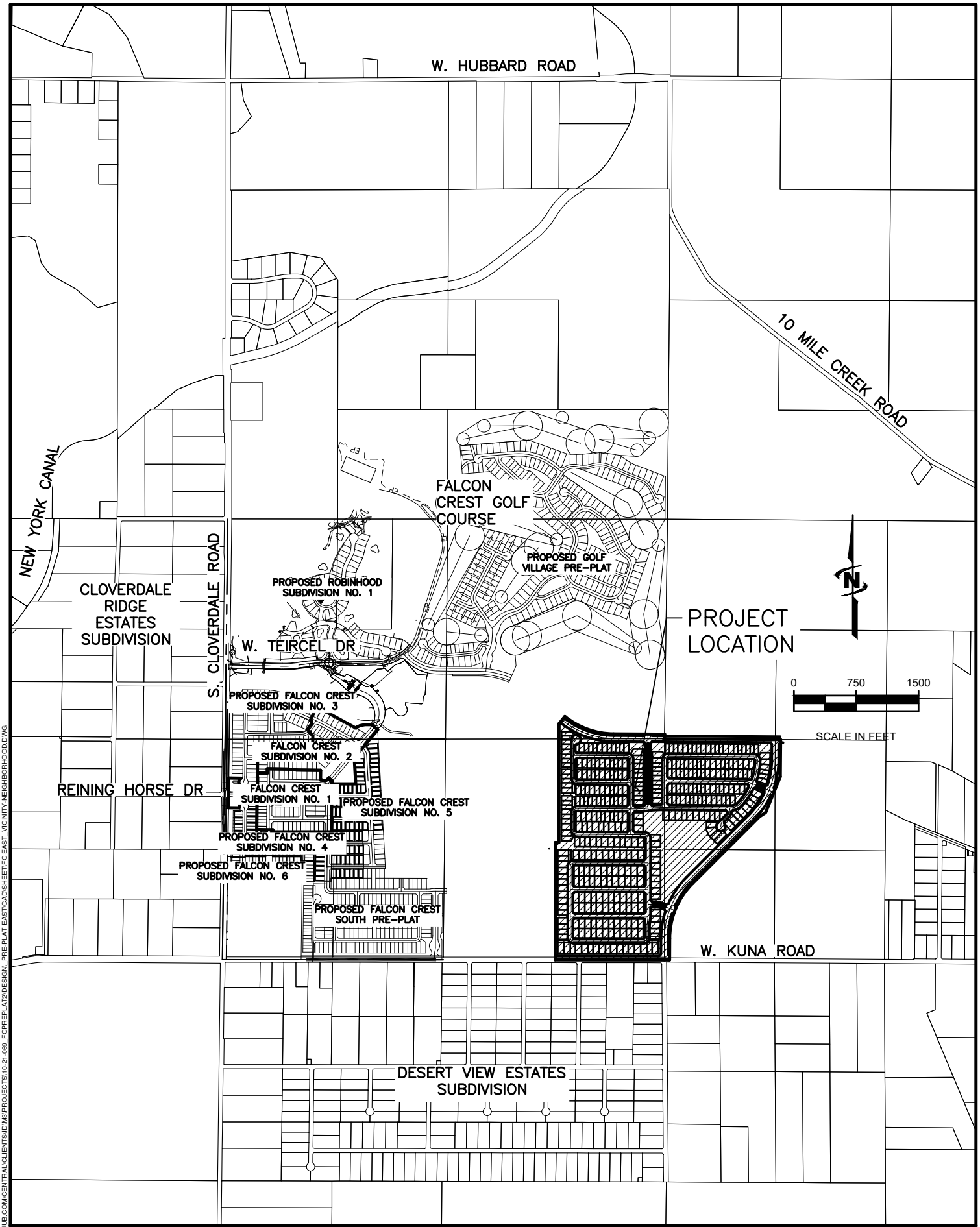
As discussed during the pre-application meeting with city staff, the required applications include a Planning and Zoning Application Coversheet and a Preliminary Plat Application.

Preliminary Plat:
The proposed preliminary plat consists of 386 residential lots, 23 common lots, and five common shared driveway lots. The average lot size will be 7,612 Sq.Sf., with the smallest lot being 5,990 Sq.Sf. The residential gross density is 3.04 DU/AC. The percentage of open space is 20.52% or 26.04 acres.

We appreciate the opportunity to present these applications to the Planning and Zoning. As you complete your review, please don't hesitate to let me know if we can provide any additional information to clarify the project's vision. I can be reached via email at wshrief@jub.com or by phone at 208-376-7330

Sincerely,

Wendy Shrief
J-U-B ENGINEERS, Inc.



REUSE OF DRAWINGS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF **J-U-B ENGINEERS, Inc.** AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF **J-U-B ENGINEERS, Inc.**

NO	REVISION DESCRIPTION	BY	APR	DATE

FILE: FC EAST_VICINITY-NEIGHBORHOOD
JUB PROJ. #:10-17-141
DRAWN BY: ####
DESIGN BY: ####
CHECKED BY: ####
LAST UPDATED: 1/26/2022

J-U-B ENGINEERS, INC.

VALOR WEST PRE-PLAT
KUNA, IDAHO

VICINITY MAP

SHEET 1

Plot Date:3/17/2022 1:06 PM Plotted By: Everett Earnest
Date Created:1/26/2022 \\JUB.COM\CENTRAL\CLIENTS\ID\MB\PROJECTS\10-21-069_FCPREPLAT2\DESIGN_PRE-PLAT EAST\CAD\SHEET\FC EAST_VICINITY-NEIGHBORHOOD.DWG

Vicinity Map
Valor West Sub.
N
Cutting Horse
Joyful
Kind
Movement
Cheer
Courage
Wellness
Integrity
Reining Horse
Connection
Bravery
Cloverdale
S Cloverdale Rd
E Kuna Rd
Kuna
W Kuna Rd
Conchos
Romiro
Sonora
S Five Mile Rd
Five Mile
W Desert View Dr
Desert View
Arroyo
Ocotillo
Bravo
Madera
Tampico
Ned
Pepper
Gila
Valor West Sub
KUNA PARCELS
KUNA_ROADS
SECTION ROAD LABELS
KUNA_WATERBODIES
0 225 450 900 1,350 1,800
Feet
Maxar

IDAHO SURVEY GROUP

9955 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570
Fax: (208) 884-5399

Valor West Subdivision
Preliminary Plat
Boundary Description
Project Number 22-171 *April 26, 2022*

A parcel of land situated in the east half of Section 22 and the southwest quarter of Section 23, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho, and being more particularly described as follows:

BEGINNING at the corner common to Sections 22, 23, 26, and 27, Township 2 North, Range 1 East, Boise Meridian, which bears S89°58'04"E, 2660.62 feet from the south quarter-section corner of Section 22;

Thence N89°58'04"W, 1314.13 feet along the south line of Section 22;

Thence N00°02'18"E, 1412.35 feet;

Thence S89°57'42"E, 43.49 feet;

Thence N00°02'18"E, 1431.07 feet;

Thence N38°56'21"E, 112.00 feet;

Thence 635.45 feet on a non-tangent curve to the left, having a radius of 945.00 feet, a central angle of 38°31'41", a chord bearing of S70°19'30"E, and a chord length of 623.55 feet;

Thence S89°35'20"E, 613.65 feet to the line between Sections 22 and 23;

Thence S00°47'22"W, 55.00 feet along the line between Sections 22 and 23 to the quarter-section corner between Sections 22 and 23;

Thence S89°35'20"E, 1395.80 feet along the east-west mid-section line of Section 23;

Thence S00°24'40"W, 445.77 feet;

Thence S22°09'59"W, 466.48 feet;

Thence S56°39'46"W, 91.82 feet;

Thence S45°01'43"W, 1136.89 feet;

Thence 359.35 feet on a curve to the left, having a radius of 938.00 feet, a central angle of 21°57'00", a chord bearing of S34°03'13"W, and a chord length of 357.15 feet;

IDAHO
SURVEY
GROUP

9955 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570
Fax: (208) 884-5399

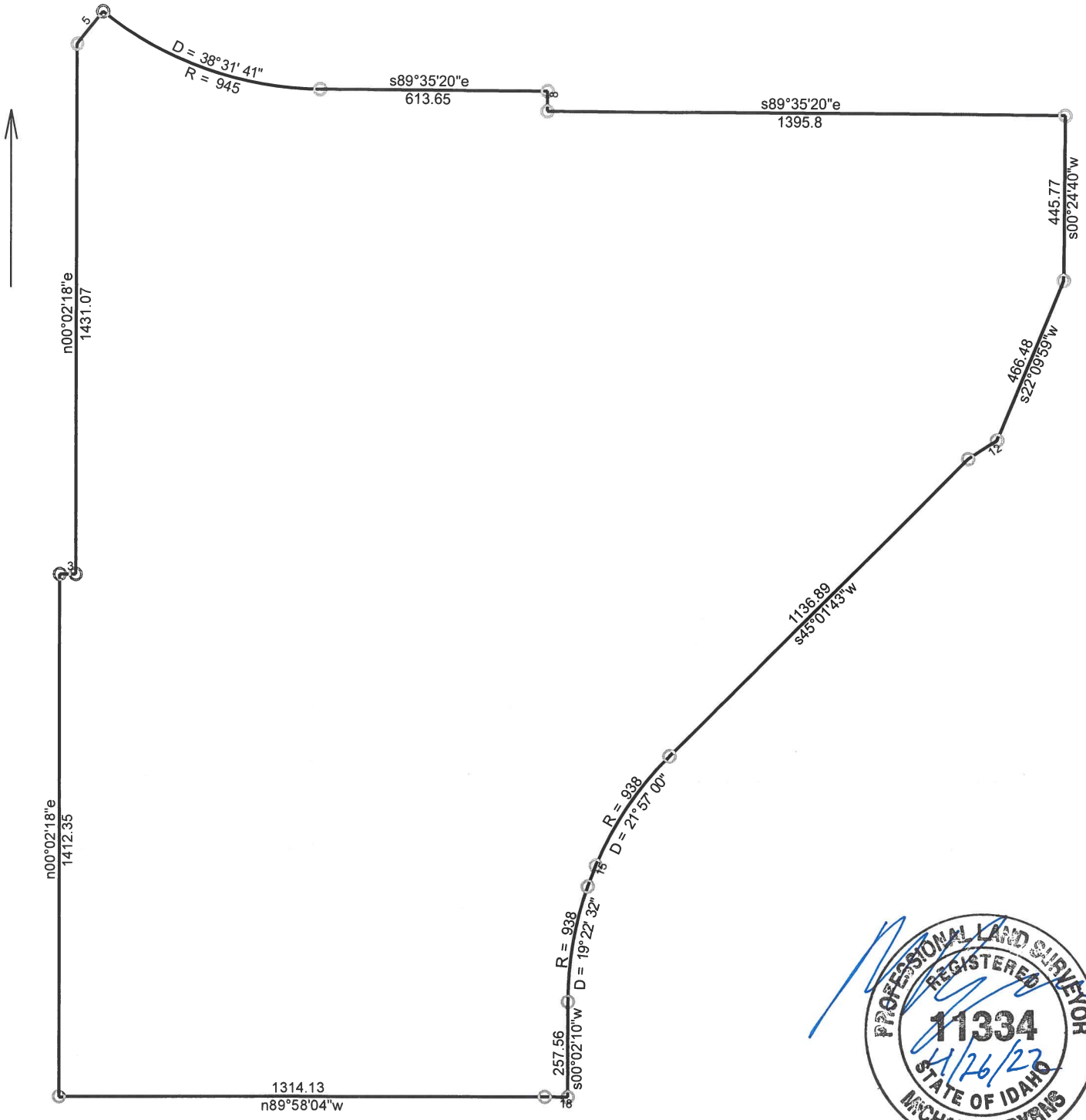
Thence S21°14'42"W, 60.02 feet;

Thence 317.20 feet on a non-tangent curve to the left, having a radius of 938.00 feet, a central angle of 19°22'32", a chord bearing of S09°43'26"W, and a chord length of 315.69 feet;

Thence S00°02'10"W, 257.56 feet to the south line of Section 23;

Thence N89°37'13"W, 62.00 feet along the south line of Section 23 to the POINT OF BEGINNING.

The above-described parcel contains 126.89 acres, more or less.
Prepared from an ALTA by JUB Engineers, dated 7/13/2017.



PROFESSIONAL LAND SURVEYOR
REGISTERED
11334
4/26/22
STATE OF IDAHO
MICHAEL S. BYRNS

Valor West Preliminary Plat Closure

4/26/2022

Scale: 1 inch= 400 feet

File:

Tract 1: 126.8917 Acres, Closure: s07.2827w 0.01 ft. (1/740334), Perimeter=10210 ft.

01 n89.5804w 1314.13
02 n00.0218e 1412.35
03 s89.5742e 43.49
04 n00.0218e 1431.07
05 n38.5621e 112
06 Lt, r=945.00, delta=038.3141, chord=s70.1930e 623.55
07 s89.3520e 613.65
08 s00.4722w 55
09 s89.3520e 1395.8
10 s00.2440w 445.77
11 s22.0959w 466.48
12 s56.3946w 91.82
13 s45.0143w 1136.89
14 Lt, r=938.00, delta=021.5700, chord=s34.0313w 357.15
15 s21.1442w 60.02
16 Lt, r=938.00, delta=019.2232, chord=s09.4326w 315.69
17 s00.0210w 257.56
18 n89.3713w 62

AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
) ss
County of Ada)

I, William I. Brownlee, Manager of The M3 Companies, LLC, sole Member of M3 Builders, LLC, Manager of Falcon Crest Holdings, LLC
Full Name,

7033 Greenway Parkway, Suite 100 Scottsdale, AZ 85254
Address City State ZIP

Being first duly sworn upon oath, depose and say: (If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to
JUB Engineers
Full Name

2760 Excursion Ln, Meridian, ID 83642
Address City State ZIP

to submit the accompanying application pertaining to that property.

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

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 25 day of May, 2021

Falcon Crest Holdings, LLC

By: _____
Signature

Name: William I. Brownlee
Its: Manager

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

Joanne B. Dambeck
Notary Public

Residing at: 12830 S. 45th Street

Phoenix, AZ 85044
City State ZIP

My Commission expires: 7-19-24

Joanne B. Dambeck
Signature

JOANNE B. DAMBECK
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 585719
Expires July 19, 2024

ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE. IDAHO

RECORDED - REQUEST OF
Elyse Borden
FEE 15.00 DEPUTY MKarren

GRANT DEED
2000 JN 26 PM 4:56

100049802

FOR VALUE RECEIVED

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

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

Together with appurtenances.

DATED: Effective January 1, 1999.

Cloverdale Ranch, an Idaho general partnership

By: _____
Hans Borbonus
Its: General Partner

By: _____
Terry Lee Cook
Its: General Partner

STATE OF IDAHO)
: ss
County of Ada)

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

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

SARAH E. SCOTT NOTARY PUBLIC STATE OF IDAHO

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

STATE OF IDAHO)
: ss
County of Ada)

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

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

SARAH E. SCOTT NOTARY PUBLIC STATE OF IDAHO

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

PARCEL I:

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

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

PARCEL IV:

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

Parcel II:

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

and

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

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

B,

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

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

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

Parcel III:

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

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

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

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

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

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

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 6.00 2
BOISE IDAHO 05/10/05 04:36 PM
DEPUTY Vicki Allen
RECORDED-REQUEST OF
Stewart Title Company
105058830

stewart
title of boise

4033024 JWILK

WARRANTY DEED

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

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

the grantee, whose current address is

the following described premises, to wit:

See "Exhibit A" attached hereto

Parcel Number:

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

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

Dated this 6th day of May, 2005.

HANS BORBONUS

STATE OF Idaho)
) ss.
COUNTY OF Ada)

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

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

LARRY G. KALVELAGE NOTARY PUBLIC STATE OF IDAHO

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

EXCEPT the following described parcel:

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

Thence
North 281.9 feet; thence
East 208.0 feet to a point on the section line common to Sections 22 and 23; thence
South 281.9 feet along said section line to **THE POINT OF BEGINNING.**

And Also:

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

EXCEPT the West 33 feet thereof conveyed to Ada County Highway District for public right of way by Deed recorded as Instrument No. 878551, of Official Records.

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 6.00 2
BOISE IDAHO 05/10/05 04:36 PM
DEPUTY Vicki Allen
RECORDED – REQUEST OF
Stewart Title Company
105058831

stewart
title of boise

4033884JDK

WARRANTY DEED

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

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

the grantee, whose current address is

the following described premises, to wit:

See "Exhibit A" attached hereto

Parcel Number:

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

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

Dated this 6th day of May, 2005.

Hansgeorg Barbonus

STATE OF Idaho)
) ss.
COUNTY OF Ada)

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

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

NOTARY PUBLIC STATE OF IDAHO LARRY G. KALVELAGE

LEGAL DESCRIPTION

EXHIBIT A

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

And:

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

And also:

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

And also:

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

stewart
title of boise

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

ACCOMMODATION ONLY JW

QUITCLAIM DEED

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

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

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

whose current address is 2528 N. Cloverdale Rd. .

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

See "Exhibit A" attached hereto

Parcel Number:

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

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

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

Hansgeorg Borbonus

STATE OF Idaho)
) ss.
COUNTY OF Ada)

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

WITNESS MY HAND AND OFFICIAL SEAL.

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

STATE OF IDAHO * LARRY G. KALVELAGE * NOTARY PUBLIC

LEGAL DESCRIPTION

Order Number:

EXHIBIT A

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

And

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

Except the following described parcel:

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

AFTER RECORDING MAIL TO:

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

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

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

00177452201501159810030039

QUITCLAIM DEED

Date: **May 12, 2015**

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

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

See Legal Description Attached Hereto and Made a Part Hereof

together with their appurtenances.

Dated: 5-14, 20 15

TCook

Terry Cook, Member

STATE OF Idaho)
ss.
COUNTY OF Ada)

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

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

Connie L. Cracolice

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

CONNIE L. CRACOLICE NOTARY PUBLIC STATE OF IDAHO

DESCRIPTION FOR
PARCEL B
FALCON CREST LLC PROPERTY

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

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

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

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

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

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

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

AFTER RECORDING MAIL TO:

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

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

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

00177453201501159820030036

QUITCLAIM DEED

Date: **May 12, 2015**

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

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

See Legal Description Attached Hereto and Made a Part Hereof

together with their appurtenances.

Dated: 5-30, 20 15

TCook

Terry Cook, Member

STATE OF Idaho)
SS.
COUNTY OF Ada)

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

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

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

STEVE ARNOLD NOTARY PUBLIC STATE OF IDAHO

DESCRIPTION FOR
PARCEL A
FALCON CREST LLC PROPERTY

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

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

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

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

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

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

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

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

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

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

COMMITMENT TO PROPERTY POSTING

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

Per Kuna City Code (KCC) 5-1A-8, the Applicant, for all applications requiring a Public Hearing, shall post the subject property *not less than ten (10) days prior to the hearing*. The Applicant shall post a copy of the Public Hearing notice on the property under consideration; all posting must be in substantial compliance.

The Applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the Planning and Zoning Department *no later than seven (7) days* prior to the Public Hearing, attesting to where and when the sign(s) were posted. Unless such certificate is received by the required date, the hearing will be continued to the next available date, as scheduling permits.

The signs shall be removed no later than three (3) days after the end of the Public Hearing for which the sign(s) had been posted.

Print Name: Wendy Shrief

Signature: _____ Date: _____

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: 130 ac. residential subdivision

Date of Meeting: 7/28/22 Time: 5:30 - 6:30

Meeting Location: FC Clubhouse

Site Information

Location: Section 22, 23 Township 2N Range 1E Total Acres 130

Subdivision Name: Valor West Subdivision Lot ____ Block ____

Address: _____

Parcel No(s).: See attached

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: See attached

Address: _____

Contact Person

Name: Wendy Shrief

Business Name (if applicable): JUB

Address: 2760 Excursion Lane Meridian, ID

Phone: 208.376.7330 Email: wshrief@jub.com

Applicant

Name: M3 Companies

Address: 1673 Shoreline Drive, Suite 200 Boise, ID

Phone: 208.939.6263 Email: mtate@m3companiesllc.com

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

Applicant Signature: WS Date: 7/28/22

SIGN-IN SHEET

Project Name: Valor West - 2nd Meeting 7/28/22

	Name	Address	Phone
1	[illegible]	10837 KUNAKA	2083622142
2	Michael Lam	12669 Romino Ave	208-362-5736
3	Tony Childwick	12433 CONCHOS AVE	208-[illegible]-4485
4			
5			
6			
7			
8			
9			
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 7/28/22 Number of Attendees: 3

Location: FC Clubhouse

Project Description: 130 acre residential

Attendee Comments or Concerns:

- Traffic on Kuna Road
- Timing on Kuna Road improvements
- Impact of new development on tax assesments
- Neighbors were very unhappy with the previous closure of Kuna Road

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

Applicant Signature: [signature] Date: 7/29/22

J-U-B ENGINEERS, INC. J-U-B FAMILY OF COMPANIES

July 14, 2022

RE: **NOTICE OF NEIGHBORHOOD MEETING | July 28, 2022**

Dear Property Owner:

You are invited to attend an Open House/ Neighborhood Meeting for a single-family residential development:

- Thursday, July 28, 2022 from 5:30 p.m. to 6:30 p.m.
- Meeting will be held at 11102 S Cloverdale Road at the Falcon Crest Golf Course Club House. Meeting location is shown on enclosed map.

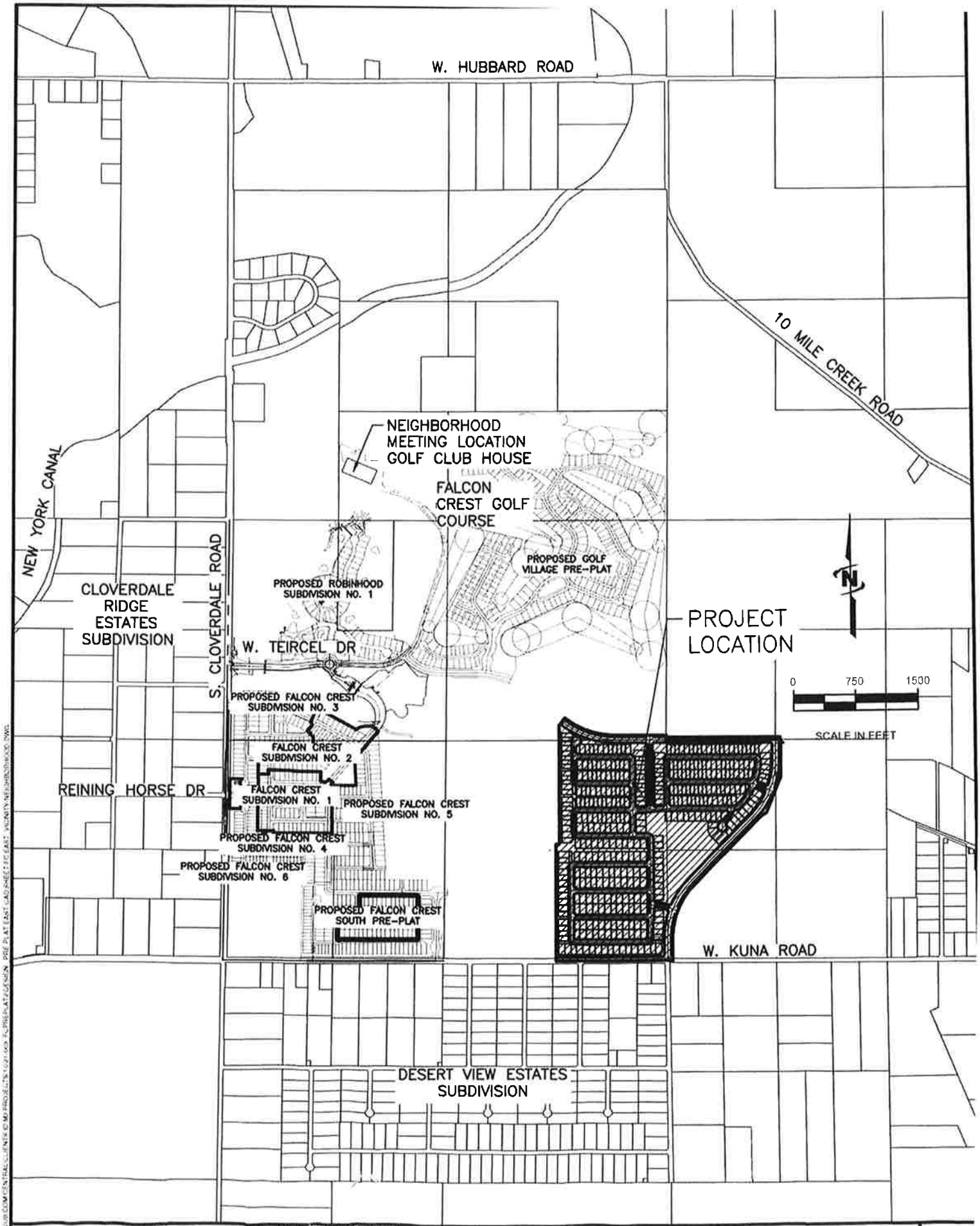
The subdivision project is located on the east side of S Cloverdale Road, south of Falcon Crest Golf Course. The subdivision consists of approximately 130 acres (see reverse side for project location). An application will be submitted to the City of Kuna consisting of a Preliminary Plat. The property has already been annexed into the City of Kuna, the property has existing R-6 zoning.

This second Neighborhood Meeting is being held due to an error with the original meeting notice, the proposed development plans have not changed from what was presented in February.

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

Sincerely,
J-U-B Engineers, Inc.

Wendy Shrief, AICP
Senior Planner



REUSE OF DRAWINGS
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF J-U-B ENGINEERS, Inc. AND IS NOT TO BE USED IN WHOLE OR PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF J-U-B ENGINEERS, Inc.

NO	REVISION DESCRIPTION	BY	APP'D	DATE

FILE: FC EAST_VICINITY_NEIGHBORHOOD
JUB PROJ. # 10-1-142
DRAWN BY: ****
DESIGN BY: ****
CHECKED BY: ****
LAST UPDATED: 1-26-2021

J-U-B ENGINEERS, INC.

FALCON CREST EAST PRE-PLAT
KUNA, IDAHO

VICINITY MAP
NEIGHBORHOOD MEETING LOCATION

SHEET
1

Glen Smallwood

From: Sub Name Mail
To: Terry O'Brien
Cc: Timothy Harrigan
Subject: RE: Valor West Subdivision Name Reservation

March 15, 2022

Timothy Harrigan, J-U-B Engineers
Terry O'Brien, J-U-B Engineers

RE: Subdivision Name Reservation: **VALOR WEST SUBDIVISION**

At your request, I will reserve the name **Valor West 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: Terry O'Brien <tobrien@jub.com>
Sent: Tuesday, March 15, 2022 9:46 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] RE: Request for Subdivision Name

Good morning Glen,

The owner is: Falcon Crest LLC and M3 ID Falcon Crest LLC
2528 N Cloverdale Rd 7033 E Greenway PKWY, Ste 100
Boise, ID 83712 Scottsdale, AZ 85254

The Developer is: M3 Companies, LLC – Mark Tate
1673 Shoreline Drive, Ste 200
Boise, ID 83702
208.939.6263
mtate@m3companiesllc.com

The Land Surveyor: Timothy Harrigan – J-U-B Engineers, Inc
2760 W Excursion Lane, Ste 400
Meridian, ID 83642
208.376.7330
tharrigan@jub.com

Please let me know if there is anything else you need from me…have a wonderful day!

Best regards,

Terry O'Brien
Team Coordinator

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Tuesday, March 15, 2022 6:50 AM
To: Terry O'Brien <tobrien@jub.com>
Subject: [EXTERNAL] RE: Request for Subdivision Name

External Email - This Message originated from outside J-U-B ENGINEERS, Inc.

Terry,

The name is approvable, however the following information is also required prior to reserving a name;

- The name and contact information for the Owner
- The name and contact information for the Developer
- The name of the Professional Land Surveyor that will be in responsible charge of the plat

Once I have this information, I can process the reservation.

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

From: Terry O'Brien <tobrien@jub.com>
Sent: Monday, March 14, 2022 8:03 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] FW: Request for Subdivision Name

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

Hello,

We would like to reserve the name **Valor West** for a new subdivision in Kuna. The parcel numbers are: S1422131500, S1422417200, S1423325400 and S14224498200. I have attached a vicinity map with the parcels labeled and the outline of the project. Please let me know if you need anything else from me.

Thank you kindly and have a wonderful weekend!

Best regards,

Terry O'Brien
Team Coordinator

J-U-B ENGINEERS, Inc.
2760 W. Excursion Lane, Suite 400, Meridian, ID 83642-5313
e tobrien@jub.com *w* www.jub.com [jub.com]
p 208 376 7330 ex 1093

Disclaimer

Note: This e-mail and any attachments involving J-U-B or a subsidiary business may contain information that is confidential and/or proprietary. Prior to use, you agree to the provisions found on the Electronic Documents/Data License, which can be accessed from the footer on the J-U-B home page. If you believe you received this email in error, please reply to that effect and then delete all copies.

This email has been scanned for viruses and malware, and may have been automatically archived.

PRELIMINARY PLAT FOR

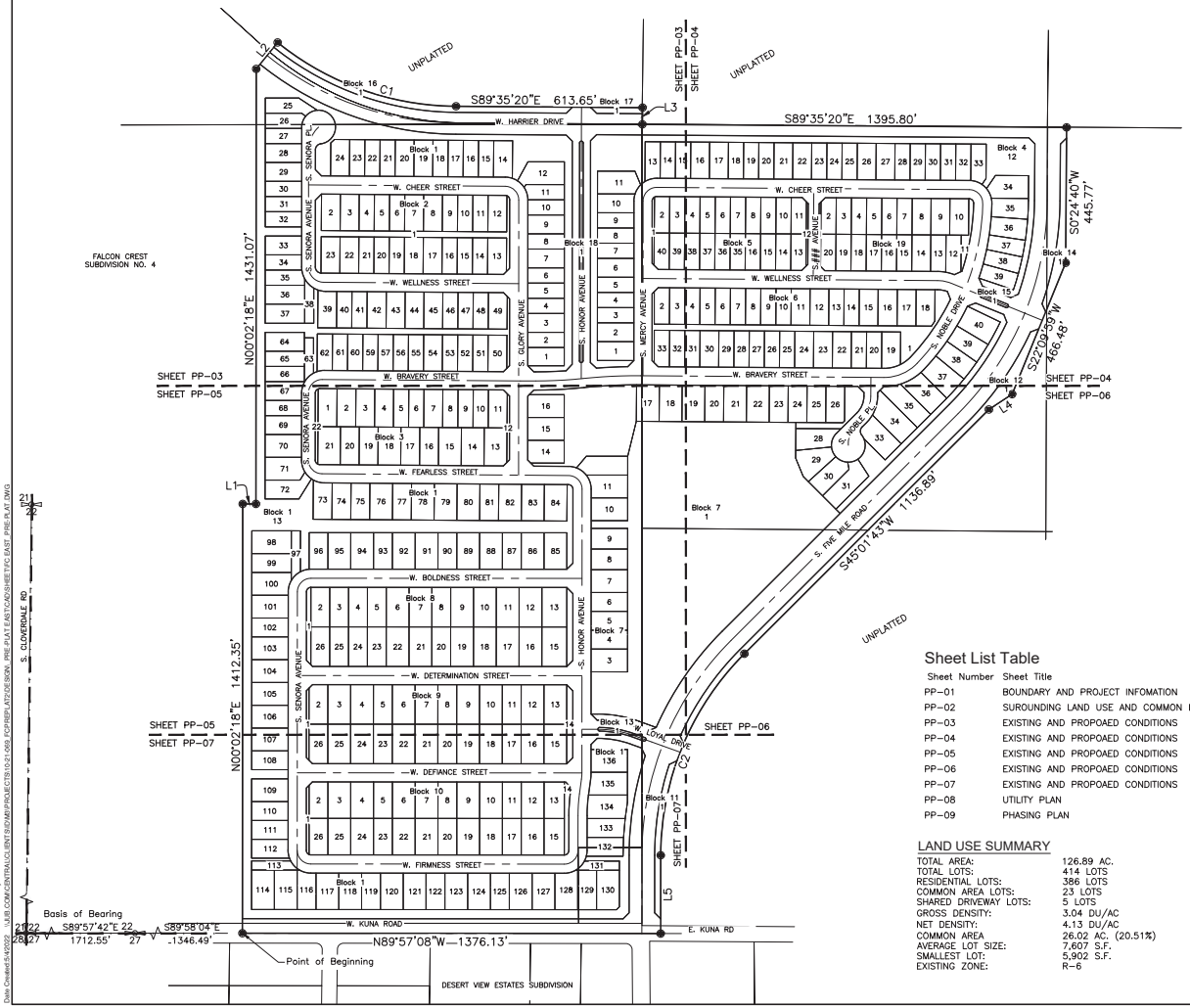
VALOR WEST SUBDIVISION

SITUATE IN THE SE QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 22, AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, KUNA, IDAHO

2022

Line Table		
Line #	Direction	Length
L1	S89°57'42"E	43.49'
L2	N38°56'21"E	112.00'
L3	S00°47'22"W	55.00'
L4	S56°39'46"W	91.82'
L5	S00°02'10"W	257.56'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	635.45'	945.00'	38°31'41"	S70°19'30"E	623.55'
C2	736.45'	940.93'	44°50'40"	S22°31'56"W	717.80'

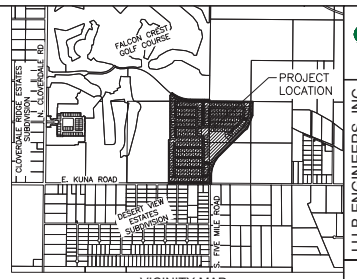


BOUNDARY LEGEND

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

0 200 400

SCALE IN FEET



VICINITY MAP

SCALE: 1"=2000'

NOTES:

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
2. THE STREETS WITHIN THIS DEVELOPMENT ARE STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT (ACHD) STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
3. ALL LOTS ARE RESIDENTIAL BUILDING LOTS EXCEPT LOT 1, BLOCK 1, LOT 1, BLOCK 2, LOTS 12 AND 22, BLOCK 3, LOT 12, BLOCK 4, LOTS 1 AND 12, BLOCK 5, LOT 1, BLOCK 6, LOT 1, BLOCK 7, LOTS 1 AND 14, BLOCK 8, LOTS 1 AND 14, BLOCK 9, LOTS 1 AND 14, BLOCK 10, LOT 1, BLOCKS 11 THRU 18, LOTS 1 AND 11, BLOCK 19, WHICH ARE COMMON AREA\DRAINAGE STORAGE LOTS. LOTS 38, 63, 97, 113, 131, BLOCK 1 ARE COMMON DRIVEWAY LOTS.
4. STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
5. PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
6. THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FOR COMMON LOTS AND THE GOLF COURSE FROM EXISTING IRRIGATION WELLS. THE INDIVIDUAL LOTS WILL RECEIVE PRESSURE IRRIGATION FROM THE DOMESTIC WATER SUPPLY WELLS ON SITE. THE CONSTRUCTED PRESSURE IRRIGATION SYSTEM SHALL BE MAINTAINED AND OPERATED BY THE HOME OWNERS ASSOCIATION AND GOLF COURSE.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
8. DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE CITY OF KUNA.
9. SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE CITY OF KUNA.
10. IRRIGATION DITCHES THROUGH THE PROJECT SHALL BE PIPED WHERE THEY CROSS ROADWAYS WITH ALL STRUCTURES LOCATED BEYOND ANY PUBLIC RIGHT-OF-WAY.
11. LANDSCAPED COMMON LOTS ARE LOCATED THROUGHOUT THE PROJECT AND ARE IDENTIFIED ON THE PLAN. THESE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT WITH THE CITY OF KUNA.
13. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN AFFECT AT THE TIME OF THE RE-SUBDIVISION.
14. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
15. A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS FOR THE BENEFIT OF ACHD. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ACHD SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR SILVERWATER SUBDIVISION.
16. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP NO. 16001C0425 H, COMMUNITY PANEL NO. 0425, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 2, 2003 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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

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

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

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

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

OWNER
M3 ID FALCON CREST LLC
7033 E. GREENWAY PKWY
STE. 100
SCOTTSDALE, AZ 85254

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

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

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

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

Sheet List Table

Sheet Number	Sheet Title
PP-01	BOUNDARY AND PROJECT INFOMATION
PP-02	SUROUNDING LAND USE AND COMMON LOT TABLES
PP-03	EXISTING AND PROPOAED CONDITIONS
PP-04	EXISTING AND PROPOAED CONDITIONS
PP-05	EXISTING AND PROPOAED CONDITIONS
PP-06	EXISTING AND PROPOAED CONDITIONS
PP-07	EXISTING AND PROPOAED CONDITIONS
PP-08	UTILITY PLAN
PP-09	PHASING PLAN

LAND USE SUMMARY

TOTAL AREA:	126.89 AC.
TOTAL LOTS:	414 LOTS
RESIDENTIAL LOTS:	386 LOTS
COMMON AREA LOTS:	23 LOTS
SHARED DRIVEWAY LOTS:	5 LOTS
GROSS DENSITY:	3.04 DU/AC
NET DENSITY:	4.13 DU/AC
COMMON AREA	26.02 AC. (20.51%)
AVERAGE LOT SIZE:	7,607 S.F.
SMALLEST LOT:	5,902 S.F.
EXISTING ZONE:	R-6

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

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

LEGEND

EXISTING		PROPOSED
—S—	SANITARY SEWER LINE	—S—
—W—	WATER LINE	—W—
—IR—	GRAVITY IRRIGATION PIPE	
—PIR—	PRESSURE IRRIGATION LINE	—PIR—
—SD—	STORM DRAIN LINE	—SD—
	CENTERLINE	
	LOT LINE	
	6" VERTICAL CURB & GUTTER	
	ROLLED CURB & GUTTER	
	5' SIDEWALK	
	SEWER MANHOLE	
	DITCH FLOW LINE	
	IRRIGATION MANHOLE	
	STREET LIGHT	
	TREE DECIDUOUS	
	TREE CONIFER	
—P—	EDGE OF PAVEMENT	
	GAS LINE	
	FENCE LINE	
	FIRE HYDRANT	
2650	5' CONTOUR LINE	
2651	1' CONTOUR LINE	

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2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
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NO.	DESCRIPTION	BY	APP'D	DATE
	REVISION			

VALOR WEST SUBDIVISION
KUNA, IDAHO

BOUNDARY AND PROJECT INFOMATION

FILE: FC EAST_PRE-PLAT
JUB PROJ. #: 10-22-022
DRAWN BY: ----
DESIGN BY: ----
CHECKED BY:

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

LAST UPDATED: 6/13/2022

SHEET NUMBER:
PP-01

Plot Date:6/10/2022 6:51 AM, Plotted By: Everett Earnest
Date Created:5/4/2022 J:\JUB.COM\CENTRAL\CLIENTS\BOI\PROJECTS\10-21-093_FC\PHASE\FC\EAST\SHEET\FC EAST_PRE-PLAT.DWG

0 200 400

SCALE IN FEET

Parcel Area Table			
BLOCK NUMBER	LOT NUMBER	AREA (ACRES)	LOT USE
1	13	7.27 ac.	Common Lot
2	1	0.44 ac.	Common Lot
3	12	0.04 ac.	Common Lot
4	12	2.19 ac.	Common Lot
5	1	0.03 ac.	Common Lot
5	12	0.03 ac.	Common Lot
6	1	0.69 ac.	Common Lot
7	1	10.33 ac.	Common Lot
8	1	0.08 ac.	Common Lot
9	14	0.11 ac.	Common Lot
9	1	0.04 ac.	Common Lot
10	1	0.05 ac.	Common Lot
11	1	0.23 ac.	Common Lot
12	1	0.92 ac.	Common Lot
13	1	0.04 ac.	Common Lot
14	1	0.32 ac.	Common Lot
15	1	0.03 ac.	Common Lot
16	1	0.47 ac.	Common Lot
17	1	0.07 ac.	Common Lot
18	1	0.20 ac.	Common Lot
19	11	0.09 ac.	Common Lot
19	1	0.03 ac.	Common Lot

Parcel Area Table			
BLOCK NUMBER	LOT NUMBER	AREA (ACRES)	LOT USE
1	113	0.10 ac.	Shared Driveway
1	97	0.10 ac.	Shared Driveway
1	38	0.09 ac.	Shared Driveway
1	63	0.09 ac.	Shared Driveway

LEGEND

EXISTING ZONE BOUNDARY

R-6 EXISTING ZONE DESIGNATION

J-U-B ENGINEERS, INC.

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2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

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NO.	DESCRIPTION	DATE	BY
	REVISION		APR

VALOR WEST SUBDIVISION
KUNA, IDAHO

SUROUNDING LAND USE AND COMMON LOT TABLES

FILE: FC EAST_PRE-PLAT
JUB PROJ. # 10-22-022
DRAWN BY: ----
DESIGN BY: ----
CHECKED BY:

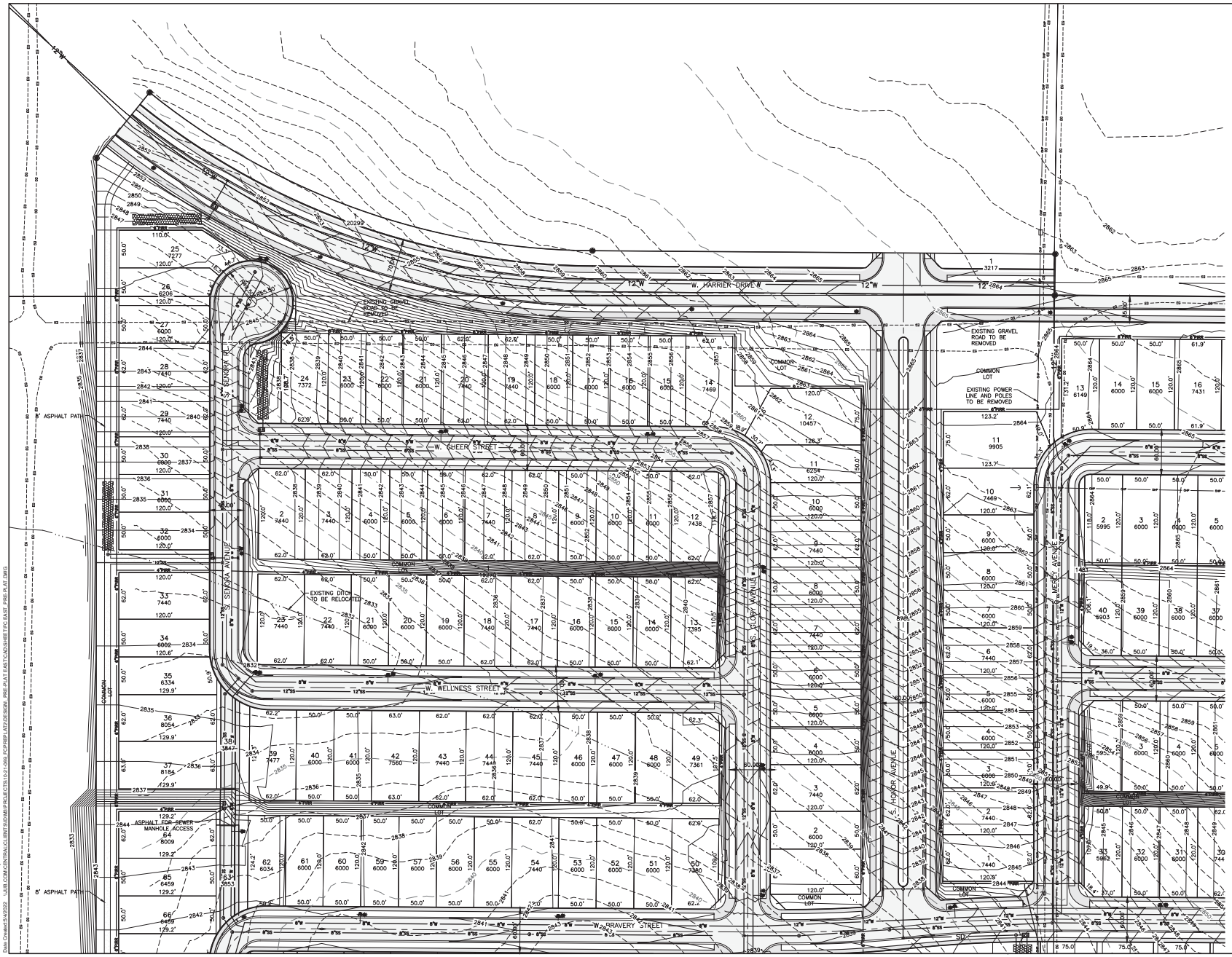
ONE INCH
AT FULL SIZE. IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 6/13/2022

SHEET NUMBER:

PP-02

Plot Date:6/10/2022 6:51 AM Plotted By: Everett Earnest
Date Created:5/4/2022 J:\JUB.COM\CENTRAL\CLIENTS\ROAD\PROJECTS\10-21-069_FC\PREPLAT\FC\DESIGN_PRE-PLAT EAST\CAD\SHEETS\FC EAST_PRE-PLAT.DWG



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J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
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REGISTERED
11704
STATE OF IDAHO
MATT E. PRICE

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NO.	DESCRIPTION	BY	APP.	DATE
	REVISION			

VALOR WEST SUBDIVISION
KUNA, IDAHO

EXISTING AND PROPOSED CONDITIONS

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JUB PROJ. #: 10-22-022
DRAWN BY: ----
DESIGN BY: ----
CHECKED BY:
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AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 6/13/2022

SHEET NUMBER:
PP-03

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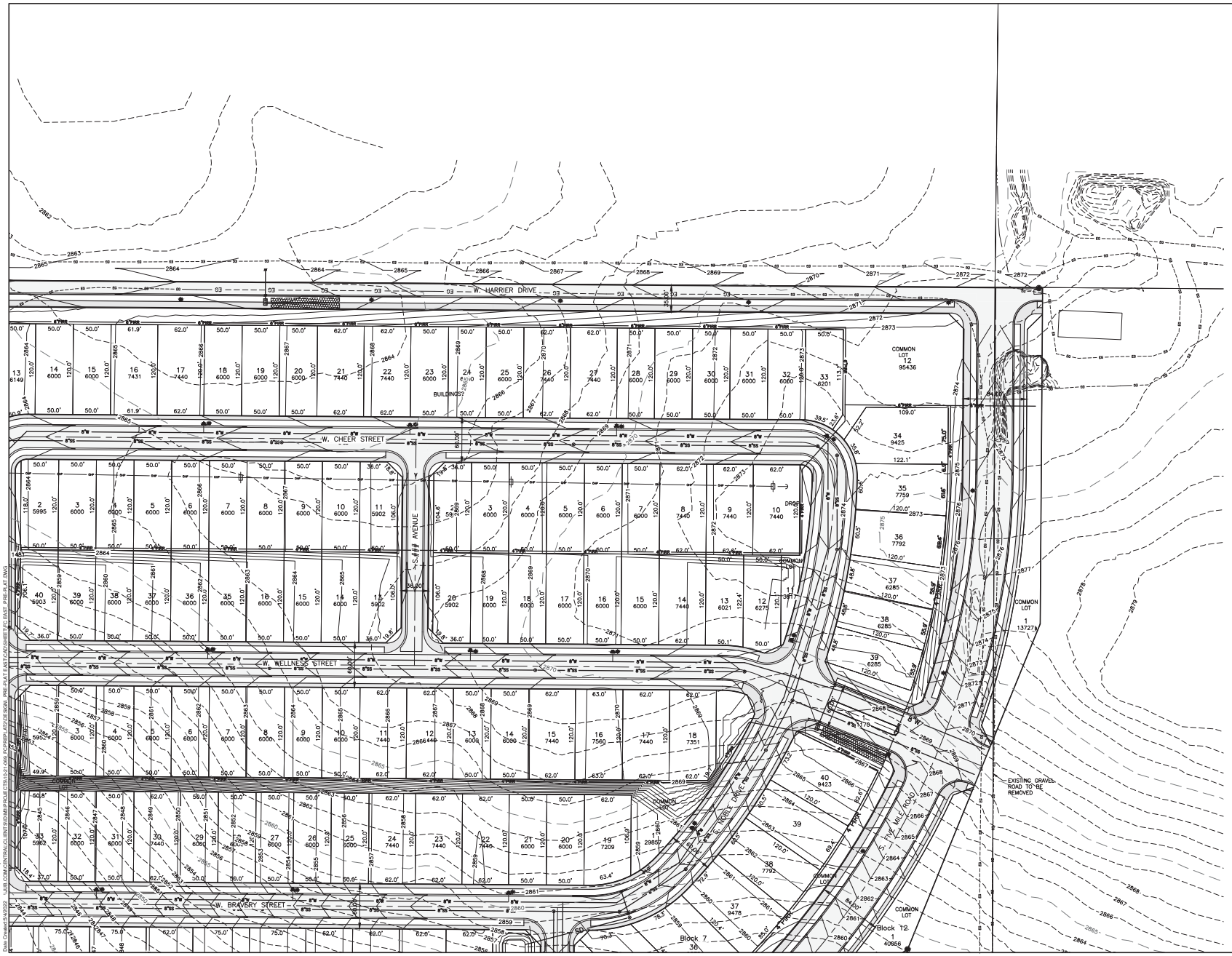

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Meridian, ID 83642
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NO.	DESCRIPTION	BY	APP'D	DATE
	REVISION			

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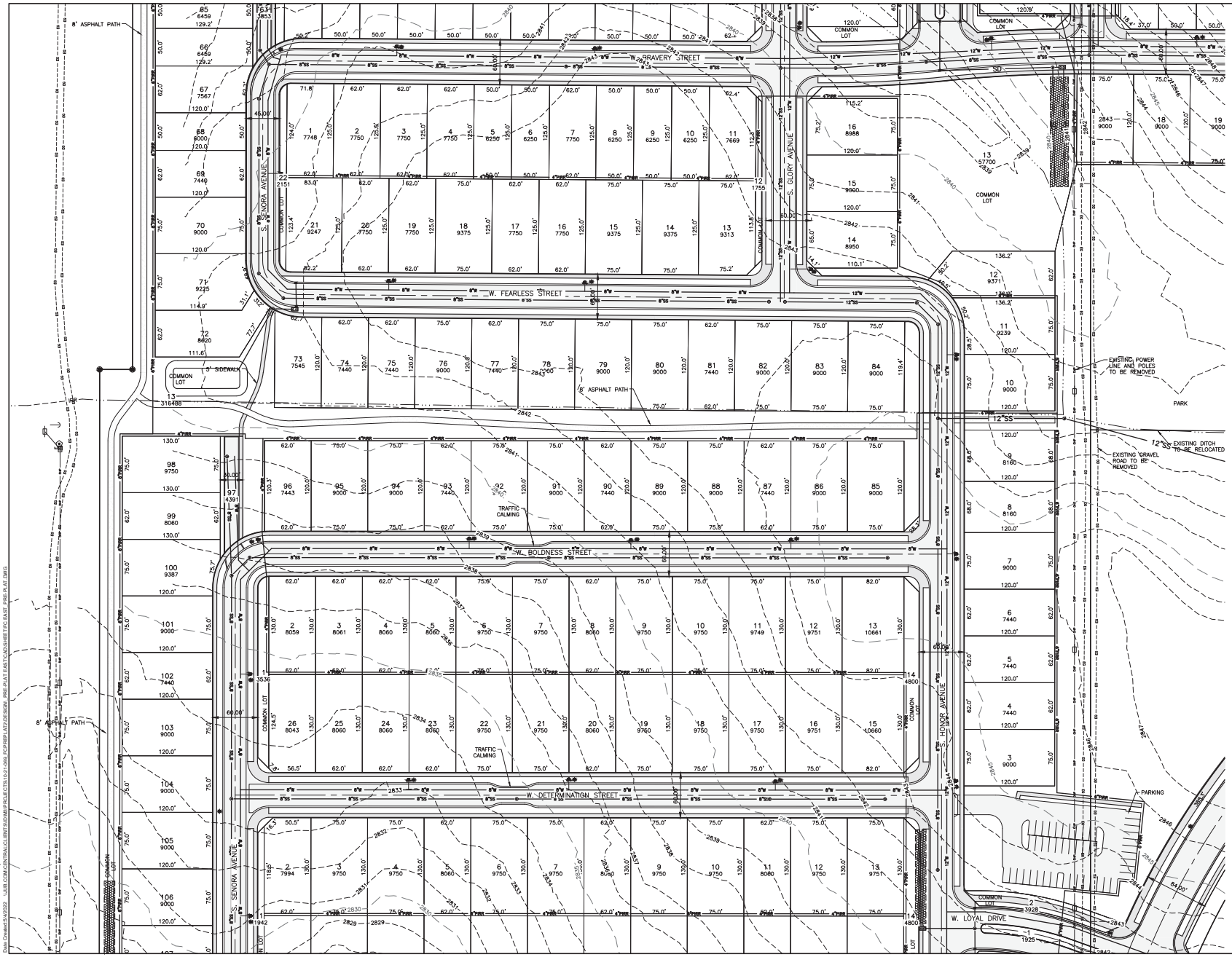
LAST UPDATED: 6/13/2022

SHEET NUMBER:
PP-04

Plot Date:6/13/2022 6:52 AM Plotted By: Everett Earnest
Date Created: 6/1/2022 J:\JUB.COM\CENTRAL\CLIENTS\SD\PROJECTS\10-22-022 FOREST AVE\DESIGN_PRE-PLAT EAST\CAD\SHEET\FC EAST_PRE-PLAT.DWG



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AT FULL SIZE. IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 6/13/2022

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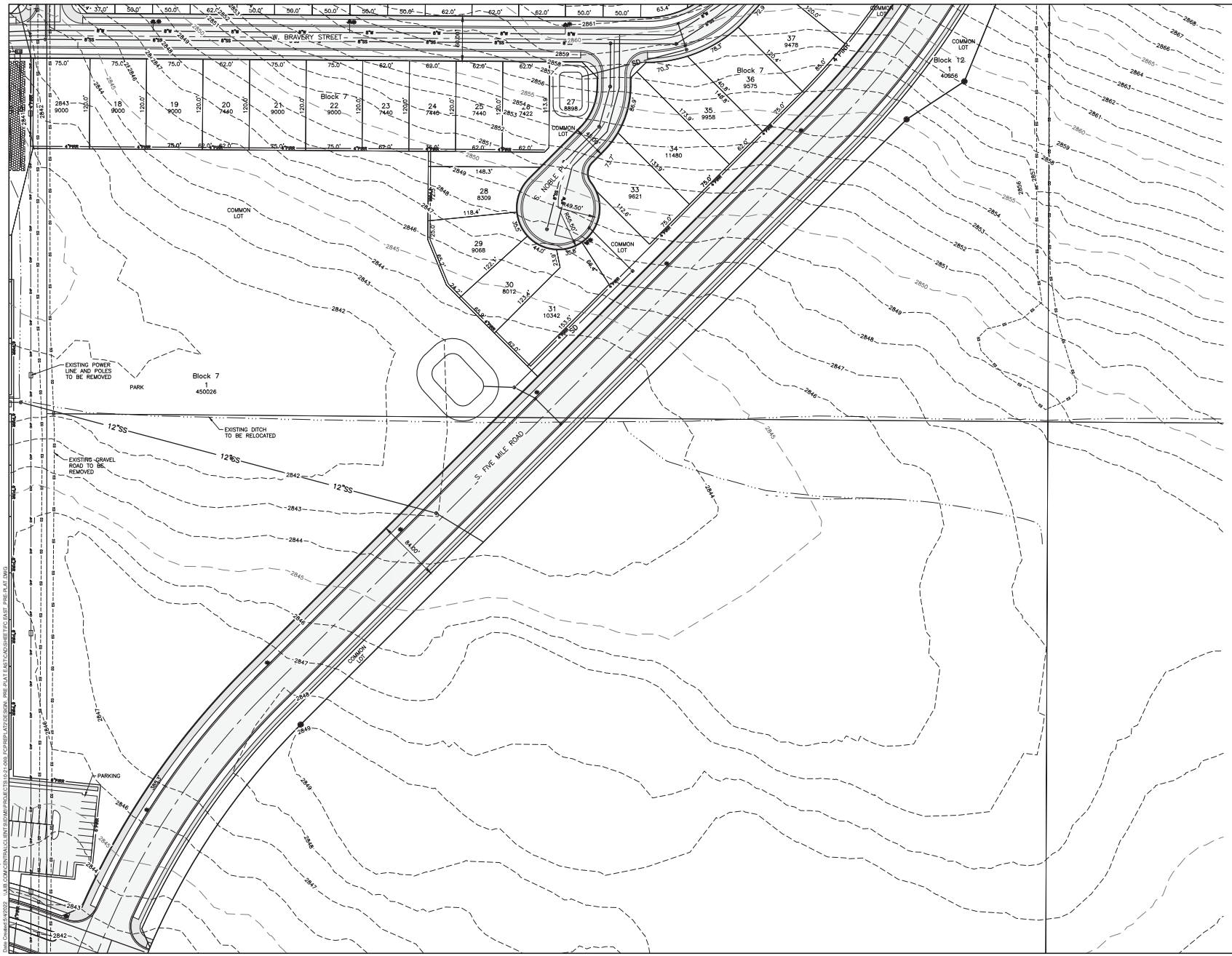
Plot Date:6/10/2022 6:53 AM Plotted By: Everett Earnest
Date Created:5/4/2022 J:\JUB.COM\CENTRAL\CLIENTS\MD\PROJECTS\10-21-093_KCP\SHEETS\FC EAST_PRE-PLAT\FC EAST_PRE-PLAT.DWG



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2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
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PROFESSIONAL ENGINEER REGISTERED 11704 STATE OF IDAHO MATT E. PRICE

REUSE OF DRAWINGS
IDAHO CODE 54-1226
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NO.	DESCRIPTION	BY	APP'D	DATE
	REVISION			

VALOR WEST SUBDIVISION
KUNA, IDAHO

EXISTING AND PROPOSED CONDITIONS

FILE: FC EAST_PRE-PLAT
JUB PROJ. #: 10-22-022
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DESIGN BY: ----
CHECKED BY:
ONE INCH
AT FULL SIZE. IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 6/13/2022

SHEET NUMBER:
PP-06

Plot Date:6/10/2022 6:53 AM Plotted By: Everett Earnest
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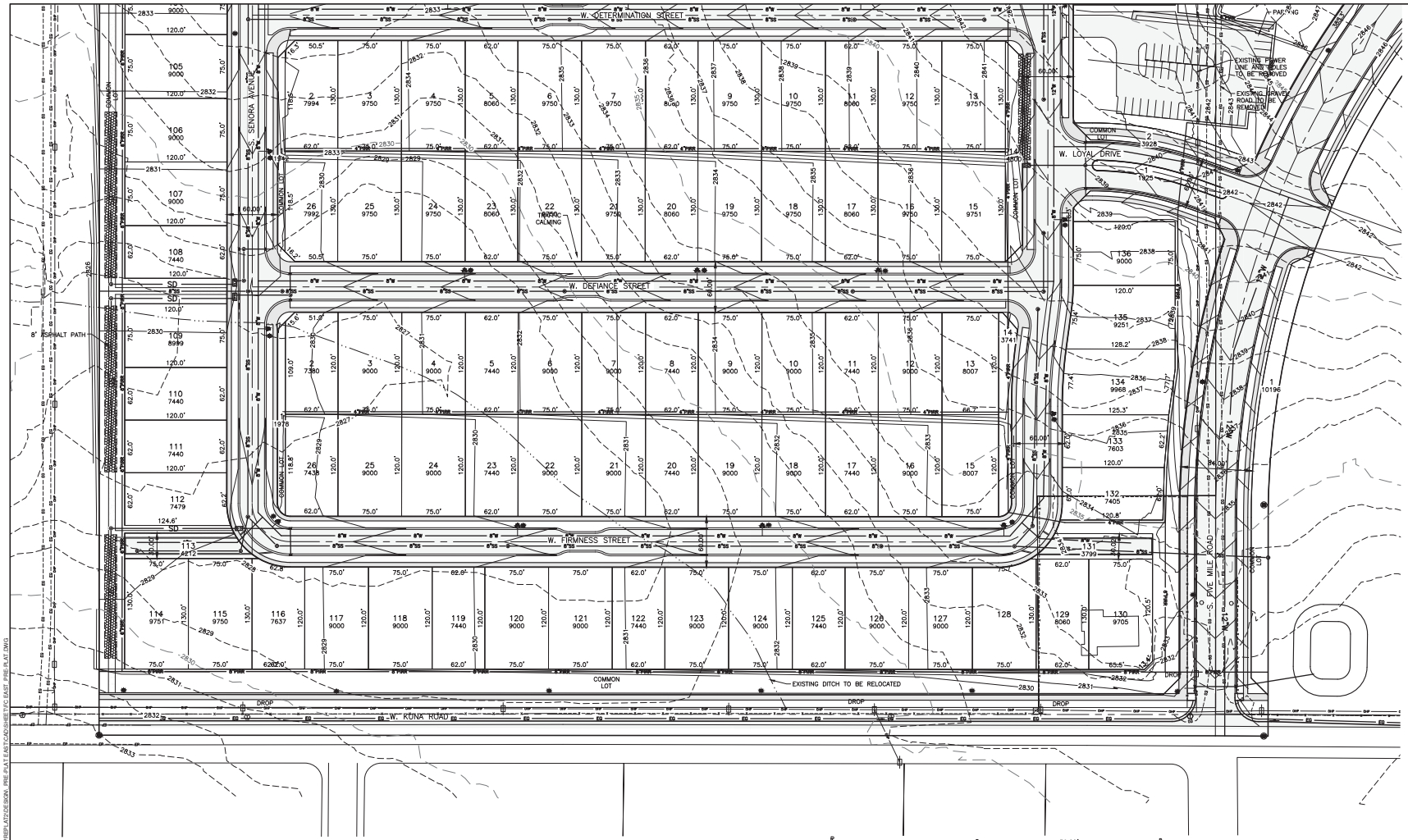

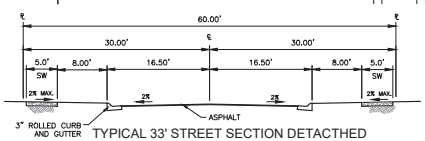

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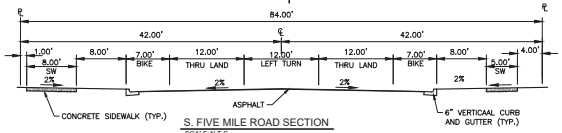

S. FIVE MILE ROAD SECTION
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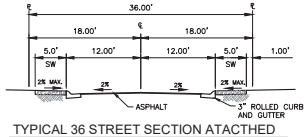

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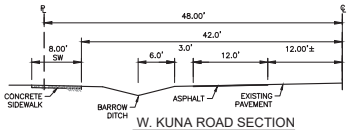

W. KUNA ROAD SECTION
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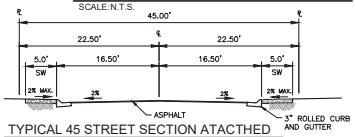

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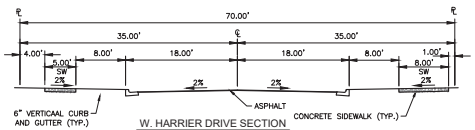
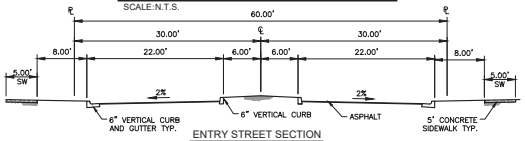


W. HARRIER DRIVE SECTION
SCALE:N.T.S.



ENTRY STREET SECTION
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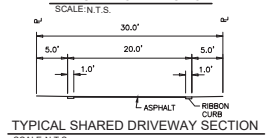

TYPICAL SHARED DRIVEWAY SECTION
SCALE:N.T.S.

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Suite 400
Meridian, ID 83642
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11704
STATE OF IDAHO
MATT E. PRICE

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NO.	DESCRIPTION	BY	APP'D	DATE
	REVISION			

VALOR WEST SUBDIVISION
KUNA, IDAHO

EXISTING AND PROPOSED CONDITIONS

FILE: FC EAST_PRE-PLAT
JUB PROJ. # 10-22-022
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ONE INCH
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LAST UPDATED: 6/13/2022

SHEET NUMBER:
PP-07

Plot Date:6/10/2022 6:54 AM Plotted By: Everett Earnest
Date Created:5/4/2022 J:\JUB.COM\CENTRAL\CLIENTS\DM\PROJECTS\10-21-093_FC\PREPLAT\FC\SHEETS\FC EAST_PRE-PLAT.DWG

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2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

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REGISTERED
11704
STATE OF IDAHO
MATT E. PRICE

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NO.	DESCRIPTION	BY	APR'D	DATE
	REVISION			

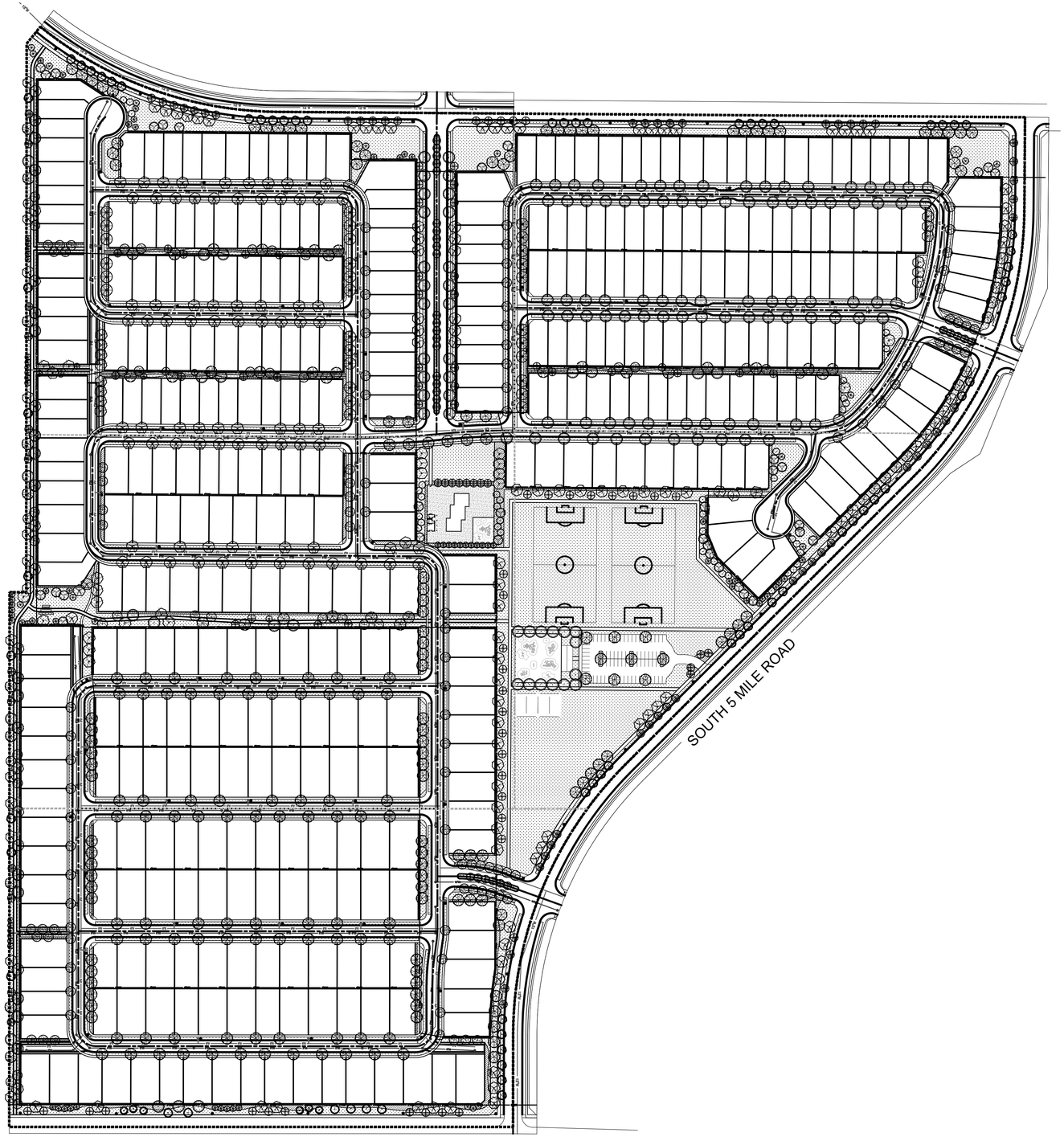
VALOR WEST SUBDIVISION
KUNA, IDAHO

UTILITY PLAN

FILE: FC EAST_PRE-UTILITY
JUB PROJ. # 10-22-022
DRAWN BY: ----
DESIGN BY: ----
CHECKED BY:
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/5/2022

SHEET NUMBER:
PP-08

Plot Date:4/10/2023 8:03 AM Plotted By: Everett Earnest
Date Created:4/5/2022 J:\JUB.COM\CENTRAL\CLIENTS\ROMI\PROJECTS\10-21-065_FC\PREPLAT\FC\SHEETS\FC EAST_PRE-UTILITY.DWG



OVERALL LANDSCAPE PLAN

0' 150' 300' 450'
Scale: 1" =150'-0"

PRE-PLAT LANDSCAPE PLANS FOR
VALOR ~~EAST~~ 1
KUNA, IDAHO
2021

DEVELOPER
M3 COMPANIES
1087 W. River Street
Suite 310
Boise, Idaho 83702
(208) 939-6263 Fax: 208-939-6752

CIVIL ENGINEERS
J-U-B ENGINEERS, INC.
250 S. Beechwood Ave. Suite 201
Boise, ID 83709-0944
(208) 376-7330 Fax: 208-323-9336

LANDSCAPE ARCHITECT
Greey | Pickett
Landscape Architecture | Community Design
7144 E. Stetson Drive, Suite 205
Scottsdale, Arizona 85251
(480) 609-0009 Fax: (480) 609-0068

SHEET INDEX

Cover Sheet	L0.0
General Notes / Material Schedule	L0.1
Overall Landscape Sheet Layout	L3.0
Planting Plans	L3.1-L3.4
Planting Details	L7.1
Planting Specifications	L8.1

GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0068f

STATE OF IDAHO
RUSSELL GREEY
LA - 16653
Expires:09/31/22
LICENSED LANDSCAPE ARCHITECT

VALOR
EAST 1
Pre Plat Landscape Plans
KUNA, IDAHO

revisions:

project #: MTC085
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 12.14.2021
drawing: Overall Landscape Plan

sheet #
L0.0
01 of 10

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GRADING GENERAL NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
   A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
   B) IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
   i) TURF, AND ANNUAL AREAS (6" DEPTH).
   ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
6. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
7. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

HARDSCAPE GENERAL NOTES:

1. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. REFER TO CIVIL PLANS PREPARED BY MASON STANFIELD AND JUB ENGINEERS, INC. FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
3. ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY CIVIL ENGINEER. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
5. THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT , OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.
6. IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
7. UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE (VARIES), 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" (VARIES) ON CENTER AND EXPANSION JOINTS AT 20'-0" (VARIES) ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

PLANTING GENERAL NOTES:

1. THE CONTRACTOR SHALL REVIEW PLANTING PLANS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 3 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION. AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 3 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
4. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
7. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
8. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT.
9. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
10. TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS/SEEPAGE BEDS/IDAHO POWER APPURTENANCES/ FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
11. ALL SPECIMEN TREES, SHRUBS AND GROUNDCOVER SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
12. THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION, IF APPLICABLE.
13. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
14. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
15. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION AND 90 DAY MAINTENANCE AFTER SUBSTANTIAL COMPLETION PRIOR TO TURNOVER TO HOME OWNER'S ASSOCIATION (HOA).
16. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
17. ALL PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
18. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

MATERIAL SCHEDULE:

	DESCRIPTION	SUPPLIER	MODEL / SIZE	COLOR/FINISH	COMMENTS
	CONCRETE SIDEWALK				**PER JUB ENGINEERING PLANS**
		CONTRACTOR		UNCOLORED, MEDIUM BROOM FINISH	
	LIMIT OF TURF				**SEE DETAIL 1.6/L7.1**
	-CUT EDGE	CONTRACTOR			
	PLANTING AREA				
	-MULCH	CONTRACTOR	MULCH	PREMIUM BLEND	
	INERT				
	-RIVER ROCK	CONTRACTOR	4"-6" SIZE RIVER ROCK	COLOR: BLACK	
	TURF AREA				
	-SOD	CONTRACTOR	FESCUE SOD		

GENERAL NOTES:

1. THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
2. INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
3. ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
4. EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: MASON STANFIELD AND JUB ENGINEERS, INC. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
6. FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT;
   A) UTILITY DIG LINE SERVICE OF IDAHO 1-800-342-1585
   B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
   C) OVERHEAD UTILITIES
7. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
8. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
9. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
10. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
12. BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
13. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
15. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
16. THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
17. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
18. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
19. MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

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LA - 16653
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LICENSED LANDSCAPE ARCHITECT

VALOR
EAST 1
Pre Plat Landscape Plans
KUNA, IDAHO

revisions:
△
△
△

project #: MTC085
scale: NTS
issued for: REVIEW
drawn by: TEAM
date: 12.14.2021
drawing: General Notes

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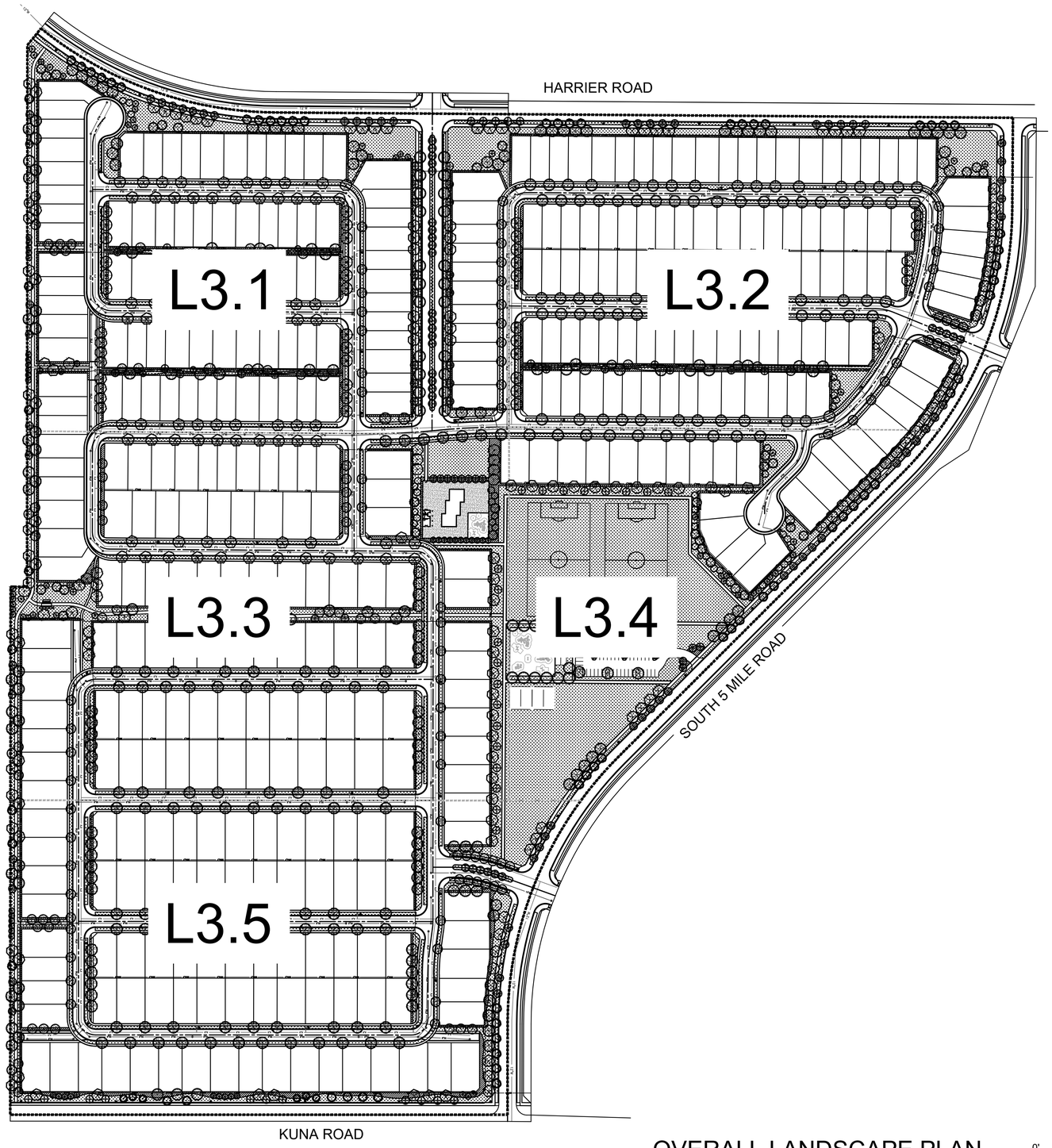

OVERALL LANDSCAPE PLAN

0' 150' 300' 450'

Scale: 1" =150'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty.	Remarks
	Class I Trees			
	Cercis canadensis Eastern Redbud	2" B&B	65	Multi
	Cornus florida 'Cloud 9' Flowering Dogwood	2" B&B	21	Multi
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" B&B	6	Standard
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" B&B	179	Standard
	Class II Trees			
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" B&B	262	Standard
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" B&B	152	Standard
	Betula nigra 'Heritage' Heritage Birch	2" Cal.	29	Standard
	Ginko biloba 'Autumn Gold' Autumn Gold	2" B&B	196	Standard
	Gleditsia triancanthos var. inermis 'Shademaster' Shademaster Honey Locust	2" B&B	38	Standard
	Tilia americana 'Little Leaf' Little leaf Linden	2" B&B	136	Standard
	Conifer Trees - Evergreen Trees			
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6-8' Ht. B&B	38	
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6-8' Ht. B&B	77	
	Pinus sylvestris Scotch Pine	6-8' Ht. B&B	33	
	Shrubs			
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	5 gal.		
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	5 gal.		
	Buddleja x flutterby 'Miss Molly' Miss Moly Butterfly Bush	5 gal.		
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	5 gal.		
	Cornus alba 'Baihalo' Ivory Halo Dogwood	5 gal.		
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	5 gal.		
	Euonymus fortunei 'Blondy' Blondy Euonymus	5 gal.		
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	5 gal.		
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	5 gal.		
	Euonymus japonicus microphyllus Boxleaf Euonymus	5 gal.		
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	5 gal.		
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	5 gal.		
	Juniperus x gfitzeriana 'Mint Julep' Mint Julep Juniper	5 gal		
	Perovskia atriplicifolia Russian Sage	5 gal.		
	Photinia x fraseri Photinia Fraseri	5 gal.		
	Physocarpus opulifolius Summer Wine Ninebark	5 gal.		
	Prunus x cistena Cistena Plum	5 gal.		
	Rosa 'Nearly Wild' Nearly Wild Rose	5 gal.		
	Rosa x 'Noare' Flower Carpet TM Red Rose	5 gal.		
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	5 Gal.		
	Rosa x 'Noala' Flower Carpet Coral Rose	5 Gal.		
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	5 gal.		
	Viburnum x burkwoodii Burkwood Viburnum	5 gal.		
	Viburnum opulus 'Roseum' Common Snowball Viburnum	5 gal.		
	Groundcovers			
	Arctostaphylos uva-ursi Kinnikinnick	3 gal.		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.		
	Cerastium tomentosum Snow in Summer	3 Gal.		
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.		
	Teucrium chamaedrys Germander	3 gal.		
	Grasses			
	Helictotrichon sempervirens Blue Oat grass	5 gal.		
	Miscanthus sinensis 'Gracillimus' Maiden Grass	5 gal.		
	Perennials			
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.		
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.		
	Lavandula angustifolia 'Munstead' Lavander Munstead	3 Gal.		
	Rudbeckia fulgid var. sullivantii 'Goldsturm' Goldsturm Black Eyed Susan	3 gal.		
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.		
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.		

MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	BARK MULCH, PREMIUM BLEND

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LICENSED LANDSCAPE ARCHITECT

VALOR
EAST 1
Pre Plat Landscape Plans
KUNA, IDAHO

revisions:

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project #: MTC085
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 12.14.2021
drawing: Overall Landscape Plan

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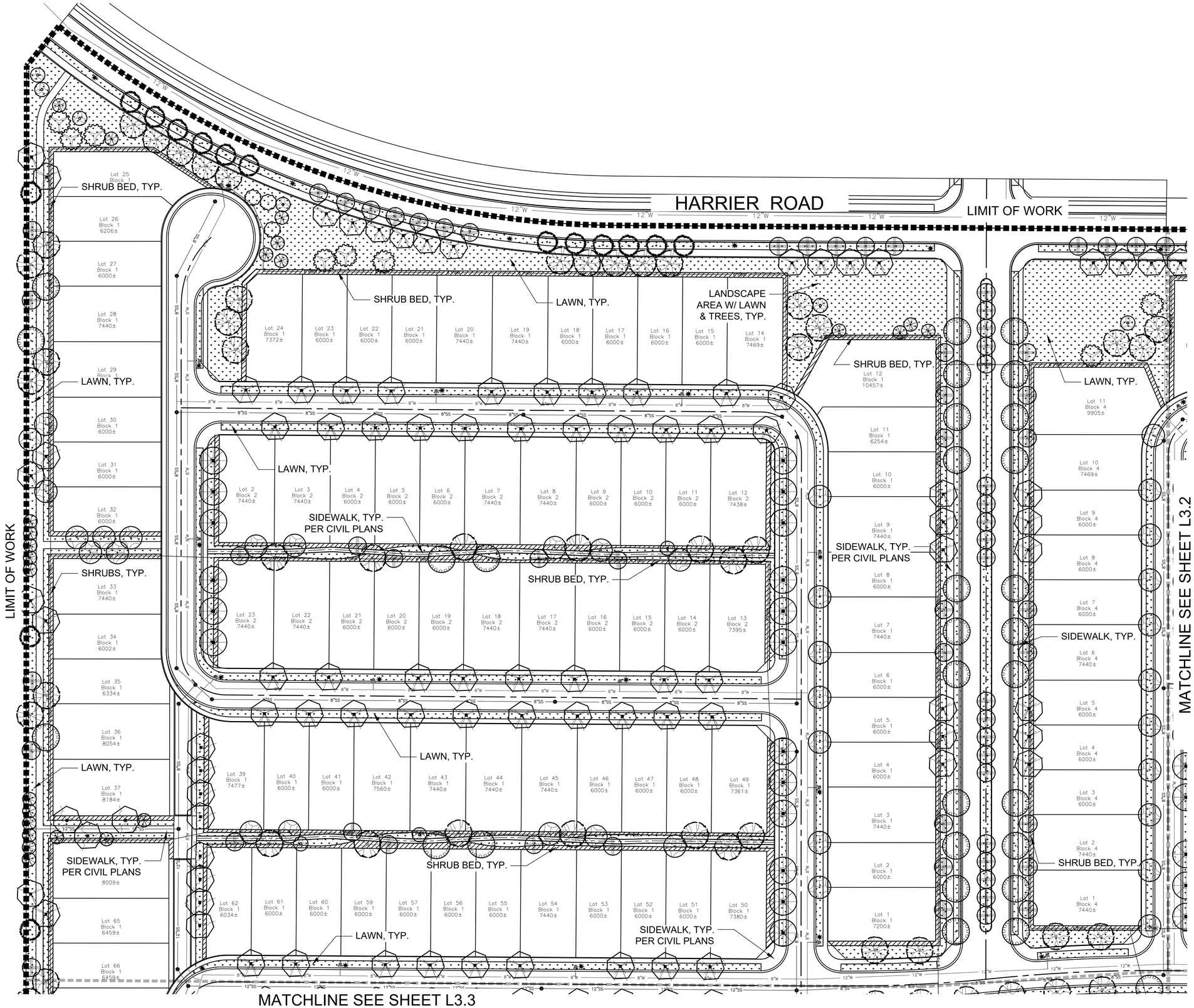
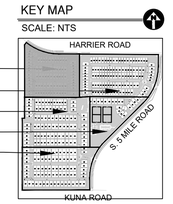


PLANTING PLAN - L3.1

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

KEY MAP
SCALE: NTS



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VALOR
EAST
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KUNA, IDAHO

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HARRIER ROAD

LIMIT OF WORK

SOUTH 5 MILE ROAD

SHRUB BED, TYP.

LAWN, TYP.

SIDEWALK, TYP.
PER CIVIL PLANS

LANDSCAPE
AREA W/ LAWN
& TREES, TYP.

LAWN, TYP.

SHRUB BED, TYP.

LAWN, TYP.

SHRUB BED, TYP.

LAWN, TYP.

SIDEWALK, TYP.
PER CIVIL PLANS

LAWN, TYP.

SHRUB BED, TYP.

SHRUB BED, TYP.

LANDSCAPE
AREA W/ LAWN
& TREES, TYP.

LANDSCAPE
AREA W/ LAWN
& TREES, TYP.

LAWN, TYP.

LIMIT OF WORK

MATCHLINE SEE SHEET L3.1

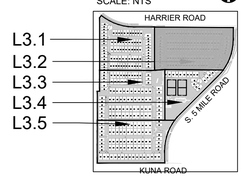
MATCHLINE SEE SHEET L3.4

PLANTING PLAN - L3.2

0' 50' 100' 150'

Scale: 1" = 50'-0"

KEY MAP
SCALE: NTS



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MATCHLINE SEE SHEET L3.1

LAWN, TYP.

SHRUB BED, TYP.

PRIVATE AMENITY AREA
- POOL
- RESTROOMS
- KIDS PLAY AREA
- SEATING

LANDSCAPE AREA W/ LAWN & TREES, TYP.

SIDEWALK, TYP. PER CIVIL PLANS

LIMIT OF WORK

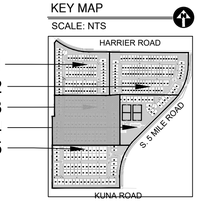
MATCHLINE SEE SHEET L3.4

MATCHLINE SEE SHEET L3.5

PLANTING PLAN - L3.3

Scale: 1" = 50'-0"

KEY MAP
SCALE: NTS



L3.1
L3.2
L3.3
L3.4
L3.5

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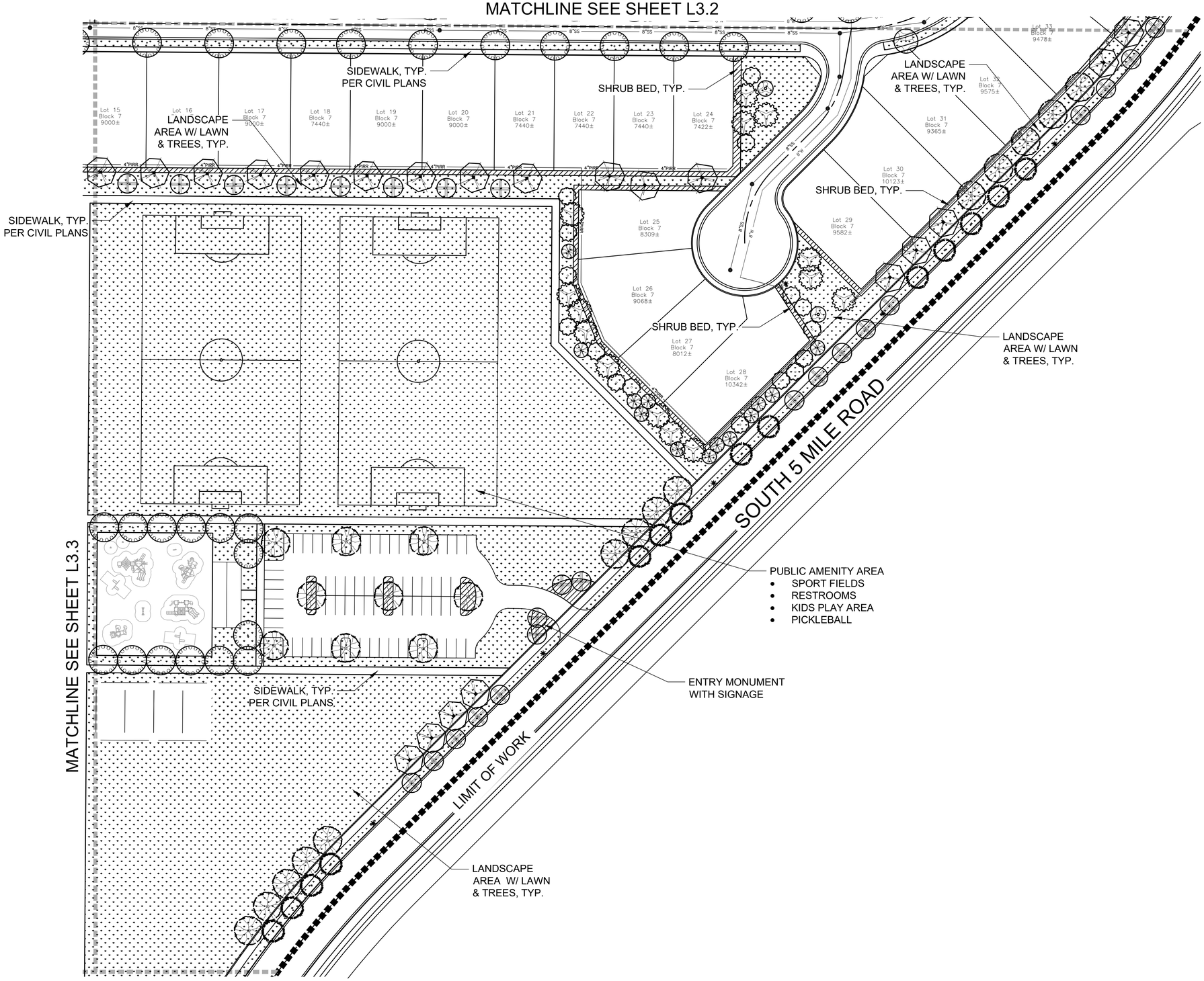
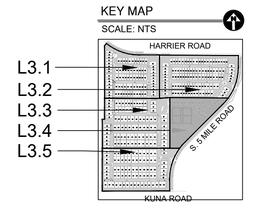


PLANTING PLAN - L3.4

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

KEY MAP
SCALE: NTS



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MATCHLINE SEE SHEET L3.3

LANDSCAPE AREA W/ LAWN & TREES, TYP.

LAWN, TYP.

SIDEWALK, TYP. PER CIVIL PLANS

LANDSCAPE AREA W/ LAWN & TREES, TYP.

SHRUB BED, TYP.

LAWN, TYP.

SHRUB BED, TYP.

LAWN, TYP.

SIDEWALK, TYP. PER CIVIL PLANS

LAWN, TYP.

SHRUB BED, TYP.

SHRUB BED, TYP.

LAWN, TYP.

SIDEWALK, TYP. PER CIVIL PLANS

SHRUB BED, TYP.

SIDEWALK, TYP. PER CIVIL PLANS

LANDSCAPE AREA W/ LAWN & TREES, TYP.

SHRUB BED, TYP.

LIMIT OF WORK

LIMIT OF WORK

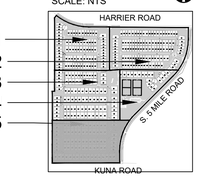
KUNA ROAD

SOUTH 5 MILE ROAD

PLANTING PLAN - L3.5

Scale: 1" = 50'-0"

KEY MAP
SCALE: NTS



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STATE OF IDAHO
BRENT GREEY
LA - 16653
Expires 06/30/23
LICENSED LANDSCAPE ARCHITECT

VALOR
EAST 1
Pre Plat Landscape Plans
KUNA, IDAHO

revisions:

project #: MTC085
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 12.14.2021
drawing: Planting Plan

sheet #
L3.5
08 of 10

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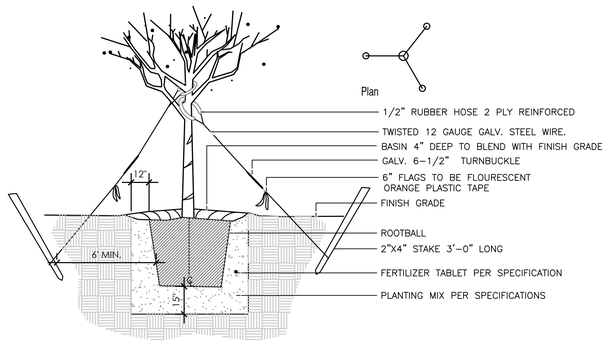
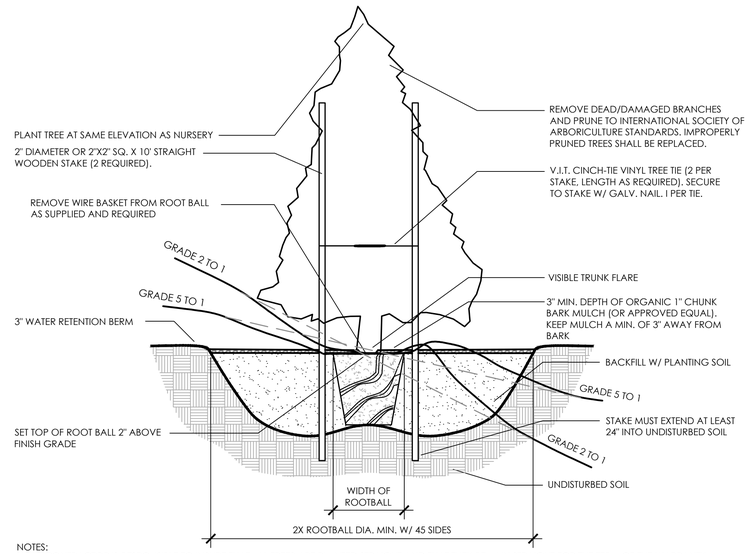


1.3 Tree Guying Detail

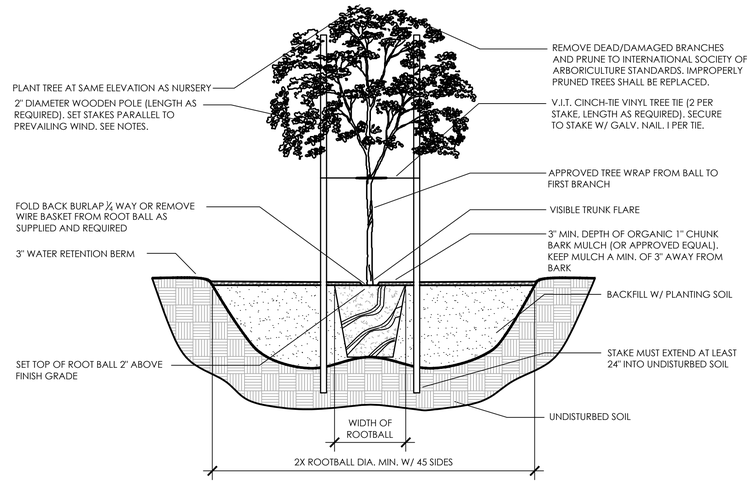
Scale: N.T.S.



NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY
2. WRAP RUBBER CINCH-TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR THE FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

1.2 Evergreen Tree Planting Detail

Scale: N.T.S.



NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY
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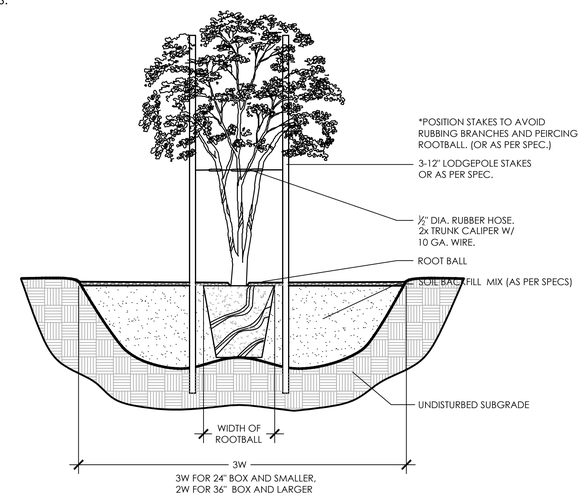
3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

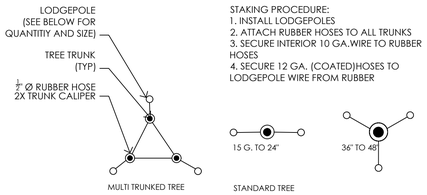
1.1 Deciduous Tree Planting Detail

Scale: N.T.S.



1.4 Tree Staking Diagram

Scale: N.T.S.



STAKING PROCEDURE:
1. INSTALL LODGEPOLES
2. ATTACH RUBBER HOSES TO ALL TRUNKS
3. SECURE INTERIOR 10 GA.WIRE TO RUBBER HOSES
4. SECURE 12 GA. (COATED)HOSES TO LODGEPOLE WIRE FROM RUBBER

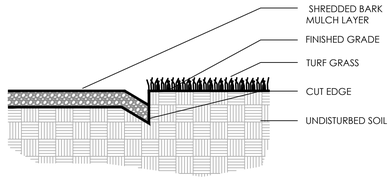
LODGEPOLE SIZING CHART

15 GAL TO 24" BOX MATERIAL	2- 2" X 10'-0" LODGEPOLE STAKES
36" BOX AND 48" BOX	3- 3" X 12'-0" LODGEPOLE STAKES

*NOTE: STAKES MAY BE TRIMMED AS NECESSARY

1.7 Tree Staking Diagram

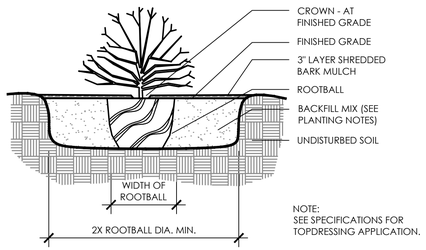
Scale: NTS



ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SHOVEL EDGE TO PROVIDE A DISTINCT SEPARATION BETWEEN LANDSCAPE TYPES.

1.6 Cut Edge Detail

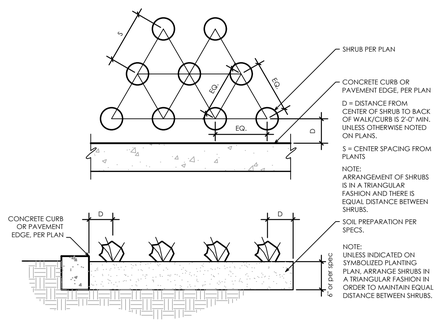
Scale: N.T.S.



NOTE:
SEE SPECIFICATIONS FOR TOPDRESSING APPLICATION.

1.5 Shrub Planting Detail

Scale: N.T.S.



1.8 PLANT SPACING DETAIL

Scale: 1/4" = 1'-0"

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VALOR
EAST 1
Pre Plat Landscape Plans
KUNA, IDAHO

revisions:

project #:
MTC085
scale:
As Shown
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REVIEW
drawn by:
TEAM
date:
12.14.2021
drawing:
Planting/Site Details

sheet #
L7.1
09 of 10

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SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

*Landscape finish grading.

* Soil preparation

*Tree supports

*Planting

*Watering

*Maintenance

Definitions:
Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.
Plants - all shrubs other than trees and turf.
Plant Material - all trees, shrubs, ground cover, grasses, and other plants.

1.02 RELATED WORK

Contractor : Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

a. Topsoil for backfill mix (trees and shrubs).
b. Wood Shavings/Mulch.
c. Tree supports.
d. Reserved
e. Boulders.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractors additional expense.

Submit samples of decomposed granite for approval of graduation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements.
Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

a. Topsoil and planting backfill.
b. Soil PH.
c. Particle size, percentage soil texture.
d. Percentage organic material.
e. Percolation rate.
f. Nutrient level analysis.
g. All macro, secondary and micro nutrient salinity.
h. ESP.
i. Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:
a. Irrigated trees and shrubs.
b. Turf.

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-tie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative. All plant material shall conform to the American Nurseryman Standards for type and size shown. Plants will be rejected if not in a sound and healthy condition.

Trees:
Warrant that trees will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractors maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings:
Guarantee all other planting will be alive and in satisfactory condition for a period of 1 year from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

All replacement plants, including shrubs, groundcovers, grasses, vines and perennials shall be subject to an additional 1 year maintenance period.

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

a. Silt: 20-45 %
b. Clay: 15-20 %
c. Sand: 30-60 %
d. Organic Material (natural or otherwise): 2 % minimum
e. pH: 7.0-8.3
f. Soluble salts: 1,500 ppm.
g. Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour.
Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersul - use only for sulfur
Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; ph factor, 4.0 to 4.5. No soil amendments are required for salvaged plant material unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: 2" diameter or 2"x2" square x 10' straight wooden stake (2 required) for 15 gallon or larger tree. No tree stakes area required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree: V.I.T. Cinch- tie vinyl tree tie (2 per stake, length as required). Secure to stake with galvanized nail. 1 per tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Fertilize all trees and shrubs with 'Agriform" planting tablets, 21 gram or approved equal. Quantity per manufacturer's recommendation.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide "Specimen" plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 MULCH

All planting beds and tree wells in lawn areas (wells to be 3' in diameter) shall be covered with a minimum of 3" of small (1") bark chips. Submit sample for approval.

2.09 SEED MIXTURE

All lawn areas shall be seeded with 100% Turf Type Tall Fescue. Immediately after placement of sod, water to saturate sod and top 4" of topsoil, install and seed rate per manufacturer's recommendations.

2.10 TREE ROOT BARRIER

Tree root barriers shall be placed adjacent to all trees located in the landscape planter strip and planter islands per The City of Eagle and ACHD standard details. Install per City of Eagle standard detail and manufacturer's recommendations.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Planting back fill for trees and planting beds shall be 5 parts topsoil and 1 part Nu-Earth compost with straw. Stake all trees per details.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

All seeded lawn areas shall have 6" of topsoil and all planting beds shall have 12" of topsoil. Topsoil shall be a loose, sandy loam, clean and free of toxic materials, noxious weeds, wee seeds, rocks, grass, or other foreign material larger than 1" in any dimension, a pH from 5.5 to 7.0. Topsoil from site shall be used if meeting these standards. Place ⅔ Nu-Earth compost over all landscaped areas and rototill into top 4". Spread, compact, and fine grade topsoil to a smooth and uniform grade, 1" below surface of walks and curbs in areas to be sodded and 3" in planting bed areas.

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of mulch or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 MULCH

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Owner's Representative may select alternate location.

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trellis supports if applicable with green plant tape and remove any staking supplied with plant material.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Planting back fill for trees and planting beds shall be 5 parts topsoil and 1 part Nu-Earth compost with straw.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2", all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sf, phosphate at a rate of 2 lbs per 1,000 sf, , and soil sulfur at 5 lbs per 1,000 sf. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.12 WATERING

Water all plants immediately after planting with hose in planting hole until the roots are completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, trimming, weeding and cultivating of beds.

Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractors expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final Inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen trees, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and aiming of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.

SECTION - 02930 SEEDING

PART 4 - APPLICATION

4.01 MATERIALS

Materials shall reflect evidence of proper storage and handling. Any material with indications of improper storage or handling (water, heat, chemical damage and the like), will be removed from the site and replaced by the contractor. All material shall be fresh and delivered in unopened containers. Seed shall be of the latest seasons crop and conform to state and federal seed laws.

2.02 ACCESSORY MATERIALS

Fertilizer: Uniform in composition, granular, free flowing and suitable for application with approved equipment - guaranteed analysis, 16-20-0, ammonium phosphate, or equal at a rate of 300 lbs per acre.

70% Virgin Wood Cellulose Fiber, 30% Max. recycled cellulose fiber:

Specially prepared wood cellulose fiber processed to contain no growth or germination inhibiting factors - maximum moisture content, air dry weight, 12% plus or minus 3% at the time of manufacture; pH range, 4.5 to 6.5.

Ash content 0.8% - 0.3% max.

Charcoal: Gro-Safe agricultural grade powered activated charcoal at a rate of 100 lbs. per acre.

Tackifier: Organic psillium muciloid hydrophilic water soluble dry. Derived from Plantago ovata/insularis powder at 70% min. purity, containing no agents toxic to seed germination. Addition of fertilizer to the slurry mix shall not change the properties of the tackifier. When applied, tackifier shall form a transparent crust permeable by water and air.

Water: Free of substances harmful to seedling growth - water source to be approved by Owner's Representative prior to use.

PART 5 - EXECUTION

5.01 PREPARATION

Limit preparation to areas that will be immediately seeded. Do not disturb natural areas or newly planted trees or shrubs in seed areas. Where equipment can operate, loosen topsoil to a depth of 4 inches by ripping using scarifier teeth. Rip along the contour to prevent runoff and erosion. Use hand tools where equipment can not operate. Remove and dispose of all stones 4" or greater, sticks, roots, rubbish or other deleterious material. Repair erosion damage, grade and slope as directed prior to seeding.

Spread 300 lbs./acre fertilizer as specified.

Rough harrow to break up any large dirt clods.

Fine harrow to create suitable seed bed.

5.02 APPLICATION

Apply seed immediately upon completion of tillage operation.

Seeding work should commence as soon as possible after site has been prepared. It is desirable to seed into a loose, friable surface which has not been allowed to crust or erode. Any undesirable weak growth or competing vegetation should be removed prior to seeding operations.

Hydroseed all material evenly in one (1) application of a uniform slurry of water, hydrofiber (mulch), seed, tackifier, fertilizer, soil conditioner, and other specified materials. Material shall be sprayed on all designated areas with overlapping on the crests of tops of berms and cuts.

Seed indicated areas within contract limits and areas adjoining contract limits disturbed due to the seeding preparation process.

Use a hydroseeder with a gear type pump with continuous paddle agitation during application. Do not put seed into water until just before the start of seeding.

Apply seed, mulch, fertilizer and tackifier in a one step process:
Slurry mix of water, seed, 300 lbs./acre of fertilizer, 80 lbs./acre tackifier for slopes less than 3:1, 100 lbs./acre for slopes greater than 3:1 and 2000 lbs./acre of wood fiber for slopes greater than 3:1, 1800 lbs./acre for slopes less than 3:1.

5.03 ESTABLISHMENT

Provide protective devices as required to protect seeded areas from traffic for 30 days.

Repair and reseed areas damaged by erosion or poor germination.

5.04 INSPECTION

Seeding operations and areas are subject to inspection at any time during installation for compliance with specified materials and installation requirements. Any method of installation or use of materials not in conformance with the Contract Documents will be reinstalled, repaired or removed, as directed by the Owner's Representative, at no additional cost to the Owner.

Formal inspections will be conducted by the Owner's Representative at the following work intervals:

Soil scarification upon completion.
Seed containers at time of delivery.
At time of seed and slurry mixing.
During application of seed.
During application of mulch.
Weekly for seed and weed germination.
Final inspection and approval - at the end of landscape establishment.

5.05 ACCEPTANCE

Upon notice of completion of the work from the landscape contractor, at the end of the Landscape Establishment period, the Owner's Representative will make an inspection. If all work provided for in the Contract Documents is found to be complete and the planted seeds yield a minimum stand as determined by the Owner's Representative based upon the specified germination rates and species used, and the seeded areas are free of weeds, disease and insects, this inspection will constitute the Final Inspection. The Owner's Representative will notify the Contractor in writing of this Acceptance.

If the inspection reveals any unsatisfactory work, the Contractor will reseed as necessary until the work is accepted by the Owner's Representative.

GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0006f

STATE OF IDAHO
BRENT GREEY
LICENSED LANDSCAPE ARCHITECT
LA - 16653
Expires 06/31/13

VALOR
EAST I
Pre Plat Landscape Plans
KUNA, IDAHO

revisions:

project #:
MTC085
scale:
N.A.
issued for:
REVIEW
drawn by:
TEAM
date:
12.14.2021
drawing:
Planting Specifications

sheet #
L8.1
10 of 10

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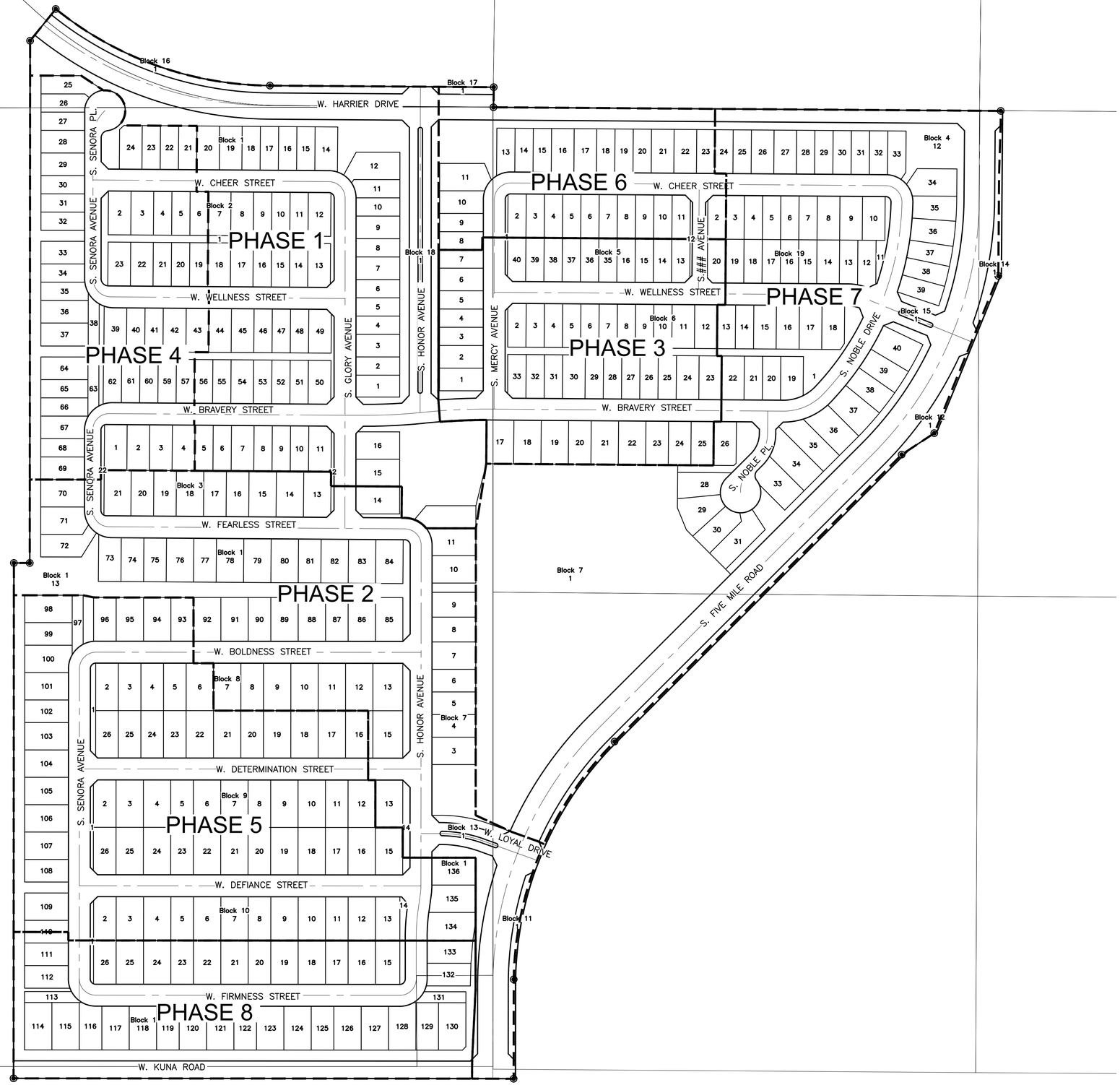
Trilogy®
m3companies

VALOR

October 27, 2021

0 300 600 900
SCALE : 1" = 300'

GREEY|PICKETT



0 150 300

SCALE IN FEET

J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642

Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER
REGISTERED
11704
6/21/2022
STATE OF IDAHO
MATT E. PRICE

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

VALOR WEST SUBDIVISION
KUNA, IDAHO

PHASING PLAN

FILE : FC EAST_PRE-PLAT
JUB PROJ. # : 10-22-022
DRAWN BY: ----
DESIGN BY: ----
CHECKED BY: ----

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

LAST UPDATED: 6/13/2022

SHEET NUMBER:

PP-09

Plot Date:6/13/2022 6:57 AM Plotted By: Everett Earnest
Date Created:5/4/2022 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-21-069_FC\PREPLAT2\DESIGN_PRE-PLAT EAST\CAD\SHEET\FC EAST_PRE-PLAT.DWG

5.14 Provision of Benefits and Services to Neighborhood Assessment Areas.

(a) Designated by Declarant. Declarant, in a Notice of Applicability Recorded pursuant to *Section 12.03*, Supplemental Declaration, or in any other written Recorded notice, may assign Lots to one or more Neighborhood Assessment Areas (by name or other identifying designation) as it deems appropriate, which Neighborhood Assessment Areas may be then existing or newly created, and may require that the Association provide benefits or services to such Lots in addition to those which the Association generally provides to the Tract. Declarant may amend any Notice of Applicability or any written Recorded notice to re-designate Neighborhood Assessment Area boundaries. All costs associated with the provision of services or benefits to a Neighborhood Assessment Area will be assessed against the Lots within the Neighborhood Assessment Area as a Neighborhood Assessment Area Assessment.

(b) Petitioned by Owners. In addition to Neighborhood Assessment Areas which Declarant may designate, any group of Owners may petition the Board to designate their Lots as a Neighborhood Assessment Area for the purpose of receiving from the Association: (i) special benefits or services which are not provided to all Lots; or (ii) a higher level of service than the Association otherwise provides. Upon receipt of a petition signed by Owners of a Majority of the Lots within the proposed Neighborhood Assessment Area, the Board will investigate the terms upon which the requested benefits or services might be provided and notify the Owners in the proposed Neighborhood Assessment Area of such terms and associated expenses, which may include a reasonable administrative charge in such amount as the Board deems appropriate (provided, any such administrative charge will apply at a uniform rate per Lot among all Neighborhood Assessment Areas receiving the same service). If approved by the Board, the Declarant during the Development Period, and the Owners of at least sixty-seven percent (67%) of the total number of votes held by all Lots within the proposed Neighborhood Assessment Area, the Association will provide the requested benefits or services on the terms set forth in the proposal or in a manner otherwise acceptable to the Board. The cost and administrative charges associated with such benefits or services will be assessed against the Lots within such Neighborhood Assessment Area as a Neighborhood Assessment Area Assessment.

5.15 Maintenance of Areas of Association Responsibility.

(a) Maintenance Responsibilities. The Association or, if applicable, its duly delegated agent or representative, shall be responsible for managing, maintaining, repairing and replacing the Areas of Association Responsibility, including but not limited to the following:

(i) all portions of the Common Area, including landscaping and any Improvements constructed thereon; and

(ii) landscaping (A) within the front yard of each Lot, and (B) within portions of the side yard and rear yard of Lots where such side and rear yards abut a street (the landscaping in (A) and (B) being collectively referred to in this Section as the "**Association Maintained Lot Landscaping**"), which shall include replacing, trimming, weeding, fertilizing and otherwise caring for all plant materials, inert ground cover, irrigation lines and facilities, all with such frequency and in such manner as may be determined by the Board from time to time in its discretion; provided, that (C) the Association shall not be required to perform any maintenance of flowers, plants or other landscaping planted or installed by an Owner or Resident, and no such flowers, plants or other landscaping shall be planted or installed by an Owner or Resident in an area where Association Maintained Lot Landscaping is located without the prior written consent of the Board, and (D) all water and electric costs necessary for the irrigation of the Association Maintained Lot Landscaping on a Lot shall be paid for by the applicable Owner, and such Owner shall not be entitled to reimbursement therefor from the Association, the Declarant or any other third party. The locations of the Association Maintained Lot Landscaping shall be determined by the Valor Reviewer and may be described in the Residential Owner Design Guidelines. If an Owner elects to construct a fence or wall to enclose any side yard or rear yard in an area designated as Association Maintained Lot Landscaping and such fence or wall is approved by the Valor Reviewer, the area so enclosed shall cease to be an Association Maintained Lot Landscaping and such Owner shall thereafter be responsible for maintaining the landscaping within the enclosed area of the Lot.

(b) Standards. The Board shall be the sole judge as to the appropriate level of maintenance, repair and replacement of all Areas of Association Responsibility, including the frequency and timing of the irrigation of all plant materials, but all Areas of Association Responsibility and the Improvements located thereon shall be maintained in good condition and repair at all times. No Owner, Resident, Occupant or other Person shall (i) construct or install any Improvements

KITTELSON & ASSOCIATES

TRANSPORTATION IMPACT STUDY

Falcon Crest Subdivision
Valor West - Phase #4

Revised July 2022

PREPARED FOR
M3 Companies
1087 W. River Street, Suite 310
Boise, Idaho 83702

PREPARED BY
KITTELSON & ASSOCIATES, INC.
101 S Capitol Boulevard, Suite 600
Boise, ID 83702
208.338.2683

Transportation Impact Study

Falcon Crest Subdivision Phase #4

Kuna, Idaho

Prepared For:
M3 Companies
1087 W. River Street, Suite 310
Boise, Idaho 83702

Prepared By:
Kittelson & Associates, Inc.
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Boise, Idaho 83702
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Project Principal: Sonia Daleiden, PE PTOE
Project Manager: John Ringert, PE

Project No. 27152

Revised July 2022

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Section 1
Executive Summary

EXECUTIVE SUMMARY

M3 Companies is proposing to develop Phase 4 (Plat 4) of the Falcon Crest Subdivision. The overall development is located on the east side of Cloverdale Road, between Deer Flat Road and Kuna Road, in Kuna, Idaho. This phase is part of the Valor West (area K) portion of the Falcon Crest Subdivision Master Plan and includes the buildout of approximately 386 single-family housing on approximately 127 acres of land west of Five Mile Road and north of Kuna Road. Development of this phase will also result in a significant reduction in the agricultural sod farm operations that currently utilize the property and adjacent property to the east.

Access is proposed via Harrier Drive (the East-West Collector) that connects to the Cloverdale Road as the existing Golf Course Road and via two local street connections along the new re-alignment of Five Mile Road between Kuna Road and Harrier Drive. No access to Kuna Road is proposed for this phase. Full buildout of Phase 4 is expected to occur between 2030 and 2035.

The master plan for the Falcon Crest Subdivision development will ultimately encompass approximately 567 acres and is anticipated to include approximately 1,732 active adult homes, 591 single-family houses, and some supporting commercial uses. Phase 1 was approved for 409 senior active-adult residential housing units and is currently being expanded to include an additional 119 units for a total of 528 units. Phase 1 includes a private gated roadway connection to Cloverdale Road, south of Harrier Drive and a proposed second access on Kuna Road that will also be gated. Phase 2 is located north of Golf Course Road and east of Cloverdale Road and includes the buildout of 115 single-family housing units. Phase 3 is located north of Harrier Drive and east of the Golf Course Road and will have approximately 215 single-family housing units and 64 homes targeted toward senior active adults. Phases 1-3 have been included as background developments in this transportation impact study (TIS).

This TIS for Phase 4 of the development is in fulfillment of Falcon Crest's Site-Specific Condition of Approval #11, which requires an updated traffic impact study with each preliminary phase application.

FINDINGS

Existing Conditions

- The study evaluated five existing intersections during the AM and PM peak hour of a typical weekday (Tuesday – Thursday).
- All study intersections were found to operate at LOS B or better and all lane groups at V/C 0.90 or better during the existing weekday AM and PM peak hours, satisfying ACHD policy standards.
- All ACHD study roadway segments operate at acceptable levels of service based on ACHD policy volume thresholds.

- Crash data at the study intersections for the most recent five years (2016-2020) was analyzed for any existing crash trends, below are the findings:
    - Study intersections and segments averaged less than one crash per year, with the exception of the Kuna Road/Eagle Road intersection which had 11 crashes over five years.
    - Angle crashes were the most common crash type at intersections, accounting for 45% of reported crashes, which is typical for unsignalized intersections on rural roadways.
    - Fixed object crashes were the most common crashes on the study segments.
    - There were no fatality crashes reported, however, injuries were reported in approximately 50% of the intersection crashes and 41% of the segment crashes.

Year 2035 Background Traffic Conditions

- Year 2035 background traffic volumes were forecasted assuming buildout of Phases 1, 2 and 3 and a 2.5% compounded annual growth rate for background traffic volumes, consistent with the growth rate used in the previous *Falcon Crest Subdivision TIS*.
- None of the study roadways or intersections is planned for widening by 2035. The following roadway segments and intersections are planned to be completed in the 2036-2040 in the ACHD CIP:
    - **CIP# RD2020-0220, RD2020-0230, RD2020-0240** – Widen Cloverdale Road to five lanes between Kuna Road and Columbia Road.
    - **CIP# IN2020-310** –Reconstruct the intersection of Deer Flat Road and Cloverdale Road as a multi-lane roundabout with two lanes on north and south legs and one lane on west leg. Note that this would be associated with construction of a new three-lane section of Deer Flat Road between Cloverdale Road and Eagle Road, proposed in the CIP for 2036-2040.
    - **CIP# IN2020-0510** –Reconstruct the intersection of Hubbard Road and Cloverdale Road as a multi-lane roundabout with two lanes on north and south legs and one lane on east and west legs.
    - **CIP# IN2020-0560** –Reconstruct the intersection of Kuna Road and Cloverdale Road as a multi-lane roundabout with two lanes on north and south legs and one lane on east and west legs.
- Year 2035 background traffic analysis (without inclusion of site-generated trips) found that all study intersections will operate at LOS D or better and all lane groups at V/C ratio 0.90 or better during the existing weekday AM and PM peak hours, satisfying ACHD and ITD standards, with the following exceptions:
    - **Cloverdale Road/Hubbard Road:** The intersection V/C ratio for the southbound approach during the weekday PM peak hour is projected to be 1.08, which exceeds

the ACHD threshold of 0.90. The intersection is planned to be improved to a multilane roundabout in 2035-2040.

- A southbound right-turn lane was identified as an interim mitigation. This would be needed in approximately 2033. The intersection is estimated to be able to accommodate approximately 685 additional trips over existing conditions.
- Traffic signal warrants were also found to be met under 2035 background traffic conditions. These warrants included the #1 - Eight-Hour, #2 -Four-Hour, and #3 -Peak Hour warrants.

- All ACHD study roadway segments are expected to operate at acceptable levels of service based on the ACHD segment volume policy thresholds.

Trip Generation and Distribution

- Phase 4 of the proposed Falcon Crest Subdivision will include approximately 386 single-family homes.
- Upon buildout in year 2035, the Phase 4 development is estimated to generate a total of 3,496 daily trips, 255 weekday AM peak hour trips (66 inbound / 189 outbound), and 354 weekday PM peak hour trips (223 inbound / 131 outbound).
- With buildout of Phase 4, a portion of the trips from the existing sod farm will be removed as the sod farm area is reduced and the operations are moved off-site.
- The distribution pattern for site-generated trips was based on a review of the roadway system, trip destinations, the COMPASS regional travel demand model area of impact modeling results, and the distribution for previous phases.

Year 2035 Total Traffic Conditions

- With the inclusion of site-generated trips, all study intersections and lane groups are expected to continue to operate acceptably with the exception of the following intersections:
  - **Cloverdale Road/Hubbard Road:** Similar to 2035 background traffic conditions, the V/C ratio for the southbound approach during the weekday PM peak hour is projected to continue to exceed the ACHD threshold of 0.90. The V/C ratio for the southbound movement is projected to be 1.32 in the PM peak hour.
    - The need for mitigation is due to the additional trips from the Phase 4 development, in addition to the buildout of Phases 1-3 of Falcon Crest. Therefore, if Phases 1-3 are not completed prior to the need in Phase 4, the need for mitigation could be delayed.
    - The intersection is planned to be improved to a multilane roundabout in 2036-2040.

- The intersection does not meet ACHD policy in the shoulder peak hour.
- An interim traffic signal with left-turn lanes was identified as the needed mitigation. A single-lane roundabout was also found to operate acceptably. Traffic signal warrants were also found to be met under 2035 background conditions and therefore are met under 2035 total conditions. These warrants included the #1 - Eight-Hour, #2 -Four-Hour, and #3 -Peak Hour warrants.
- The intersection is estimated to be able to accommodate approximately 685 additional trips over existing conditions (see 2035 background traffic conditions).
- Mitigation is estimated to be needed in approximately 2031 with approximately 276 units completed and occupied, in addition to approximately 592 senior detached homes and 330 single family homes proposed for Phases 1-3.
- Site generated traffic at the intersection is estimated to be approximately 11.5 percent and 12.3 percent of the 2035 total traffic during the weekday AM and PM peak hours, respectively.

- All ACHD study roadway segments are expected to operate at acceptable levels of service with the exception of the following segments:
  - **Cloverdale Road (Hubbard Road – Golf Course Road):** This segment requires widening to three lanes based on ACHD segment volume thresholds during the weekday PM peak hour due to the projected volume in the southbound direction. This segment is programmed currently planned for widening in the ACHD CIP in the 2036-2040 timeframe.
    - This segment meets the ACHD policy thresholds for the shoulder peak hours.
    - The segment will be able to accommodate the projected traffic volumes with the recommended improvements at the Cloverdale Road/Hubbard Road intersection since there are no other significant in intersections that impact the segment capacity. An analysis as a two-lane highway identified the segment as operating with V/C ratio of 0.41 in the critical PM peak hour.
    - There is an existing bridge over the New York Canal that would need to be widened which would also require widening Cloverdale Road.
    - There are existing large power poles and two power sub-stations that make widening difficult.
    - Mitigation is estimated to be needed in approximately 2033 with approximately 331 units completed and occupied, in addition to approximately 592 senior detached homes and 330 single family homes proposed for Phases 1-3.

- The segment is estimated to be able to accommodate approximately 365 additional southbound trips during the weekday PM peak hour over existing conditions.
- The site generated traffic is estimated to be approximately 12.4 percent and 18.5 percent of the 2035 total traffic during the weekday AM and PM peak hours, respectively.

Site Access Evaluation

- The following additional turn lanes were found to be warranted:
  - **Cloverdale Road/Golf Course Road:** A northbound right-turn lane is warranted based on ACHD guidelines. This is in addition to the existing southbound left-turn lane that will be improved as part of previous development phases.
- The daily traffic on the internal streets is projected to be under the ACHD policy thresholds for the study roadways and Phase 4 site accesses.
- The results from the queuing analysis found that the 95th percentile queue lengths can be accommodated at the proposed site accesses, with expected queues of one vehicle.
- The intersection sight distance was reviewed at Kuna Road/Five Mile Road intersection in which the north leg will be the new Five Mile Road extension to Harrier Drive (east-west collector). Intersection sight distance was not evaluated at the site accesses or study intersections on the new sections of Harrier Drive and Five Mile Road that have not been constructed at this time. It should be noted that the site is relatively flat and therefore intersection site distance should be obtainable based on topography.
- The site access location and spacing evaluation identified the following:
  - **Site Access A / Harrier Drive:** This access meets the ACHD justification for access for the following reasons:
    - **Spacing:** This access meets ACHD spacing requirements.
    - **Access to a Collector:** This will access Harrier Drive which is a collector roadway and therefore reduce trips on the arterial system.
    - **Daily Traffic on Residential Street:** Without this access, Site Access C and/or Site Access B will likely exceed the 2,000 daily trip threshold for a local street.
  - **Site Access B / Five Mile Road:** While relocation of the access may be required by ACHD, the following should be considered:
    - **Spacing:** The access spacing of approximately 620 feet south of Harrier Drive does not meet the ACHD spacing requirement of 660 feet for a local street on a minor arterial. Shifting the access approximately 40 feet could be considered, but the volumes are low on Five Mile Road.

- **Daily Traffic on Residential Street:** Without this access, the daily trips Site Access C would be approximately 1,940 daily trips which is close to the ACHD 2,000 daily trip threshold for a local street.

o **Site Access C / Five Mile Road:** While relocation of the access may be required by ACHD, the following should be considered:

- **Spacing:** The access spacing of approximately 580 feet north of Kuna Road does not meet the ACHD spacing requirement of 660 feet for a local street on a minor arterial. Shifting the access approximately 80 feet could be considered, but the volumes are low on Five Mile Road.
- **Daily Traffic on Residential Street:** Without this access, the daily trips Site Access B would be approximately 1,940 daily trips which is close to the ACHD 2,000 daily trip threshold for a local street.

RECOMMENDATIONS

Based on the findings and conclusions, recommendations are provided for the buildout of Phase 4 of the Falcon Crest Development.

Year 2035 background Conditions

- The following improvements are recommended:
  - **Cloverdale Road/Hubbard Road**: Install a southbound right-turn lane.

Year 2035 with Phase 4 Development

- The following improvements are recommended:
  - **Cloverdale Road/Hubbard Road:** Conduct a study of traffic operations at the intersection at buildout of approximately 200-250 units to determine if and when installation of an interim traffic signal will be necessary. If the study determines an interim signal is necessary, either installed an interim traffic signal with left-turn lanes on each approach or work with ACHD to install the ultimate multi-lane roundabout as identified in the CIP.
    - Mitigation is estimated to be needed in approximately 2031 with approximately 276 units completed and occupied, in addition to approximately 592 senior detached homes and 330 single family homes proposed for Phases 1-3.
  - **Cloverdale Road/Golf Course Road:** A northbound right-turn lane is warranted based on ACHD guidelines. This is in addition to the existing southbound left-turn lane that will be improved as part of previous development phases.

- **Cloverdale Road (Hubbard Road – Golf Course Road):** Interim widening to provide a center turn lane before the ultimate ACHD widening to five lanes is not recommended due to the roadway operating acceptably in the shoulder hour, significant physical challenges associated with the widening, and with inclusion of the recommended improvements at the Cloverdale Road/Hubbard Road intersection and the Cloverdale Road/Golf Course Road intersection.

- The following recommendations have been identified to ensure adequate sight distance at site access points, study intersections, and internal site intersections:
  - Remove miscellaneous vegetation and potential obstructions as necessary to obtain and maintain adequate intersection sight distance.
  - Evaluate intersection sight distance as part of preparation of design plans for all new intersections and check sight distance after construction is completed.
  - Shrubbery and landscaping near the internal intersections and the site access points should be maintained to ensure adequate sight distance.
  - Avoid constructing monument signs or other obstructions within the sight lines and sight triangles for the intersection.
  - If future widening occurs along Cloverdale Road or Kuna Road, utility poles should be set back outside of the sight lines.

Section 2
Introduction

Troy Behunin

From: Troy Behunin
Sent: Tuesday, October 11, 2022 4:48 PM
To: 'Ada County Highway District'; Adam Ingram; Bobby Withrow; 'Boise Project Board of Control'; Boise-Kuna Irri. Dist.; 'Brent Moore (Ada County)'; Catherine Feistner; 'Central District Health Department '; 'Chief Fratusco'; COMPASS; Danielle Horras; 'DEQ'; 'Eric Adolfson'; Erika Olvera; 'Idaho Power Easements'; 'Idaho Power Easements 2'; 'Intermountain Gas'; 'ITD Vincent Trimboli'; 'J&M Sanitation'; 'Krystal Hinkle'; 'Leon Letson (Ada County)'; 'Marc Boyer (Kuna Postmaster)'; 'Nampa Meridian Irrigation District '; 'New York Irrigation'; 'Paris Dickerson'; Paul Stevens; PWoffice; 'Robbie Reno'; Scott FCCNWI; 'Stacey Yarrington (Ada County)'; TLawrence Kuna Fire; USPS; 'Mindy Wallace'
Cc: Doug Hanson
Subject: Valor West Subdivision Official Agency Comments Request

Categories: Important, Agency Comments

*To view Packet please click link below.

Agency Transmittal – October 11, 2022

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

CASE NUMBER(S):	22-10-S (Prelim Plat), & 22-33-DR (Design Review), for the Valor West Subdivision.
PROJECT DESCRIPTION	Applicant requests Preliminary Plat approval in order to subdivide approximately 126.89 acres into 386 residential, 23 common lots and five (5) shared drives/common lot. The site is located within Section 22, Township 2 North, Range 1 East; APN's S1422417200; S1422449820, S1423325400; S1422131500.
SITE LOCATION(S)	The site is located approx. 4,000 feet east of Cloverdale Road and north of Kuna Road, Kuna, ID.
REPRESENTATIVE	**Wendy Shrief, J-U-B Engineers** 2760 W Excursion Lane, Suite 400 Meridian, ID 83642 208.376.7330 wshrief@jub.com
SCHEDULED HEARING DATE	Tuesday, **January 10, 2023,** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Troy Behunin Planner III TBehunin@kunaid.gov
PROJECT PACKET LINK	http://kunacity.id.gov/DocumentCenter/View/8202/Valor-West-Agency-Transmittal-Packet

Click the link in the 'Project Packet Link' box above – Either hover and <*CLICK*>, or hold the Ctrl and <*CLICK*>.

Please let us know if you have any questions or need additional information.

Regards,
Troy

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

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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: **21 March 2023**

RE: **Public Works Comments**

Valor West Subdivision, 22-10-S (Preliminary Plat), 22-32-DR (Design Review)

The Valor West Subdivision, 22-10-S, 22-32-DR, preliminary plat and design review request dated 11 October 2022 has been reviewed. The applicant wishes to plat with a City of Kuna (City) R-6 (Medium Density Residential) 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 can support approval of this application contingent that the approximately 990 acres of the Falcon Crest Subdivision will not exceed 2,322 residential lots per the development agreement.

Comments may be expanded or refined in connection with the future land-use actions.

1) Inspection & Fees

a) An inspection fee will apply to inspect the final construction of water, sewer, and irrigation facilities associated with this development.

b) The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.

c) All applicable utility inspection and utility flow modeling fees shall be paid by the developer in accordance with City of Kuna Resolution R57-2021. *Payment is due and payable prior to the pre-construction meeting.*

d) The Kuna Rural Fire District's fees can be found on their website. *Payment is due and payable prior to the preconstruction meeting.*

2) General

a) Equivalent dwelling Units (EDU's) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 1,227.

b) 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.
c) A construction drawing approval letter from the local irrigation district will be required if this project affects irrigation supply/delivery in any way.
d) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
e) All positional information shall be from the most recent state plane coordinate system.
f) Provide engineering certification on all final engineering drawings.
g) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.
h) Fire suppression shall be available and approved by KRFD.
i) No building permits will be issued and no construction can begin without adequate fire protection.
j) Fiber 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 applicant's property is not connected to City services. The best possible connection to gravity sewer is located in the Falcon Crest Subdivision to the west of the proposed development.
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) 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) The applicant's property is not connected to City services. The closest possible connection to water is located in the Falcon Crest Subdivision to the west of the proposed development.
b) The applicant shall design and construct 16" water main along E Kuna Rd. A potential well site may be needed to provide additional pressure and volume.
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. This project will connect to a private standalone system that is owned and operated by the Falcon Crest Subdivision HOA. The closest possible connection to the pressurized irrigation is located to the west of the proposed development.
b) Relying on municipal drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
c) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
d) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
e) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply. All associated costs shall be paid by the developer.

7) Grading and Storm Drainage

a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
b) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
d) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm

water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

e) Sidewalks, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.

8) As-Built Drawings

a) As-built (record) drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product.

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

9) Exhibits

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

Project/File: **Valor West/ KPP22-0010/ 22-32-DR/ 22-10-S**
This is a design review and a preliminary plat application to allow for the development of 414 lots for a residential subdivision on 127-acres. This site is located within the Falcon Crest Master Planned Community Planning Area.

Lead Agency: City of Kuna

Site Location: East of Cloverdale Road and
North of Kuna Road

Staff Approval: February 7, 2023

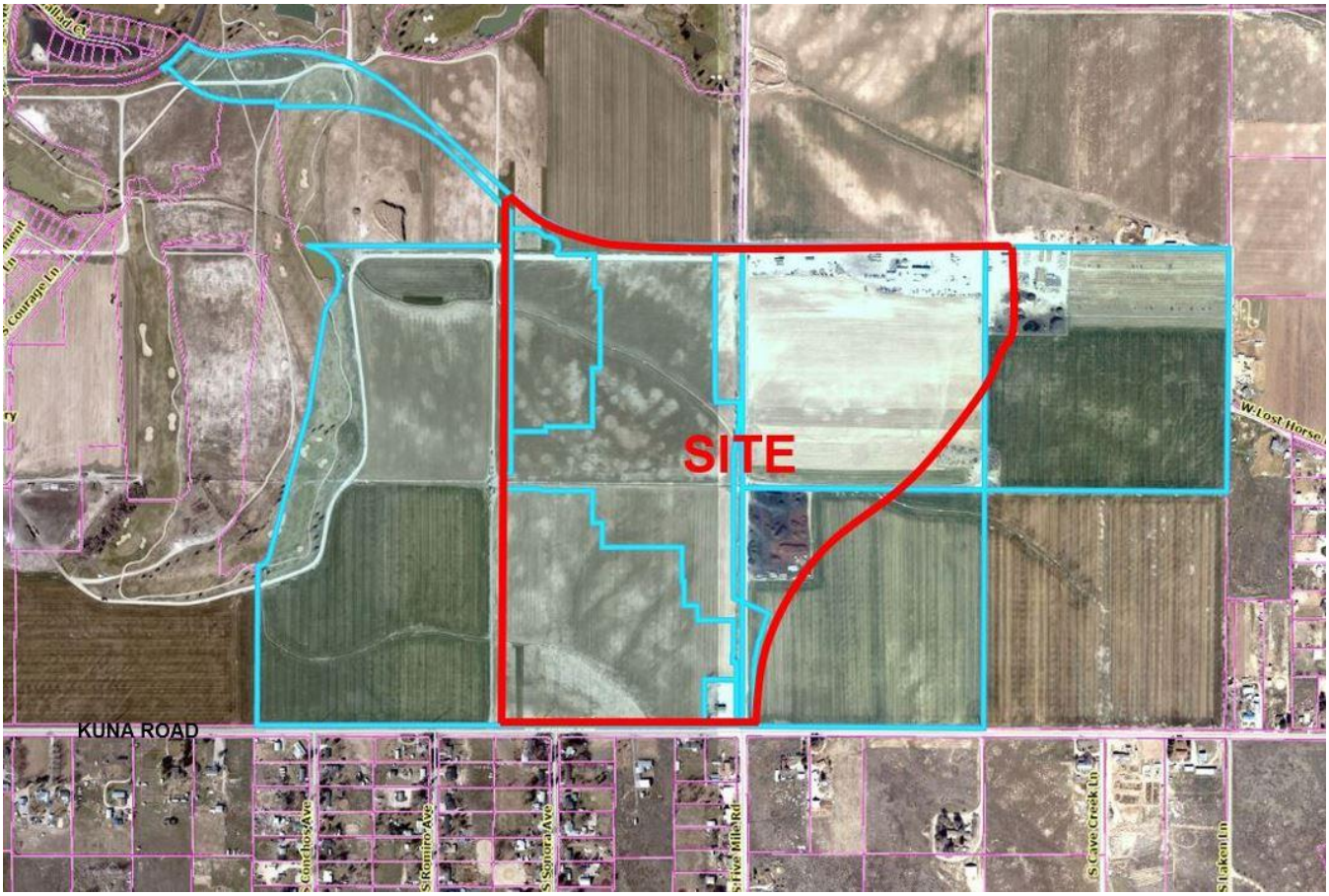
Applicant/ Developer:
Mark Tate
M3 Companies, LLC
1673 W. Shoreline Drive, Ste 200
Boise, ID 83702

Representative: Wendy Shrief
J-U-B Engineers, Inc.
2760 W. Excursion Lane, Ste 400
Meridian, ID 83642

Owner: Mark Tate
Falcon Crest, LLC
2528 N. Cloverdale Road
Boise, ID 83712

Staff Contact: Dawn Battles, Senior Planner
Phone: 387-6218
E-mail: dbattles@achdidaho.org

Vicinity Map



A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval for a design review and a preliminary plat application to allow for the development of a 414 lots consisting of 386 single family lots and 23 common lots and 5 shared driveway lots on 127-acres. The site is zoned R-6 (Medium Density Residential), and the applicant's proposal is consistent with the City of Kuna's future land use map which designates this area as mixed-use.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Rural Residential (Ada County) & Medium Density Residential	RR & R-6
South	Rural Residential (Ada County) & Medium Density Residential	RR & R-6
East	Rural Residential (Ada County) & Medium Density Residential	RR & R-6
West	Medium Density Residential & High Density Residential	R-6 & R-12

3. **Site History:** ACHD previously reviewed this site as a portion of the Falcon Crest Master Plan Community in September 2018. The requirements of this staff report have been updated to reflect current District policies and the proposed site plan. The proposed subdivision is phase 4 of the Falcon Crest Master Plan.

4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:

- Falcon Crest South, a 185 lot subdivision consisting of 172 lots for senior detached homes, 9 common lots and 2 driveway lots on 41-acres and a revision to the original area of the southern portion of the previously approved Falcon Crest subdivision (Phase 1) adding 119 additional lots for a total of 528 residential lots in Phase 1, located west of the site and was approved by ACHD in August 2022.
- Falcon Crest Golf Villages, a 352 lot residential subdivision on 114-acres consisting of 291 single family lots, 43 common lots and 18 driveway lots, located directly adjacent to the north of the site and was approved by ACHD in November 2021.
- Falcon Crest Clubhouse, a 3-lot subdivision consisting of 1 commercial lot for a clubhouse, 1 private road lot and 1 common lot, located northwest of the site and was approved by ACHD in June 2021.
- Robinhood, a 137-lot residential subdivision consisting of 116 single family residential lots and 21 common lots on 37-acres, located northwest of the site and was approved by ACHD in September 2019.
- Falcon Crest Subdivision (Phase 1 of Falcon Crest Master Plan), consisting of 409 single family residential lots and 1 commercial lot is located west of the site and was approved by ACHD in December 2018.

5. **Transit:** Transit services are not available to serve this site.

6. **Pathway Crossings:** United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

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

   FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

7. **New Center Lane Miles:** The proposed development includes 3.8 centerline miles of new public road.

8. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

9. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**

   - The intersection of Lake Hazel Road and Cloverdale Road is scheduled in the IFYWP to be widened to 5-lanes and signalized in 2024.
   - Cloverdale Road is listed in the CIP to be widened to 5-lanes from Columbia Road to Lake Hazel Road between 2036 and 2040.
   - Cloverdale Road is listed in the CIP to be widened to 5-lanes from Kuna Road to Deer Flat Road between 2036 and 2040.

- Cloverdale Road is listed in the CIP to be widened to 5-lanes from Deer Flat Road to Hubbard Road between 2036 and 2040.
- Deer Flat Road is listed in the CIP to be constructed as a new 3-lane rural arterial roadway from Eagle Road to Cloverdale Road between 2036 to 2040.
- The intersection of Columbia Road and Cloverdale Road is listed in the CIP to be constructed as a multi-lane roundabout with 4-lanes on the north leg, 4-lanes on the south, 2-lanes east, and 2-lanes on the west leg, between 2036 and 2040.
- The intersection of Deer Flat Road and Cloverdale Road is listed in the CIP to be constructed as a multi-lane roundabout with 2-lanes on the north leg, 2-lanes on the south, 2-lanes east, and 2-lanes on the west leg, between 2036 and 2040.
- The intersection of Hubbard Road and Cloverdale Road is listed in the CIP to be constructed as a single-lane roundabout with 2-lanes on the north leg, 2-lanes on the south, 2-lanes east, and 2-lanes on the west leg, between 2036 and 2040.
- The intersection of Kuna Road and Cloverdale Road is listed in the CIP to be constructed as a multi-lane roundabout with 4-lanes on the north leg, 4-lanes on the south, 2-lanes on the east and 2-lanes on the west leg between 2036 and 2040.

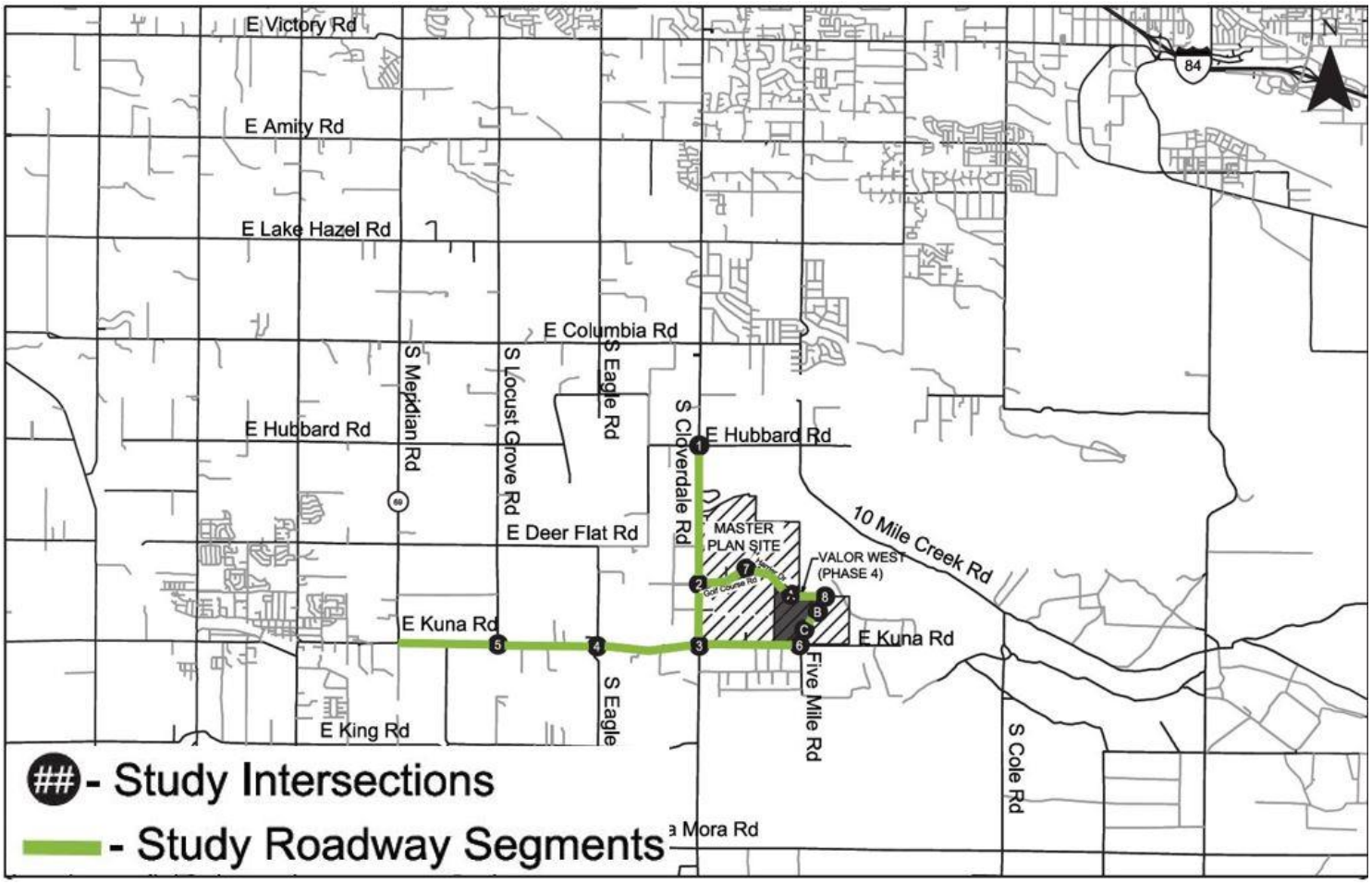
10. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

    The BMP identifies Kuna Road and Cloverdale Road as Level 3 facilities that will be constructed as part of a future ACHD project. The BMP also identifies level 2 facilities on the new arterial roadway, Five Mile Road, within the site. The applicant will construct the new arterial consistent with the MSM and the Roadways to Bikeways Master plan.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 3,496 vehicle trips per day; 354 vehicle trips per hour in the PM peak hour, based on the traffic impact study.

2. **Traffic Impact Study**
    Kittelson & Associates prepared a traffic impact study for the proposed Falcon Crest Golf Villages. The executive summary of the findings **as presented by Kittelson & Associates** 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. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.



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 TIS indicates that all roadway segments and intersections in the study area are expected to operate at an acceptable level of service planning threshold during the existing AM and PM peak hours under existing traffic, 2035 background traffic and 2035 total traffic conditions with the exception of Cloverdale Road/Hubbard Road intersection and Cloverdale Road from Hubbard Road to Tiercel Drive (Golf Course Road).

The TIS recommends mitigation measures for the following intersections and roadway segment to mitigate 2035 background traffic and 2035 total traffic conditions. The percentage of site generated traffic under total traffic conditions (2035) in the PM peak hour is provided in parenthesis.

Intersections:

- Cloverdale Road/Hubbard Road (12%)
  - Southbound right-turn lane for 2035 background traffic conditions
  - Single-lane roundabout for 2035 background traffic and 2035 total traffic conditions
  - Signal warrant analysis indicated that the intersection meets warrants under 2035 background traffic and 2035 total traffic conditions

This intersection is located offsite and is listed in ACHD's CIP to be constructed as a single lane roundabout between 2036 and 2040. The intersection of Cloverdale Road/Hubbard Road is anticipated to operate at an acceptable level of service planning threshold under 2035 background traffic and 2035 total traffic conditions; however, the critical movement (southbound lane) at the intersection is expected to exceed ACHD's acceptable level of Service planning thresholds in the PM peak hour. Because of this and consistent with ACHD policy, a signal warrant analysis was completed for the intersection. The intersection analysis found that the intersection meets the 8 and 4 hour peak hour warrants.

Consistent with ACHD's Alternative Mitigation Measures policy, the applicant submitted a shoulder hour analysis, and found that the intersection listed above is not anticipated to operate at an acceptable Level of Service planning threshold during the shoulder hour for the southbound lane group in the PM peak hour.

The TIS recommends the construction of a single-lane roundabout or the installation of a 3 X 3 traffic signal to accommodate 2035 background traffic and 2035 total traffic conditions when 276 residential units have been completed in addition to 592 senior detached units and 330 single family homes in Phases 1-3. Additionally, the TIS recommends further evaluation of the Cloverdale Road/Hubbard Road intersection when 200-250 units are completed to determine if and when the installation of an interim traffic signal is necessary or if the multi-lane roundabout should be constructed.

To verify the assumptions of the TIS and to ensure that improvements are made, when necessary, to serve the site, the applicant should be required to submit an updated intersection analysis for the Cloverdale Road/Hubbard Road intersection prior to ACHD's signature on the final plat that contains the 250th residential building lot. Staff will review the updated analysis and determine at that time what improvements may be required. Additional improvements may be required based on the findings of the updated intersection analysis.

If it is determined through the analysis that improvements are needed, then the applicant should be required to enter into a Cooperative Development Agreement (CDA) with ACHD to improve the intersection as a multi-lane roundabout as noted in the CIP. If there is not enough right-of-way for the applicant to make the improvements per the CIP, then the applicant should be required to install an interim signal within the existing right-of-way at the intersection, prior to plan approval and ACHD's signature on the final plat that contains the 250th residential building lot.

- Cloverdale Road/Kuna Road (17%)
    - Signal warrant analysis indicated that the intersection meets warrants for 2035 background traffic conditions

This intersection is located offsite and is listed in ACHD's CIP to be constructed as a multi-lane roundabout between 2036 and 2040. The TIS notes this intersection is expected to operate at an acceptable level of service under existing traffic, 2035 background traffic and 2035 total traffic conditions; however, a signal warrant analysis was required as part of the TIS to determine the potential need for a traffic signal. The intersection analysis found that the intersection meets the 8 and 4 hour peak hour warrants under 2035 background traffic conditions. The TIS did not recommend the installation of the signal as the overall intersection is anticipated to operate at an acceptable level of service planning threshold and will continue to be evaluated with future phases. Therefore, no improvements are required at this intersection as part of this phase of the development.

Roadways:

- Cloverdale Road from Hubbard Road to Tiercel Drive (19%)
    - Widen to 3 lanes for 2035 total traffic conditions

The roadway segment of Cloverdale Road from Hubbard Road to Tiercel Drive is located offsite and Cloverdale Road from Hubbard Road to Kuna Road is listed in the CIP to be widened to 5-lanes between 2036 and 2040. The TIS states this segment of Cloverdale Road is anticipated to operate at an acceptable level of service planning threshold as a 3-lane roadway and a shoulder hour analysis was submitted and found that this segment of Cloverdale Road is anticipated to operate at an acceptable Level of Service planning threshold for a 2-lane minor arterial roadway. The TIS did not recommend mitigation for this segment of roadway due to the low volume of traffic on driveways serving single family homes, streets with minimal amounts of homes along the streets or agricultural driveways with little access and no significant intersections with the exception of Cloverdale Road/Tiercel Drive; therefore, the need for the center turn lane is relatively low. Plus, the requirement of constructing a bridge across the canal, a power substation that spans both sides of the roadway and the large power poles along

the east side of the roadway make is infeasible to widen the roadway. Additionally, a dedicated northbound right-turn lane is required on Cloverdale Road at Tiercel Drive in addition to the existing southbound left-turn lane that is required to be widened and lengthened as part of Phase 2 of the Falcon Crest Master Plan providing the three lanes needed to meet the planning level off service thresholds. This roadway is listed as a funded improvement in ACHD's CIP to be constructed to 5-lanes between 2036 and 2040 and consistent with District policy for Alternative Mitigation Measures, which states, if an impacted roadway segment or intersection are programmed or funded in the IFYWP, or the CIP; no mitigation is required. Therefore, no improvements are required on Cloverdale Road between Hubbard Road and Tiercel Drive as part of the development.

Turn Lanes:

The TIS notes turn lanes are warranted at the following location:

- Cloverdale Road/Tiercel Drive
    - Northbound right-turn lane
    - Southbound left-turn lane

This intersection is located offsite. The TIS recommends a dedicated northbound right-turn lane on Cloverdale Road to accommodate 2035 total traffic conditions when Phases 1-3 are completed and with the 227th residential unit is completed in this phase. ACHD is currently reviewing plans for the widening and lengthening of the southbound left-turn lane on Cloverdale Road at the intersection with Tiercel Drive. Therefore, the applicant should not be required to widen and lengthen the southbound left-turn lane as part of this development. The applicant should be required to construct a dedicated northbound right-turn lane on Cloverdale Road at Tiercel Drive prior to ACHD's final approval of the final plat that contains the 228th residential building lot. Compensation will not be provided for additional pavement widening or right-of-way dedication.

Site Access Evaluation:

- Site Access A (Honor Avenue) on Harrier Drive, a proposed local street located 1,535-feet west of the new proposed arterial roadway Five Mile Road and 1,080-feet east of the site's west property line. Turn lanes were not warranted at this access. The TIS notes this access meets spacing requirements, that it meets ACHD traffic volume planning thresholds, is needed to serve the site to reduce trips on the arterial roadways, and is anticipated to operate acceptable as a full access. Additionally, the TIS notes that if this access were removed, Site Access B and C are anticipated to exceed ACHD's daily local threshold of 2,000 vehicles. Staff recommends approval of the location of the local street as it meets District policy.

- Site Access B (Wellness Street) on Five Mile Road, a proposed local street located 1,870-feet north of the proposed Site Access C (Loyal Drive) and 620-feet south of the proposed collector roadway Harrier Drive. Turn lanes are not warranted at this access. The TIS notes this access does not meet ACHD spacing requirements; however, the following reasons should be considered to allow this location; the traffic volumes for this access are projected to be low and the turning traffic from Harrier Drive onto Five Mile Road are not expected to require a traffic signal at buildout of the development or the future extension of Five Mile Road. The TIS notes without this access, the daily vehicle trips at Site Access C are anticipated to be 1,940 nearing the allowable 2,000 average daily trip threshold for a local street.

  As noted in the study, the location of the proposed local street does not meet District Roadway Offsets policy which requires local streets that intersect a minor arterial

roadway to offset a minimum of 660-feet from any other roadways and should not be approved, as proposed, as the site has enough frontage to meet the offset requirement. Staff recommends that the applicant shift the location of the local street to the south 40-feet to meet the offset of 660-feet from any other roadways.

- Site Access C (Loyal Drive), on Five Mile Road, a proposed local street located 1,870-feet south of the proposed Site Access B (Wellness Street) and 580-feet north of Kuna Road. Turn lanes are not warranted at this access. The TIS notes this access does not meet ACHD spacing requirements; however, the following reasons should be considered to allow this location; the traffic volumes for this access are projected to be low and the turning traffic from Kuna Road onto Five Mile Road are not expected to require a traffic signal at buildout of the development. The TIS notes without this access, the daily vehicle trips at Site Access B are anticipated to be 1,940 nearing the allowable 2,000 average daily trip threshold for a local street.

  As noted in the study, the location of the proposed local street does not meet District Roadway Offsets policy which requires local streets that intersect a minor arterial roadway to offset a minimum of 660-feet from any other roadways and should not be approved, as proposed, as the site has enough frontage to meet the offset requirement. Staff recommends that the applicant shift the location of the local street to the north 80-feet to meet the offset of 660-feet from any other roadways.

3. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Cloverdale Road-Hubbard Road to Tiercel Drive	None	Minor Arterial	210	Better than "E"
Cloverdale Road-Tiercel Drive to Kuna Road	None	Minor Arterial	188	Better than "E"
Kuna Road-Five Mile Road to Cloverdale Road	1,376-feet	Minor Arterial	56	Better than "E"
Kuna Road-Cloverdale Road to Eagle Road	None	Minor Arterial	160	Better than "E"
Kuna Road-Eagle Road to Locust Grove Road	None	Minor Arterial	195	Better than "E"
Kuna Road-Locust Grove Road to Meridian Road	None	Minor Arterial	204	Better than "E"

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

4. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Cloverdale Road north of Tiercel Drive was 3,561 on December 7, 2021.
- The average daily traffic count for Cloverdale Road south of Tiercel Drive was 3,032 on December 7, 2021.

- The average daily traffic count for Kuna Road west of Five Mile Road was 1,109 on December 7, 2021.
- The average daily traffic count for Kuna Road east of Eagle Road was 2,492 on December 7, 2021.
- The average daily traffic count for Kuna Road east of Locust Grove Road was 2,956 on December 7, 2021.

C. Findings for Consideration

1. Cloverdale Road/Hubbard Road Intersection

The traffic impact study recommends further evaluation of the Cloverdale Road/Hubbard Road intersection when 200-250 units are completed to determine if and when the installation of an interim traffic signal is necessary or if the multi-lane roundabout should be constructed. To ensure that improvements at the intersection are made when warranted, the applicant should be required to submit an intersection analysis prior to ACHD's signature on the final plat that contains the 250th residential lot. If through the analysis it is determined that improvements are necessary at the intersection, then it will need to be improved with an interim signal. Or, as an alternative, the applicant will need to wait for ACHD to make improvements to the intersection, as listed in the CIP.

If the applicant moves forward with the development of Valor West before ACHD improves the intersection, the applicant could signalize the intersection to a 3 X 3 intersection as an interim condition until ACHD moves forward with the full intersection widening project listed in the CIP. Or, if the right-of-way is available, the applicant could enter into a Cooperative Development Agreement (CDA) with the District to complete the full intersection widening project as identified in ACHD's CIP.

The applicant should be required to improve the Cloverdale Road/Hubbard Road intersection prior to plan approval and ACHD's signature on the final plat that contains the 250th residential building lot. As such, the applicant should be required to enter into a Cooperative Development Agreement with the District to improve the Cloverdale Road/Hubbard Road intersection, as noted in the District's CIP, or with interim system improvements at the intersection which includes the installation of a traffic signal and turn lanes.

The Cooperative Development Agreement should include the intersection construction, contract requirements, as well as allocation of costs. ACHD will only provide reimbursement for the costs of permanent intersection improvements consistent with the CIP. Interim improvements are not eligible for reimbursement and all costs would be the responsibility of the applicant.

In order to ensure the intersection will be improved when warranted, the following items must be in place prior to plans acceptance for the final plat necessitating the improvements.

- Cooperative Development Agreement;
- Financial surety provided by the applicant meeting the terms of the Cooperative Development Agreement;
- Dedication of all the right-of-way necessary to complete the intersection project.

If all the right-of-way necessary to construct the Cloverdale Road/Hubbard Road intersection as listed in the CIP is not available or able to be acquired, then the applicant will be required to install an interim signal prior to plan approval and ACHD's signature on the first final plat that contains the 250th residential building lot. Additionally, the applicant will need to obtain plan approval and enter into a signal agreement with ACHD.

The signal agreement should include requirements that the intersection be designed as a 3 X 3 intersection with three 12-foot wide travel lanes: one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach; that the applicant is responsible for all costs associated

with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement by ACHD.

In order to ensure the Cloverdale Road/Hubbard Road intersection will be improved when warranted, the following items must be in place prior to plans acceptance for the final plat which necessitates the improvement based on the findings of the updated intersection analysis:

- Signal Agreement;
- Full design and approved plans for the intersection.

2. Cloverdale Road/Tiercel Drive Intersection

Consistent with the findings and recommendations of the traffic impact study, the applicant should be required to construct a northbound right-turn lane on Cloverdale Road at the intersection with Tiercel Drive prior to plan approval and ACHD's signature on the final plat that contains the 228th residential building lot. Compensation will not be provided for additional pavement widening or right-of-way dedication. Coordinate the design of the turn lanes with ACHD's Development Review staff.

3. Kuna Road

a. Existing Conditions: Kuna Road is improved with 2-travel lanes, 24-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 65-feet of right-of-way for Kuna Road (33-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 3-lanes and on-street bike lanes, a 46-foot street section within 78-feet of right-of-way.

c. Applicant Proposal: The applicant is proposing to dedicate additional right-of-way to total 48-feet from centerline of Kuna Road.

The applicant is proposing to improve Kuna Road with additional pavement to total 24-feet from centerline plus a 3-foot wide gravel shoulder, a borrow ditch and 8-foot wide detached concrete sidewalk abutting the site.

d. Staff Comments/Recommendations: The applicant's proposal to dedicate additional right-of-way to total 48-feet from centerline exceeds the recommended right-of-dedication listed in the MSM; however, staff supports the proposed right-of-way dedication based on the traffic impact study findings for Falcon Crest Subdivision Phase 1. Compensation will not be provided for the additional dedicated right-of-way as this segment of Kuna Road is not programmed for improvements in the CIP.

The applicant's proposal to improve Kuna Road with 24-feet of pavement from centerline exceeds District policy which requires 17-feet of pavement from centerline and should not be approved, as proposed.

The applicant should be required to improve Kuna Road with 17-feet of pavement from centerline plus a 3-foot wide gravel shoulder, a borrow ditch and 8-foot wide concrete sidewalk abutting the site. The applicant should be required to locate the sidewalk a minimum of 41-feet from centerline of Kuna Road abutting the site.

The applicant should be required to provide a permanent right-of-way easement for any sidewalk placed outside of the dedicated right-of-way to 2-feet behind back of sidewalk. Sidewalk shall be located wholly within right-of-way or wholly within an easement.

4. Five Mile Road Extension-New Arterial Roadway

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

b. Policy:

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

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

Street Section and Right-of Way Width Policy: District 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.

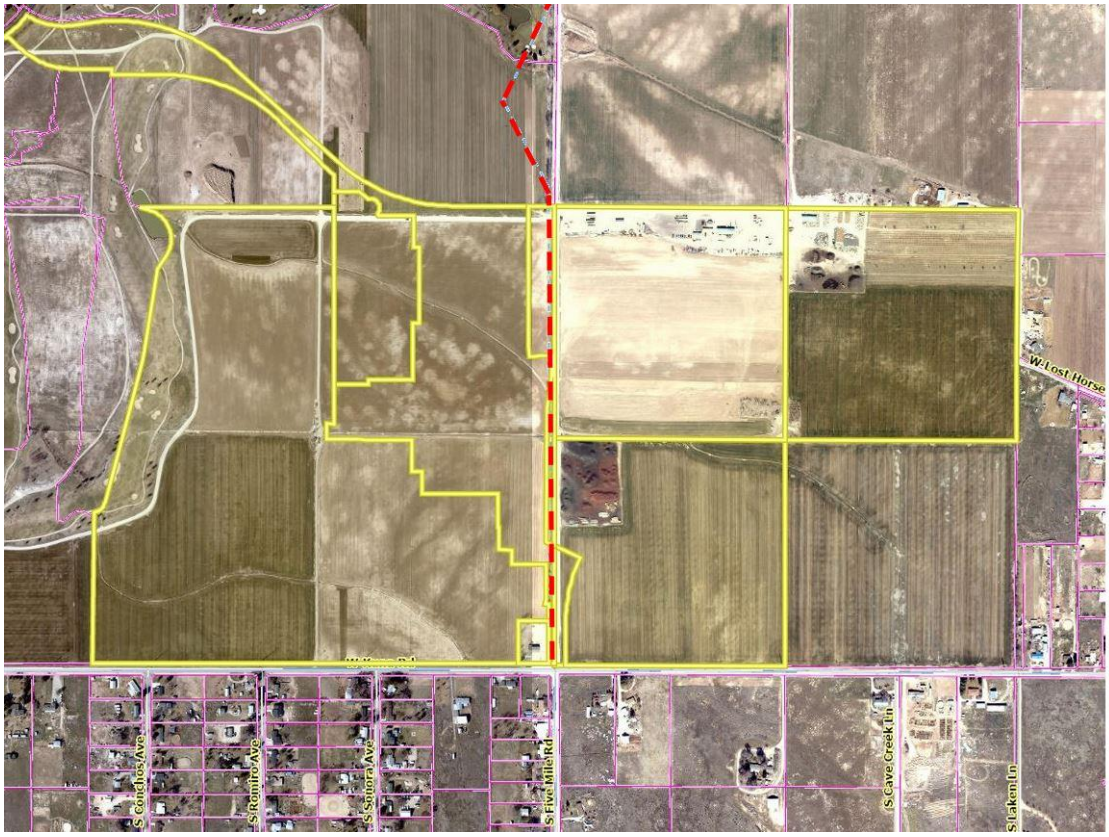
Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of 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.

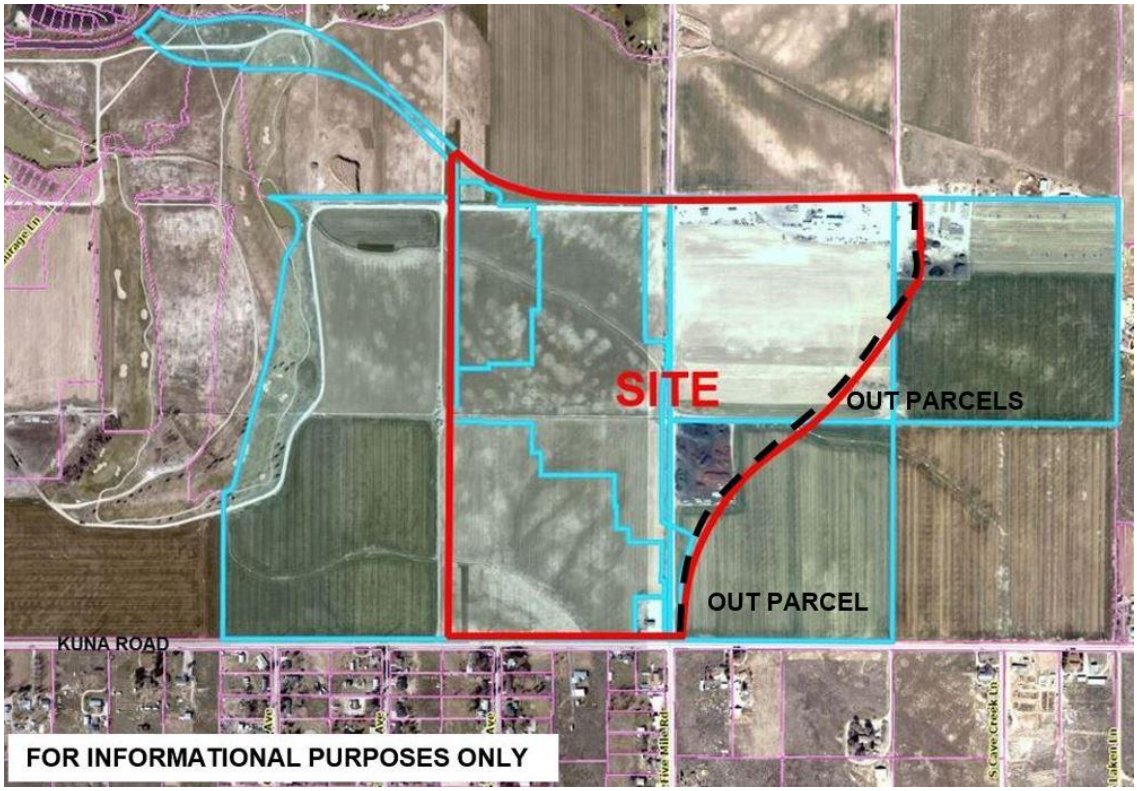
A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public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

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. The MSM identifies the extension of Five Mile Road from Kuna Road through the site stubbing to the north and connecting to Ten Mile Creek Road. This segment of Five Mile Road is designated in the MSM as a residential arterial with on-street bike lanes, a 46-foot street section within 78-feet of right-of-way.

MSM Alignment



c. Applicant's Proposal: The applicant is proposing to construct the new arterial roadway, Five Mile Road, in an alternative alignment due to the ability to reduce grading and roadway elevation changes.



The applicant is proposing to construct the extension of Five Mile Road from the intersection with Kuna Road to curve towards the east as a 50-foot wide street section, vertical curb, gutter, an 8-foot wide planter strip and 8-foot wide detached concrete sidewalk on the west side of the roadway and 5-foot wide detached concrete sidewalk on the east side of the roadway within 84-feet of right-of-way.

d. Staff Comments/Recommendations: Staff is supportive of the applicant's proposal to construct Five Mile Road in an alternative alignment, as it aligns with Five Mile Road on the south side of Kuna Road across from the site.

The applicant's proposal to construct Five Mile Road as a 50-foot wide street section, vertical curb, gutter, an 8-foot wide planter strip and 8-foot wide detached concrete sidewalk on the west side of the roadway and 5-foot wide detached concrete sidewalk on the east side of the roadway exceeds District policy which requires the improvements of 30-feet of pavement, 3-foot gravel shoulders and the construction of 5-foot wide detached concrete sidewalk and should be approved, as proposed. Five Mile Road will be restricted to a maximum 47-foot wide street section (measured back-of-curb to back-of-curb).

The applicant should be required to extend the right-of-way for Five Mile Road to the site's east property line to ensure that the outparcels have access to Five Mile Road and enter into a license agreement for any landscaping located within the right-of-way and dedicate right-of-way to 2-feet behind back of sidewalk on the west side of the roadway, or for detached concrete sidewalk, the applicant may reduce the right-of-way width to 2-feet behind back of curb on the west side of the roadway and provide a permanent right-of-way easement from the right-of-way line to 2-feet behind back of sidewalk. Sidewalk shall be located wholly within right-of-way or wholly within an easement.

5. Harrier Drive

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

b. Policy:

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Half Street Policy: District Policy 7206.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 7-foot attached or 5-foot detached), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Rural Collector. The new collector roadway should intersect Cloverdale Road located at the half mile between Kuna Road and Deer Flat Road and continue through the property stubbing to the east.

c. Applicant Proposal: The applicant is proposing to construct the east/west collector roadway, Harrier Drive, from the site's west property line to the east for approximately 1,262-feet where this applicant controls both sides of the roadway as a 36-foot wide collector street section with vertical curb, gutter, an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk on the north side of the roadway and 8-foot wide detached concrete sidewalk on the south side of the roadway within 70-feet of right-of-way.

The applicant is proposing to construct the remaining portion of Harrier Drive abutting the site to the east property line as ½ of a 36-foot wide collector street section with vertical curb, gutter, an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk within 35-feet of right-of-way.

d. Staff Comments/Recommendations: The applicant's proposal to construct the east/west collector roadway, where the applicant controls both sides of the roadway as a 36-foot wide collector street section with vertical curb, gutter, an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk on the north side of the roadway and 8-foot wide detached concrete sidewalk on the south side of the roadway exceeds District policy which requires 5-foot wide detached concrete sidewalk and should be approved, as proposed.

The applicant's proposal to construct the remaining portion of Harrier Drive as ½ of a 36-foot wide collector street section meets District policy with the exception of no additional pavement on the north side of the roadway. Consistent with ACHD's Half Street policy the applicant should be required to improve the north side of the roadway with an additional 12-feet of pavement widening beyond the centerline of the roadway established for the street, a 3-foot wide gravel shoulder and borrow ditch sized to accommodate the roadway storm runoff. Dedicate right-of-way to extend to 2-feet behind back of sidewalk on the south side and to 2-feet behind back of borrow ditch on the north side. However, there is not enough room to construct the additional improvements on the north side of the roadway east of Honor Avenue to the site's east property line. Therefore, the applicant should be required to shift Harrier Drive to the south along the

site's entire north property line allowing Harrier Drive to be constructed to ACHD's Half Street policy listed above. The applicant should be required to submit a revised preliminary plat for review and approval prior to plan submittal showing Harrier Drive shifted to the south.

Or, the applicant should coordinate with the adjacent property owner to the north to dedicate right-of-way necessary to allow Harrier Drive to be constructed in the proposed location with the additional 12-feet of pavement widening beyond the centerline of the roadway established for the street, a 3-foot wide gravel shoulder and borrow ditch sized to accommodate the roadway storm runoff east of Honor Avenue to the site's east property line.

The applicant should be required to dedicate right-of-way to 2-feet behind back of sidewalk, or for detached sidewalk, the applicant may reduce the right-of-way width to 2-feet behind the back of curb and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind back of sidewalk. Sidewalk shall be located wholly within right-of-way or wholly within an easement.

6. Internal Local Streets

a. Existing Conditions: There are no local streets within the site.

b. Policy:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

c. Applicant's Proposal: The applicant is proposing to construct the entrance roadways, Honor Avenue, Wellness Street and Loyal Drive, with two 22-foot wide travel lanes, a 12-foot wide center landscape island, vertical curb, gutter, an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk within 60-feet of right-of-way.

The applicant is proposing to construct Senora Avenue, a north/south roadway located between Bravery Street and Fearless Street as a 33-foot wide local street section with curb, gutter and 5-foot wide attached concrete sidewalk within 45-feet of right-of-way and all other local streets, with the exception of Broken Wheel Avenue (See Finding 5), as 33-foot wide street sections with curb, gutter an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk within 60-feet of right-of-way.

The applicant is proposing to construct a cul-de-sac at the terminus of Noble Place and Senora Place.

d. Staff Comments/Recommendations: The applicant's proposal to construct the entrance roadways, Honor Avenue, Wellness Street and Loyal Drive, with two 22-foot wide travel lanes, a 12-foot wide center landscape island, vertical curb, gutter, an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk meets District policy and should be approved, as proposed.

The 12-foot wide center landscape islands should be platted as right-of-way owned by ACHD. The applicant or homeowner's association should enter into a license agreement for any landscaping proposed within the island.

The applicant's proposal to construct all other internal local streets as 33-foot street sections meets District policy; however, the City of Kuna requires the construction of 36-foot wide street sections. If the city does not allow the construction of 33-foot wide internal local street sections, the applicant should be required to construct the internal local streets as 36-foot wide street sections with curb, gutter and 5-foot wide concrete sidewalk.

The applicant should be required to construct the proposed cul-de-sacs with a minimum turning radius of 50-feet at the terminus of Noble Place and Senora Place.

The applicant should be required to dedicate right-of-way to 2-feet behind back of sidewalk, or for detached sidewalk, the applicant may reduce the right-of-way width to 2-feet behind the back of curb and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind back of sidewalk. Sidewalk shall be located wholly within right-of-way or wholly within an easement.

7. Minor Urban Local Street

a. Existing Conditions: There are no minor urban local streets within the site.

b. Policy:

Minor Local Street Policy: District policy 7207.5.2 states that a minor local street is defined as a reduced width local street that provides direct lot access for residential uses, and in limited circumstances, commercial or mixed use as described below.

Pavement Width and Curb Type: A minor local shall be constructed with a reduced width of 24-feet from back-of-curb to back-of-curb with curb and gutter. Where the minor local street is utilized in a gridded street system with alleys, vertical curb shall be required, and direct lot access shall be restricted. Where the minor local street is utilized, with residential open space scenarios, rolled curb or ribbon curbing (with an inverted crown), is allowed if access to the rear of the parcels is provided from the minor local street.

Sidewalk and Right-of-Way: Five-foot wide concrete sidewalks are required on both sides, unless as otherwise described below or approved by ACHD and the lead land use agency. The sidewalk for this street section may be located within a permanent right-of-way easement. If the sidewalk is located within an easement, the minimum right-of-way width for this street section is 28-feet, to allow for 2-feet behind the back-of-curb on each side. Sidewalk may not be required, or may be required on one side only as determined by the lead land use agency, if the minor local street is used in residential areas where houses accessing the minor local

street are built with the front of the house (including the front door) facing the common or open space lots that include a connected system of sidewalks or paved pathways and the lotting pattern is mirrored on both sides of the street.

Parking: Parking is prohibited on both sides of this street section. "No Parking" signs are required. Alternative parking for guests, visitors, auxiliary residential parking, and deliveries shall be provided and shall be designated and located in coordination with the lead land use agency. Typically, this parking will be provided via community parking spaces located within walking distance of these types of residences. Walking distance shall be defined by the lead land use agency.

Requirements (*This street section may only be used if the following conditions are met*):

- The maximum projected ADT is less than 400.
- The street connects to two other standard size streets.
- There is support from the lead land use agency (either from staff or Commission/ Council).
- Maximum block length of 600-feet.
- In commercial or mixed use areas where urban designs utilizing alleys are desirable but may be impractical due to access restrictions to classified roadways (arterials, collectors, and residential collectors). In this example, the minor local street would parallel the access-restricted roadway and would provide direct access to the commercial or mixed-use lots.
- No portion of the building shall be over 30-feet in height. If any portion of a building is over 30-feet in height, aerial fire apparatus is required and a 26-foot wide street is required (International Fire Code Appendix D Section C105). However, a 26-foot wide street, with a minimum right-of-way of 30-feet, is allowed if all other requirements for a minor local street are met.

c. Applicant's Proposal: The applicant is proposing to construct Broken Wheel Avenue, a north/south roadway located between Cheer Street and Wellness Street as a 24-foot wide minor urban local street section with curb, gutter and 5-foot wide attached concrete sidewalk within 36-feet of right-of-way.

d. Staff Comments/Recommendations: Although the applicant's proposal meets District policy, the City of Kuna requires the construction of 36-foot wide street sections. If the City of Kuna does not allow the construction of a 24-foot wide minor urban local street section, the applicant should be required to construct Broken Wheel Avenue as a 36-foot wide street section with curb, gutter and 5-foot wide concrete sidewalk.

The applicant should be required to dedicate right-of-way to 2-feet behind back of sidewalk, or for detached sidewalk, the applicant may reduce the right-of-way width to 2-feet behind the back of curb and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind back of sidewalk. Sidewalk shall be located wholly within right-of-way or wholly within an easement.

8. Roadway Offsets

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

b. Policy:

Local Street Intersection Spacing on Minor Arterials: District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

Collector Offset Policy: District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting minor arterials is one half-mile.

District policy 7206.4.5, 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's Proposal: The applicant is proposing to construct two local roadways to intersect Five Mile Road, a proposed minor arterial roadway, located as follows:

- Wellness Street located 1,870-feet north of a proposed local street, Loyal Drive, and 620-feet south of the proposed collector roadway Harrier Drive.
- Loyal Drive located 1,870-feet south of a proposed local street, Wellness Street, and 580-feet north of Kuna Road.

The applicant is proposing to construct a local street, Honor Avenue, to intersect Harrier Drive, a proposed collector roadway located 1,535-feet west of Five Mile Road, a proposed arterial roadway, and 1,080-feet east of the site's west property line.

d. Staff Comments/Recommendations: The applicant's proposal to construct Wellness Street and Loyal Drive to intersect Five Mile Road, a proposed minor arterial roadway, located as shown above does not meet District Local Street Intersection Spacing on Minor Arterials which requires local streets that intersect a minor arterial roadway to offset a minimum of 660-feet from any other roadways and should not be approved, as proposed, as the site has enough frontage to meet the offset requirement. The applicant should be required to shift Wellness Street to the south 40-feet and shift Loyal Drive to the north 80-feet to meet the offset of 660-feet from any other roadways consistent with District policy.

The applicant's proposal to construct a local street, Honor Avenue, to intersect Harrier Drive, a proposed collector roadway located 1,535-feet west of Five Mile Road, a proposed arterial roadway meets District policy and should be approved, as proposed.

9. Stub Streets

a. Existing Conditions: There are no stub streets to or from the site.

b. Policy:

Stub Street Policy: District policy 7206.2.4.3 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7206.2.4, 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 COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

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

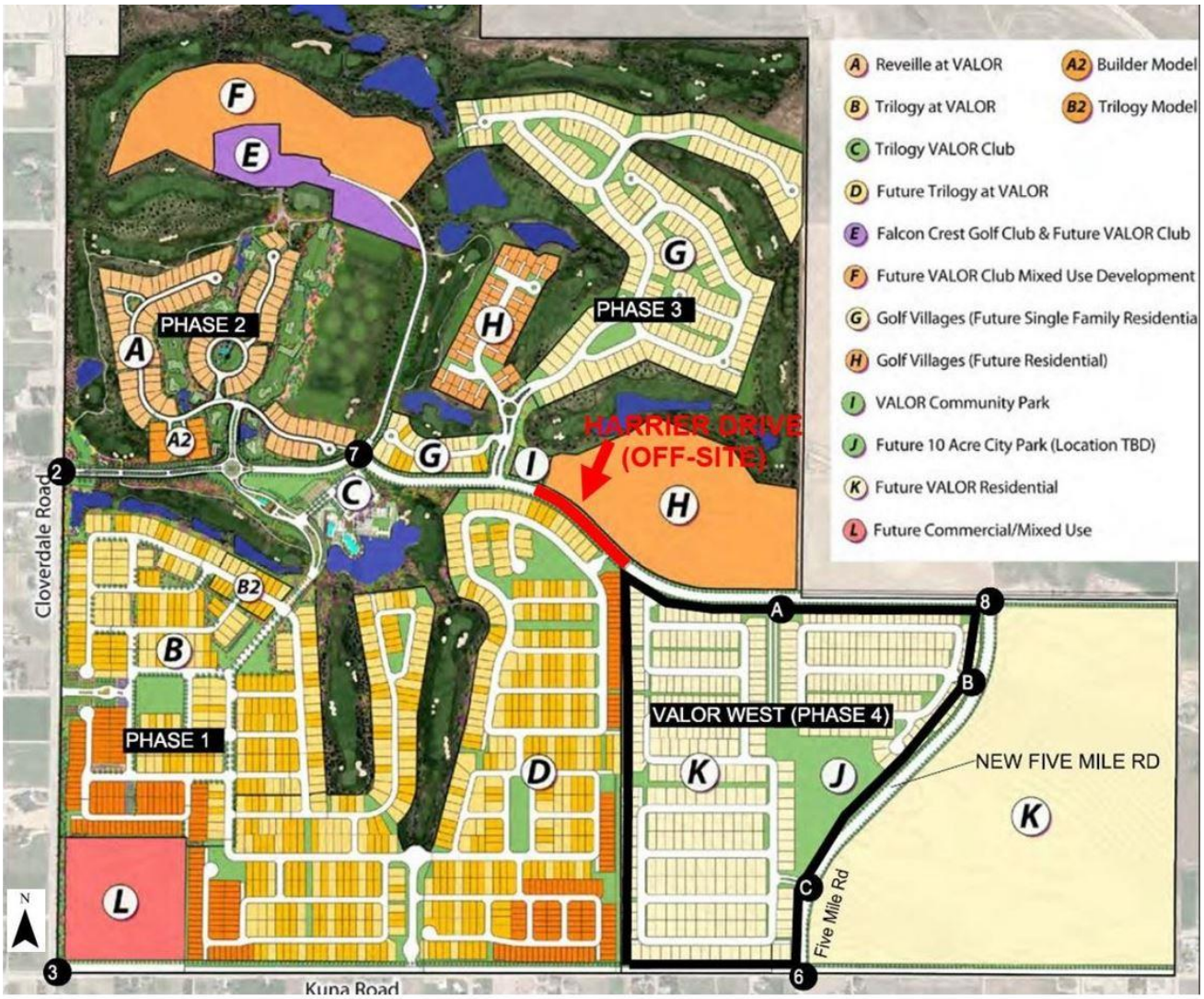
Temporary Dead End Streets Policy: District policy 7206.2.4.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac.

The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

c. Applicant Proposal: The applicant is proposing to construct a collector stub street, Harrier Drive, to the west located 2,985-feet north of Kuna Road.

d. Staff Comments/Recommendations: The applicant's proposal to construct a collector stub street meets District policy and should be approved, as proposed. The applicant should be required to install a sign at the terminus at the end of the stub street stating that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE."

As part of Phase 3, Falcon Crest Golf Villages, an updated traffic count for Tiercel Drive is required with the plat that contains the 133rd lot. If Tiercel Drive exceeds 3,000 vehicle trips per day on a single access point, then the offsite portion of Harrier Drive is required to be constructed (shown in red) as part of Phase 3.



If, the offsite portion of Harrier Drive has not been constructed as part of the Falcon Crest Golf Villages, then the applicant should be required to construct a temporary cul-de-sac turnaround

at the terminus of Harrier Drive, as it extends greater than 150-feet. The temporary turnaround should be paved and be designed and constructed meeting the same 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.

Or, as an alternative to constructing the temporary turnaround previously described, the applicant shall construct the off-site portion of Harrier Drive, shown in red above, with 30-feet of pavement plus a 3-foot gravel shoulder.

10. Driveway

10.1 Five Mile Road

a. Existing Conditions: Five Mile Road has not been constructed within the site.

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 25 MPH to align or offset a minimum of 330-feet from any existing or proposed driveway.

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

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

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

c. Applicant's Proposal: The applicant is proposing to construct a 25-foot wide curb return type driveway onto Five Mile Road located 745-feet north of Kuna Road to provide access to a 10-acre city park.

d. Staff Comments/Recommendations: The applicant's proposal to construct a 25-foot wide curb return type driveway onto Five Mile Road located 745-feet north of Kuna Road does not meet District Access policy which requires that access shall be taken from a lesser classified street. However, staff recommends approval of the proposed driveway location because the driveway is providing access to a city park that is proposed to consist of soccer fields and this location provides more area for parking for the sports events held at the park.

10.2 Honor Avenue, Senora Avenue, Boldness Street, Fearless Street, Bravery Street, and Wellness Avenue

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

b. Policy:

Driveway Location Policy: District policy 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection.

Successive Driveways: District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District policy 7207.4.3 states that where vertical curbs are required, residential driveways shall be restricted to a maximum width of 20-feet and may be constructed as curb-cut type driveways.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

c. Applicant's Proposal: The applicant is proposing to construct five 20-foot wide shared driveways on local streets in the following locations:

- On Honor Avenue and in alignment with Firmness Street
- On Senora Avenue and in alignment with Firmness Street
- On Boldness Street and in alignment with Senora Avenue
- On Fearless Street and in alignment with Senora Avenue
- On Bravery Street and in alignment with Senora Avenue
- On Wellness Street and in alignment with Senora Avenue

d. Staff Comments/Recommendations: The applicant's proposal to construct five 20-foot wide shared driveways onto local streets meets District policy and should be approved, as proposed.

11. Traffic Calming

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.

a. Staff Comments/Recommendations: There are several local roads proposed that are greater in length than 750-feet in length and will need to be redesigned to reduce the length of the roadways or to include passive design elements.

The following roadways greater than 750-feet in length that require redesign or passive design elements are as follows:

- Cheer Street
- Wellness Street
- Bravery Street
- Fearless Street
- Boldness Street
- Determination Street
- Defiance Street
- Firmness Street
- Honor Avenue
- Senora Avenue

Speed humps/bumps and valley gutters will not be accepted as traffic calming.

The applicant should be required to submit a revised preliminary plat showing the redesigned roadways for review and approval prior to plan approval and ACHD's signature on the first final plat.

12. 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.

13. 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.

14. Other Access

Kuna Road and Five Mile Road are classified as minor arterial roadways, and Harrier Drive is classified as a collector roadway. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Prior to ACHD's signature on the first final plat, submit a revised preliminary plat showing the redesigned roadways to reduce the length of the roadways or to include the use of passive design elements for review and approval:

- Cheer Street
- Wellness Street
- Bravery Street
- Fearless Street
- Boldness Street
- Determination Street
- Defiance Street
- Firmness Street
- Honor Avenue
- Senora Avenue

Speed humps/bumps and valley gutter will not be accepted as traffic calming.

2. Submit an updated intersection analysis for the Cloverdale Road/Hubbard Road intersection prior to ACHD's signature on the final plat that contains the 250th residential lot. Additional improvements may be required based on the findings of the updated intersection analysis.

If through the analysis it is determined that improvements are necessary at the intersection, then it will need to be improved with an interim signal. Or, as an alternative, the applicant will need to wait for ACHD to make improvements to the intersection, as listed in the CIP.

Enter into a signal agreement with ACHD for the installation of the interim signal at the Cloverdale Road/Hubbard Road intersection. The signal agreement should include requirements that the intersection be designed as a 3 X 3 intersection with three 12-foot wide travel lanes: one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach; that the applicant is responsible for all costs associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement by ACHD.

In order to ensure the Cloverdale Road/Hubbard Road intersection will be improved when warranted, the following items must be in place prior to plans acceptance for the final plat which necessitates the improvement based on the findings of the updated intersection analysis:

- Signal Agreement;
- Full design and approved plans for the intersection.

OR

Enter into a Cooperative Development Agreement with the District to improve the Cloverdale Road/Hubbard Road intersection, as noted in the District's CIP.

The Cooperative Development Agreement should include the intersection construction, contract requirements, as well as allocation of costs. ACHD will only provide reimbursement for the costs of permanent intersection improvements consistent with the CIP. Interim improvements are not eligible for reimbursement and all costs would be the responsibility of the applicant.

In order to ensure the intersection will be improved when warranted, the following items must be in place prior to plans acceptance for the final plat necessitating the improvements.

- Cooperative Development Agreement;
- Financial surety provided by the applicant meeting the terms of the Cooperative Development Agreement;
- Dedication of all right-of-way necessary to complete the intersection project.

As an alternative, the applicant may stop final platting and wait for ACHD to make the improvements listed in the CIP.

3. Construct a northbound right-turn lane on Cloverdale Road at the intersection with Tiercel Drive prior to plan approval and ACHD's signature on the final plat that contains the 228th residential building lot. Compensation will not be provided for additional pavement widening or right-of-way dedication. Coordinate the design of the turn lanes with ACHD's Development Review staff.

4. Dedicate additional right-of-way to total 48-feet from centerline of Kuna Road abutting the site. Compensation will not be provided.

5. Improve Kuna Road with 17-feet of pavement from centerline plus a 3-foot wide gravel shoulder and a borrow ditch abutting the site.

6. Construct an 8-foot wide detached concrete sidewalk, as proposed, located a minimum of 41-feet from centerline of Kuna Road abutting the site.

7. Provide a permanent right-of-way easement for any sidewalk placed outside of the dedicated right-of-way to 2-feet behind back of sidewalk. Sidewalk shall be located wholly within right-of-way or wholly within an easement.

8. Construct the extension of Five Mile Road from the intersection with Kuna Road to curve towards the east as a 47-foot wide street section, vertical curb, gutter, an 8-foot wide planter strip and 8-foot wide detached concrete sidewalk on the west side of the roadway and 5-foot wide detached concrete sidewalk on the east side of the roadway within 84-feet of right-of-way.

9. Extend the right-of-way for Five Mile Road to the site's east property line to ensure that the outparcels have access to Five Mile Road and enter into a license agreement for any landscaping located within the right-of-way and dedicate right-of-way to 2-feet behind back of sidewalk on the west side of the roadway, or for detached concrete sidewalk, the applicant may reduce the right-of-way width to 2-feet behind back of curb on the west side of the roadway and provide a permanent right-of-way easement from the right-of-way line to 2-feet behind back of sidewalk. Sidewalk shall be located wholly within right-of-way or wholly within an easement.

10. Shift Harrier Drive to the south along the site's entire north property line allowing Harrier Drive to be constructed to ACHD's ½ street section as required in Item #12 below, east of Honor Avenue to the site's east property line. Submit a revised preliminary plat for review and approval prior to plan submittal showing Harrier Drive shifted to the south.

Or

Coordinate with the adjacent property owner to the north to dedicate right-of-way necessary to allow Harrier Drive to be constructed to ACHD's ½ street section as required in Item #12 below, east of Honor Avenue to the site's east property line.

11. Construct the east/west collector roadway, Harrier Drive, from the site's west property line to the east for approximately 1,262-feet where this applicant controls both sides of the roadway as a 36-foot wide collector street section with vertical curb, gutter, an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk on the north side of the roadway and 8-foot wide detached concrete sidewalk on the south side of the roadway.

12. Construct the remaining portion of Harrier Drive as ½ of a 36-foot wide collector street section with vertical curb, gutter, an 8-foot wide planter strip, 5-foot wide detached concrete sidewalk with an additional 12-feet of pavement widening beyond the centerline of the roadway with a 3-foot wide gravel shoulder and borrow ditch sized to accommodate the roadway storm runoff on the north side of the roadway. Dedicate right-of-way to extend to 2-feet behind back of sidewalk on the south side and to 2-feet behind back of borrow ditch on the north side.

13. Construct the entrance roadways, Honor Avenue, Wellness Street and Loyal Drive, with two 22-foot wide travel lanes, a 12-foot wide center landscape island, vertical curb, gutter, an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk, as proposed.

14. Plat the center landscape islands on Honor Avenue, Wellness Street and Loyal Drive as right-of-way owned by ACHD. The applicant or homeowner's association should enter into a license agreement for any landscaping proposed within the island.

15. Construct Senora Avenue, a north/south roadway located between Bravery Street and Fearless Street as a 33-foot wide local street section with curb, gutter and 5-foot wide attached concrete sidewalk within 45-feet of right-of-way and all other local streets, with the exception of Broken Wheel Avenue (See Item #16), as 33-foot wide street sections with curb, gutter an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk, as proposed. Provide written documentation from the City of Kuna allowing the 33-foot wide street sections.

If the City of Kuna does not allow the construction of 33-foot wide internal local street sections, the applicant should be required to construct the internal local streets as 36-foot wide street sections with curb, gutter and 5-foot wide concrete sidewalk.

16. Construct Broken Wheel Avenue, a north/south roadway located between Cheer Street and Wellness Street as a 24-foot wide minor urban local street section with curb, gutter and 5-foot wide attached concrete sidewalk, as proposed. Provide written documentation from the City of Kuna allowing the 24-foot wide street section.

If the City of Kuna does not allow the construction of a 24-foot wide minor urban local street section, the applicant should be required to construct Broken Wheel Avenue as a 36-foot wide street section with curb, gutter and 5-foot wide concrete sidewalk.

17. Construct the proposed cul-de-sacs with a minimum turning radius of 50-feet at the terminus of Noble Place and Senora Place.

18. Dedicate right-of-way to 2-feet behind back of sidewalk, or for detached sidewalk, the applicant may reduce the right-of-way width to 2-feet behind back of curb and provide a permanent right-of-way easement from the right-of-way line to 2-feet behind back of sidewalk. Sidewalk shall be located wholly within right-of-way or wholly within an easement.

19. Construct two local roadways, Wellness Street and Loyal Drive, to intersect a proposed minor arterial roadway, Five Mile Road, with a minimum offset of 660-feet from any other roadways.

20. Construct a local street, Honor Avenue, to intersect a proposed collector roadway, Harrier Drive, located 1,535-feet west of Five Mile Road, a proposed arterial roadway, and 1,080-feet east of the site's west property line, as proposed.

21. Construct a stub street, Harrier Drive, to the west located 2,985-feet north of Kuna Road. Install a sign at the terminus at the end of the stub street stating that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE."

22. Construct a temporary cul-de-sac turnaround at the terminus of Harrier Drive, as it extends greater than 150-feet, if the offsite portion of Harrier Drive has not been constructed as part of the Falcon Crest Golf Villages. The temporary turnaround should be paved and be designed and constructed

meeting the same 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.

Or, as an alternative to constructing the temporary turnaround previously described, the applicant shall construct the off-site portion of Harrier Drive, shown in red (See image-page 22), with 30-feet of pavement plus a 3-foot gravel shoulder.

23. Construct a 25-foot wide curb return type driveway onto Five Mile Road located 745-feet north of Kuna Road to provide access to a 10-acre city park, as proposed.

24. Construct five 20-foot wide shared driveways onto local streets in the following locations:

- On Honor Avenue and in alignment with Firmness Street
- On Senora Avenue and in alignment with Firmness Street
- On Boldness Street and in alignment with Senora Avenue
- On Fearless Street and in alignment with Senora Avenue
- On Bravery Street and in alignment with Senora Avenue
- On Wellness Street and in alignment with Senora Avenue

25. 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.

26. Payment of impact fees is due prior to issuance of a building permit.

27. 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

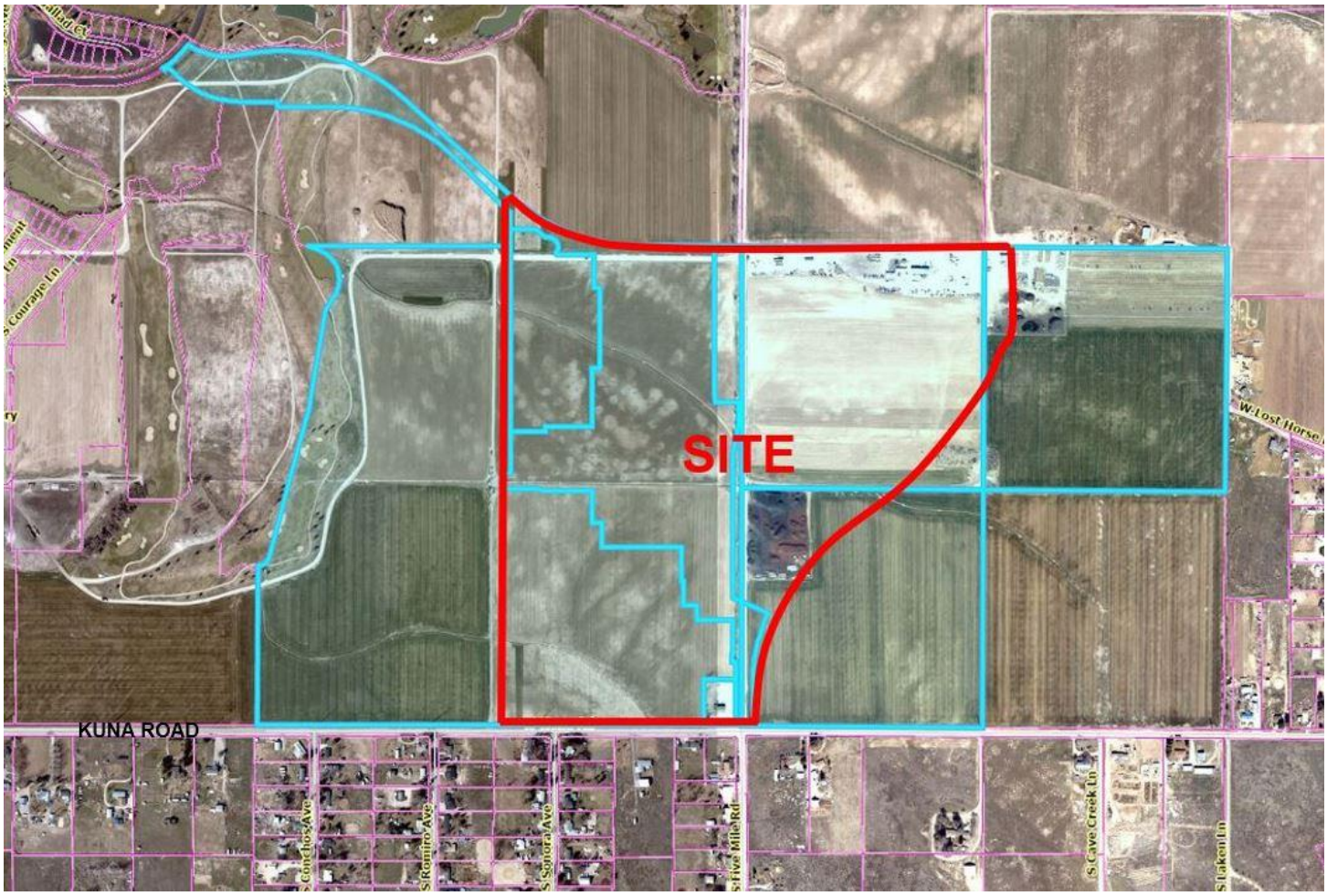
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

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.

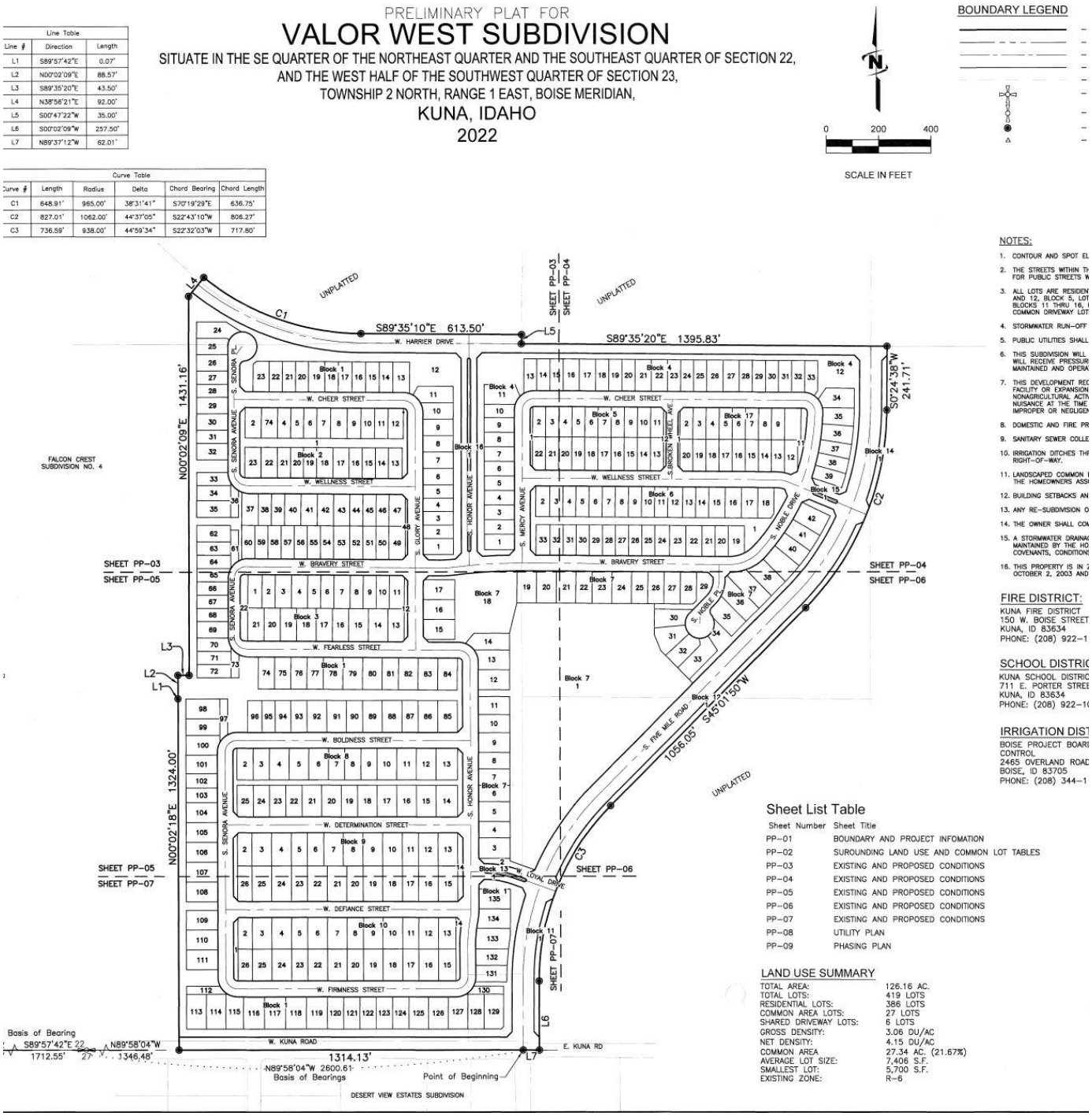
G. Attachments

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

VICINITY MAP



SITE PLAN



Line Table		
Line #	Direction	Length
L1	S89°57'42"E	0.07'
L2	N00°02'09"E	88.57'
L3	S89°35'20"E	43.50'
L4	N38°56'21"E	92.00'
L5	S00°47'22"W	35.00'
L6	S00°02'09"W	257.50'
L7	N89°37'12"W	62.01'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	648.91'	965.00'	38°31'41"	S70°19'29"E	636.75'
C2	827.01'	1062.00'	44°37'05"	S22°43'10"W	806.27'
C3	736.59'	938.00'	44°59'34"	S22°32'03"W	717.80'

Sheet Number	Sheet Title
PP-01	BOUNDARY AND PROJECT INFOMATION
PP-02	SUROUNDING LAND USE AND COMMON LOT TABLES
PP-03	EXISTING AND PROPOSED CONDITIONS
PP-04	EXISTING AND PROPOSED CONDITIONS
PP-05	EXISTING AND PROPOSED CONDITIONS
PP-06	EXISTING AND PROPOSED CONDITIONS
PP-07	EXISTING AND PROPOSED CONDITIONS
PP-08	UTILITY PLAN
PP-09	PHASING PLAN

LAND USE SUMMARY	
TOTAL AREA:	126.16 AC.
TOTAL LOTS:	419 LOTS
RESIDENTIAL LOTS:	386 LOTS
COMMON AREA LOTS:	27 LOTS
SHARED DRIVEWAY LOTS:	6 LOTS
GROSS DENSITY:	3.06 DU/AC
NET DENSITY:	4.15 DU/AC
COMMON AREA	27.34 AC. (21.67%)
AVERAGE LOT SIZE:	7,406 S.F.
SMALLEST LOT:	5,700 S.F.
EXISTING ZONE:	R-6

EXECUTIVE SUMMARY

M3 Companies is proposing to develop Phase 4 (Plat 4) of the Falcon Crest Subdivision. The overall development is located on the east side of Cloverdale Road, between Deer Flat Road and Kuna Road, in Kuna, Idaho. This phase is part of the Valor West (area K) portion of the Falcon Crest Subdivision Master Plan and includes the buildout of approximately 386 single-family housing on approximately 127 acres of land west of Five Mile Road and north of Kuna Road. Development of this phase will also result in a significant reduction in the agricultural sod farm operations that currently utilize the property and adjacent property to the east.

Access is proposed via Harrier Drive (the East-West Collector) that connects to the Cloverdale Road as the existing Golf Course Road and via two local street connections along the new re-alignment of Five Mile Road between Kuna Road and Harrier Drive. No access to Kuna Road is proposed for this phase. Full buildout of Phase 4 is expected to occur between 2030 and 2035.

The master plan for the Falcon Crest Subdivision development will ultimately encompass approximately 567 acres and is anticipated to include approximately 1,732 active adult homes, 591 single-family houses, and some supporting commercial uses. Phase 1 was approved for 409 senior active-adult residential housing units and is currently being expanded to include an additional 119 units for a total of 528 units. Phase 1 includes a private gated roadway connection to Cloverdale Road, south of Harrier Drive and a proposed second access on Kuna Road that will also be gated. Phase 2 is located north of Golf Course Road and east of Cloverdale Road and includes the buildout of 115 single-family housing units. Phase 3 is located north of Harrier Drive and east of the Golf Course Road and will have approximately 215 single-family housing units and 64 homes targeted toward senior active adults. Phases 1-3 have been included as background developments in this transportation impact study (TIS).

This TIS for Phase 4 of the development is in fulfillment of Falcon Crest's Site-Specific Condition of Approval #11, which requires an updated traffic impact study with each preliminary phase application.

FINDINGS

Existing Conditions

- The study evaluated five existing intersections during the AM and PM peak hour of a typical weekday (Tuesday – Thursday).
- All study intersections were found to operate at LOS B or better and all lane groups at V/C 0.90 or better during the existing weekday AM and PM peak hours, satisfying ACHD policy standards.
- All ACHD study roadway segments operate at acceptable levels of service based on ACHD policy volume thresholds.

- Crash data at the study intersections for the most recent five years (2016-2020) was analyzed for any existing crash trends, below are the findings:
    - Study intersections and segments averaged less than one crash per year, with the exception of the Kuna Road/Eagle Road intersection which had 11 crashes over five years.
    - Angle crashes were the most common crash type at intersections, accounting for 45% of reported crashes, which is typical for unsignalized intersections on rural roadways.
    - Fixed object crashes were the most common crashes on the study segments.
    - There were no fatality crashes reported, however, injuries were reported in approximately 50% of the intersection crashes and 41% of the segment crashes.

Year 2035 Background Traffic Conditions

- Year 2035 background traffic volumes were forecasted assuming buildout of Phases 1, 2 and 3 and a 2.5% compounded annual growth rate for background traffic volumes, consistent with the growth rate used in the previous *Falcon Crest Subdivision TIS*.
- None of the study roadways or intersections is planned for widening by 2035. The following roadway segments and intersections are planned to be completed in the 2036-2040 in the ACHD CIP:
    - **CIP# RD2020-0220, RD2020-0230, RD2020-0240** – Widen Cloverdale Road to five lanes between Kuna Road and Columbia Road.
    - **CIP# IN2020-310** –Reconstruct the intersection of Deer Flat Road and Cloverdale Road as a multi-lane roundabout with two lanes on north and south legs and one lane on west leg. Note that this would be associated with construction of a new three-lane section of Deer Flat Road between Cloverdale Road and Eagle Road, proposed in the CIP for 2036-2040.
    - **CIP# IN2020-0510** –Reconstruct the intersection of Hubbard Road and Cloverdale Road as a multi-lane roundabout with two lanes on north and south legs and one lane on east and west legs.
    - **CIP# IN2020-0560** –Reconstruct the intersection of Kuna Road and Cloverdale Road as a multi-lane roundabout with two lanes on north and south legs and one lane on east and west legs.
- Year 2035 background traffic analysis (without inclusion of site-generated trips) found that all study intersections will operate at LOS D or better and all lane groups at V/C ratio 0.90 or better during the existing weekday AM and PM peak hours, satisfying ACHD and ITD standards, with the following exceptions:
    - **Cloverdale Road/Hubbard Road:** The intersection V/C ratio for the southbound approach during the weekday PM peak hour is projected to be 1.08, which exceeds

the ACHD threshold of 0.90. The intersection is planned to be improved to a multilane roundabout in 2035-2040.

- A southbound right-turn lane was identified as an interim mitigation. This would be needed in approximately 2033. The intersection is estimated to be able to accommodate approximately 685 additional trips over existing conditions.
- Traffic signal warrants were also found to be met under 2035 background traffic conditions. These warrants included the #1 - Eight-Hour, #2 -Four-Hour, and #3 -Peak Hour warrants.

- All ACHD study roadway segments are expected to operate at acceptable levels of service based on the ACHD segment volume policy thresholds.

Trip Generation and Distribution

- Phase 4 of the proposed Falcon Crest Subdivision will include approximately 386 single-family homes.
- Upon buildout in year 2035, the Phase 4 development is estimated to generate a total of 3,496 daily trips, 255 weekday AM peak hour trips (66 inbound / 189 outbound), and 354 weekday PM peak hour trips (223 inbound / 131 outbound).
- With buildout of Phase 4, a portion of the trips from the existing sod farm will be removed as the sod farm area is reduced and the operations are moved off-site.
- The distribution pattern for site-generated trips was based on a review of the roadway system, trip destinations, the COMPASS regional travel demand model area of impact modeling results, and the distribution for previous phases.

Year 2035 Total Traffic Conditions

- With the inclusion of site-generated trips, all study intersections and lane groups are expected to continue to operate acceptably with the exception of the following intersections:
  - **Cloverdale Road/Hubbard Road:** Similar to 2035 background traffic conditions, the V/C ratio for the southbound approach during the weekday PM peak hour is projected to continue to exceed the ACHD threshold of 0.90. The V/C ratio for the southbound movement is projected to be 1.32 in the PM peak hour.
    - The need for mitigation is due to the additional trips from the Phase 4 development, in addition to the buildout of Phases 1-3 of Falcon Crest. Therefore, if Phases 1-3 are not completed prior to the need in Phase 4, the need for mitigation could be delayed.
    - The intersection is planned to be improved to a multilane roundabout in 2036-2040.

- The intersection does not meet ACHD policy in the shoulder peak hour.
- An interim traffic signal with left-turn lanes was identified as the needed mitigation. A single-lane roundabout was also found to operate acceptably. Traffic signal warrants were also found to be met under 2035 background conditions and therefore are met under 2035 total conditions. These warrants included the #1 - Eight-Hour, #2 -Four-Hour, and #3 -Peak Hour warrants.
- The intersection is estimated to be able to accommodate approximately 685 additional trips over existing conditions (see 2035 background traffic conditions).
- Mitigation is estimated to be needed in approximately 2031 with approximately 276 units completed and occupied, in addition to approximately 592 senior detached homes and 330 single family homes proposed for Phases 1-3.
- Site generated traffic at the intersection is estimated to be approximately 11.5 percent and 12.3 percent of the 2035 total traffic during the weekday AM and PM peak hours, respectively.

- All ACHD study roadway segments are expected to operate at acceptable levels of service with the exception of the following segments:
  - **Cloverdale Road (Hubbard Road – Golf Course Road):** This segment requires widening to three lanes based on ACHD segment volume thresholds during the weekday PM peak hour due to the projected volume in the southbound direction. This segment is programmed currently planned for widening in the ACHD CIP in the 2036-2040 timeframe.
    - This segment meets the ACHD policy thresholds for the shoulder peak hours.
    - The segment will be able to accommodate the projected traffic volumes with the recommended improvements at the Cloverdale Road/Hubbard Road intersection since there are no other significant in intersections that impact the segment capacity. An analysis as a two-lane highway identified the segment as operating with V/C ratio of 0.41 in the critical PM peak hour.
    - There is an existing bridge over the New York Canal that would need to be widened which would also require widening Cloverdale Road.
    - There are existing large power poles and two power sub-stations that make widening difficult.
    - Mitigation is estimated to be needed in approximately 2033 with approximately 331 units completed and occupied, in addition to approximately 592 senior detached homes and 330 single family homes proposed for Phases 1-3.

- The segment is estimated to be able to accommodate approximately 365 additional southbound trips during the weekday PM peak hour over existing conditions.
- The site generated traffic is estimated to be approximately 12.4 percent and 18.5 percent of the 2035 total traffic during the weekday AM and PM peak hours, respectively.

Site Access Evaluation

- The following additional turn lanes were found to be warranted:
  - **Cloverdale Road/Golf Course Road:** A northbound right-turn lane is warranted based on ACHD guidelines. This is in addition to the existing southbound left-turn lane that will be improved as part of previous development phases.
- The daily traffic on the internal streets is projected to be under the ACHD policy thresholds for the study roadways and Phase 4 site accesses.
- The results from the queuing analysis found that the 95th percentile queue lengths can be accommodated at the proposed site accesses, with expected queues of one vehicle.
- The intersection sight distance was reviewed at Kuna Road/Five Mile Road intersection in which the north leg will be the new Five Mile Road extension to Harrier Drive (east-west collector). Intersection sight distance was not evaluated at the site accesses or study intersections on the new sections of Harrier Drive and Five Mile Road that have not been constructed at this time. It should be noted that the site is relatively flat and therefore intersection site distance should be obtainable based on topography.
- The site access location and spacing evaluation identified the following:
  - **Site Access A / Harrier Drive:** This access meets the ACHD justification for access for the following reasons:
    - **Spacing:** This access meets ACHD spacing requirements.
    - **Access to a Collector:** This will access Harrier Drive which is a collector roadway and therefore reduce trips on the arterial system.
    - **Daily Traffic on Residential Street:** Without this access, Site Access C and/or Site Access B will likely exceed the 2,000 daily trip threshold for a local street.
  - **Site Access B / Five Mile Road:** While relocation of the access may be required by ACHD, the following should be considered:
    - **Spacing:** The access spacing of approximately 620 feet south of Harrier Drive does not meet the ACHD spacing requirement of 660 feet for a local street on a minor arterial. Shifting the access approximately 40 feet could be considered, but the volumes are low on Five Mile Road.

- **Daily Traffic on Residential Street:** Without this access, the daily trips Site Access C would be approximately 1,940 daily trips which is close to the ACHD 2,000 daily trip threshold for a local street.

o **Site Access C / Five Mile Road:** While relocation of the access may be required by ACHD, the following should be considered:

- **Spacing:** The access spacing of approximately 580 feet north of Kuna Road does not meet the ACHD spacing requirement of 660 feet for a local street on a minor arterial. Shifting the access approximately 80 feet could be considered, but the volumes are low on Five Mile Road.
- **Daily Traffic on Residential Street:** Without this access, the daily trips Site Access B would be approximately 1,940 daily trips which is close to the ACHD 2,000 daily trip threshold for a local street.

RECOMMENDATIONS

Based on the findings and conclusions, recommendations are provided for the buildout of Phase 4 of the Falcon Crest Development.

Year 2035 background Conditions

- The following improvements are recommended:
  - **Cloverdale Road/Hubbard Road**: Install a southbound right-turn lane.

Year 2035 with Phase 4 Development

- The following improvements are recommended:
  - **Cloverdale Road/Hubbard Road:** Conduct a study of traffic operations at the intersection at buildout of approximately 200-250 units to determine if and when installation of an interim traffic signal will be necessary. If the study determines an interim signal is necessary, either installed an interim traffic signal with left-turn lanes on each approach or work with ACHD to install the ultimate multi-lane roundabout as identified in the CIP.
    - Mitigation is estimated to be needed in approximately 2031 with approximately 276 units completed and occupied, in addition to approximately 592 senior detached homes and 330 single family homes proposed for Phases 1-3.
  - **Cloverdale Road/Golf Course Road:** A northbound right-turn lane is warranted based on ACHD guidelines. This is in addition to the existing southbound left-turn lane that will be improved as part of previous development phases.

- **Cloverdale Road (Hubbard Road – Golf Course Road):** Interim widening to provide a center turn lane before the ultimate ACHD widening to five lanes is not recommended due to the roadway operating acceptably in the shoulder hour, significant physical challenges associated with the widening, and with inclusion of the recommended improvements at the Cloverdale Road/Hubbard Road intersection and the Cloverdale Road/Golf Course Road intersection.

- The following recommendations have been identified to ensure adequate sight distance at site access points, study intersections, and internal site intersections:
  - Remove miscellaneous vegetation and potential obstructions as necessary to obtain and maintain adequate intersection sight distance.
  - Evaluate intersection sight distance as part of preparation of design plans for all new intersections and check sight distance after construction is completed.
  - Shrubbery and landscaping near the internal intersections and the site access points should be maintained to ensure adequate sight distance.
  - Avoid constructing monument signs or other obstructions within the sight lines and sight triangles for the intersection.
  - If future widening occurs along Cloverdale Road or Kuna Road, utility poles should be set back outside of the sight lines.

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.

Troy Behunin

From: aflavel.bkirrdist@gmail.com
Sent: Wednesday, October 12, 2022 8:19 AM
To: Troy Behunin
Cc: Mike Borzick
Subject: RE: Valor West Subdivision Official Agency Comments Request

This project is not in the Boise-Kuna Irrigation District. Not sure if it has water rights or not. Thanks!!!

Alicia Flavel
Secretary-Treasurer
Boise-Kuna Irrigation District
129 N. School Avenue
Kuna, Idaho 83634
Phone: 208-922-5608
Fax: 208-922-5659

From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Tuesday, October 11, 2022 4:48 PM
To: 'Ada County Highway District' <planningreview@achdidaho.org>; Adam Ingram <Adam.Ingram@sparklight.biz>; Bobby Withrow <bwithrow@kunaid.gov>; 'Boise Project Board of Control' <TRitthaler@boiseproject.org>; Boise-Kuna Irri. Dist. <aflavel.bkirrdist@gmail.com>; 'Brent Moore (Ada County)' <bmoore@adacounty.id.gov>; Catherine Feistner <cfeistner@kunaid.gov>; 'Central District Health Department ' <lbadigian@cdhd.idaho.gov>; 'Chief Fratusco' <mfratusco@adacounty.id.gov>; COMPASS <lklopfenstein@compassidaho.org>; Danielle Horras <drhorras@kunaschools.org>; 'DEQ' <BRO.Admin@deq.idaho.gov>; 'Eric Adolfson' <eadolfson@compassidaho.org>; Erika Olvera <eolvera@nmid.org>; 'Idaho Power Easements' <easements@idahopower.com>; 'Idaho Power Easements 2' <kfunke@idahopower.com>; 'Intermountain Gas' <bryce.ostler@intgas.com>; 'ITD Vincent Trimboli' <Vincent.Trimboli@itd.idaho.gov>; 'J&M Sanitation' <Chad.Gordon@jmsanitation.com>; 'Krystal Hinkle' <khinkle@kunafire.com>; 'Leon Letson (Ada County)' <lletson@adacounty.id.gov>; 'Marc Boyer (Kuna Postmaster)' <marc.c.boyer@usps.gov>; 'Nampa Meridian Irrigation District ' <nmid@nmid.org>; 'New York Irrigation' <terri@nyid.org>; 'Paris Dickerson' <PDickerson@idahopower.com>; Paul Stevens <PStevens@kunaid.gov>; PWoffice <PWoffice@kunaid.gov>; 'Robbie Reno' <rreno@kunaschools.org>; Scott FCCNWI <scott@fccnwi.com>; 'Stacey Yarrington (Ada County)' <syarrington@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; USPS <camille.r.burt@usps.gov>; 'Mindy Wallace' <Mwallace@achdidaho.org>
Cc: Doug Hanson <dhanson@kunaid.gov>
Subject: Valor West Subdivision Official Agency Comments Request

*To view Packet please click link below.

Agency Transmittal – October 11, 2022

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

CASE NUMBER(S):	22-10-S (Prelim Plat), & 22-33-DR (Design Review), for the Valor West Subdivision.

PROJECT DESCRIPTION	Applicant requests Preliminary Plat approval in order to subdivide approximately 126.89 acres into 386 residential, 23 common lots and five (5) shared drives/common lot. The site is located within Section 22, Township 2 North, Range 1 East; APN's S1422417200; S1422449820, S1423325400; S1422131500.
SITE LOCATION(S)	The site is located approx. 4,000 feet east of Cloverdale Road and north of Kuna Road, Kuna, ID.
REPRESENTATIVE	**Wendy Shrief, J-U-B Engineers** 2760 W Excursion Lane, Suite 400 Meridian, ID 83642 208.376.7330 wshrief@jub.com
SCHEDULED HEARING DATE	Tuesday, **January 10, 2023,** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Troy Behunin Planner III TBehunin@kunaid.gov
PROJECT PACKET LINK	http://kunacity.id.gov/DocumentCenter/View/8202/Valor-West-Agency-Transmittal-Packet

Click the link in the 'Project Packet Link' box above – Either hover and <*CLICK*>, or hold the Ctrl and <*CLICK*>. Please let us know if you have any questions or need additional information.

Regards,
Troy

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

CONFIDENTIALITY NOTICE
This e-mail and any attachments may contain confidential or privileged information. If you are not the intended recipient, you are not authorized to use or distribute any information included in this e-mail or its attachments. If you receive this e-mail in error, please delete it from your system and contact the sender.

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

- ☐ ACZ
- ☐ Boise
- ☐ Eagle
- ☐ Garden City
- ☐ Meridian
- ☒ Kuna
- ☐ Star

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 22-10-S 22-33-DR

Development Name/Section Valor West

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____

☐ 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☒ 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☒ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☒ central water
☐ individual sewage ☐ individual water

☒ 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☒ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☒ central water

☒ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.

☐ 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.

☐ 11. Land development application, fee per lot, test holes and full engineering report is required.

☐ 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.

☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☐ 14. _____

_____

_____

_____ Reviewed By: Lou Bazzi Date: 10 / 21 / 22

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

- ☐ ACZ
- ☐ Boise
- ☐ Eagle
- ☐ Garden City
- ☐ Meridian
- ☑ Kuna
- ☐ Star

Rezone/OTD # 22-09-ZC

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat _____

Development Name/Section Rising Sun No3

☑ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____

☐ 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☐ 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water

☐ 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central water

☐ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.

☐ 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

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☐ 11. Land development application, fee per lot, test holes and full engineering report is required.

☐ 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.

☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☐ 14. _____

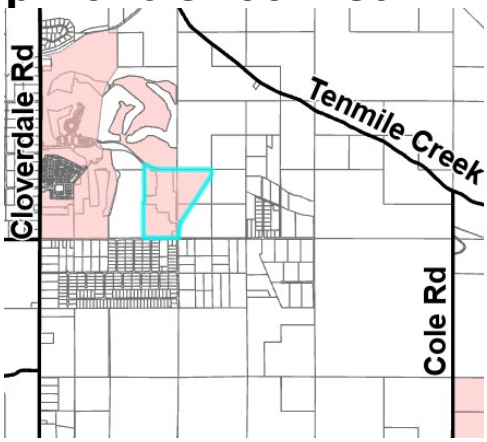
_____

_____

_____ Reviewed By: _____ Date: 10 / 21 / 22

Communities in Motion 2050 Development Checklist

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:	Valor West Subdivision		
CIM Vision Category:	Future Neighborhood	**New Jobs:**	0
CIM Corridor:	None	**New Households:**	386

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:

Based on the site plan provided, COMPASS has no comments.

Communities in Motion 2050
2020 Change in Motion Report
Development Review Process

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

COMPASS
COMMUNITY PLANNING ASSOCIATION of Southwest Idaho

Sent: 10/28/22

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: 7 years

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550

Brad Little, Governor
Jess Byrne, Director

January 5, 2023

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

Subject: 22-10-S, 22-32-DR: Valor West Subdivision

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).

     For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

   - IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

     For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. **WASTEWATER AND RECYCLED WATER**
   - DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.

- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.

- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.

- All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: https://www.deq.idaho.gov/water-quality/drinking-water/. For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.

- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.

- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.

- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.

- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html

- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

  For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

  For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/ for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

Aaron Scheff
Regional Administrator

c:
2021AEK

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: 10/31/2022
From: Kuna Rural Fire District

Regarding: 22-10-S Preliminary Plat
Fire District Comments
Kuna, ID

The Fire District can support the proposed **Valor West** residential subdivision consisting of **386** buildable lots under **22-10-S (Pre-Plat**) with the following conditions. Final approval of each phase will require satisfactory review and approval from the Fire District.

- Fire Apparatus Access:

  An approved secondary emergency services access roadway complying with IFC D107, will be required for each of the proposed phases when a single roadway serves 30 or more buildable lots. These service roadways shall be maintained unobstructed with approved cul-de-sacs and/or turnarounds available for emergency service vehicles as applicable. 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:

- All streets shall be identified with approved signage. 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)

RECEIVED
OCT 20 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

October 13, 2022

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

RE: 22-10-S, 22-33-DR/ Valor West Subdivision; S Cloverdale Rd, W Kuna Rd and 10600 W Kuna Rd

To Whom It May Concern:

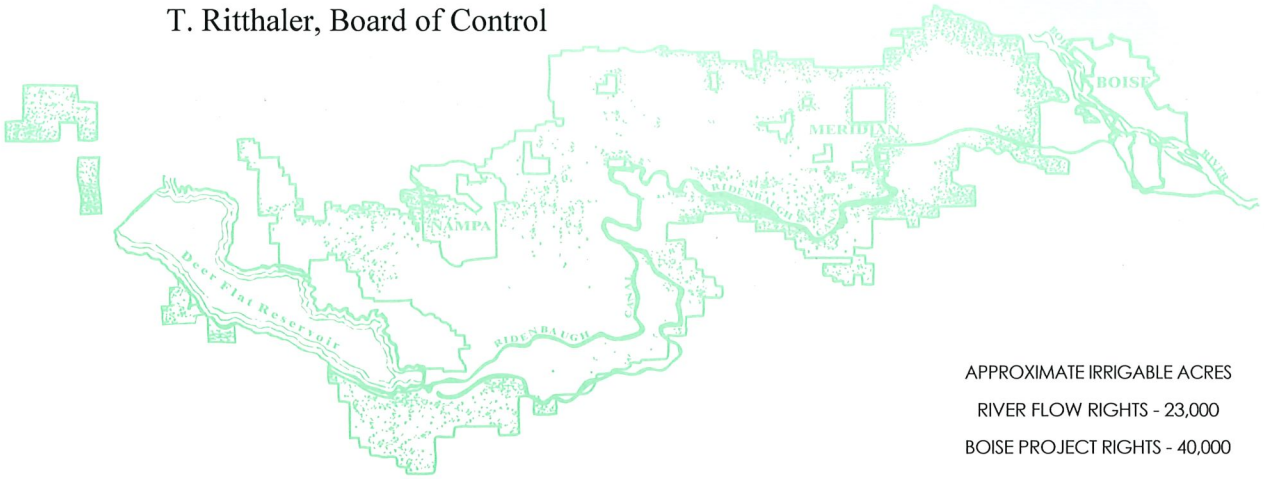
Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ eol

Cc:
Office/ file
T. Ritthaler, Board of Control



APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000

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:
03/06/23	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
343925	PH 3/28/2023 - VALOR	03/08/23	03/08/23	1	$40.34

LEGAL NOTICE

Case No. 22-10-S
(Pre-Plat)
Valor West Subdivision

NOTICE IS HEREBY GIVEN the P&Z Commission is scheduled to hold a public hearing on Tuesday, March 28, 2023, 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 Valor West Subdivision. J-U-B Engineers requests Preliminary Plat approval in order to subdivide approximately 126.89 acres into 414 total lots, (386 residential, 23 common and five (5) shared driveway lots). The site is located within Section 22, T2N, R1E, BM; APN's S1422417200; S1422449820, S1423325400; S1422131500.

Please do not contact the Commission, City Council, or Mayor as this may jeopardize the public hearing process. The public is invited to provide written or oral testimony. If you have questions or require special accommodations, please contact the P&Z Department prior to the meeting at (208) 922-5274.

Kuna P&Z Department

March 8, 2023 343925

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

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

Gross:**$40.34**
Paid Amount:**$0.00**

Amount Due:**$40.34**

We Appreciate Your Business!

AD# 343925

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 22-10-ST + 22-32-DR Valor West Subdivision was posted, as required per Kuna City Code 5-1A-8, on 3/15/2023. 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 15th day of March, 2023.

Signature: _____ Owner/Developer

State of Idaho)
) ss
County of Ada)

On this 15th day of March, 2023, 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.

Holly Weigel
Print Name

Residing at: Estate Dr.
Boise ID 83709

My Commission expires: 4/5/2027

Signature

HOLLY WEIGEL
NOTARY
PUBLIC
STATE OF IDAHO

CITY OF KUNA
PUBLIC HEARING NOTICE
Before the Kuna Planning and Zoning Commission
THE CITY OF KUNA will hold a public hearing on March 28, 2023 at 6:00 PM, at Kuna City Hall
PURPOSE: Valor West Subdivision - In R-6 Zone, for a Preliminary plat, with 419 lots, on approximately 127 acres, with 386 residential lots, 27 common lots for open space/drainage, and 6 common driveway lots.
PROPERTY LOCATION: The property is located on the north side of East Kuna Road and east of South Cloverdale Rd.
APPLICATION BY: J-U-B Engineers, Inc.
CONTACT: Planner - Troy Behunin at 208-922-5274
POSTED
03/15/2023
#1A - SIGN

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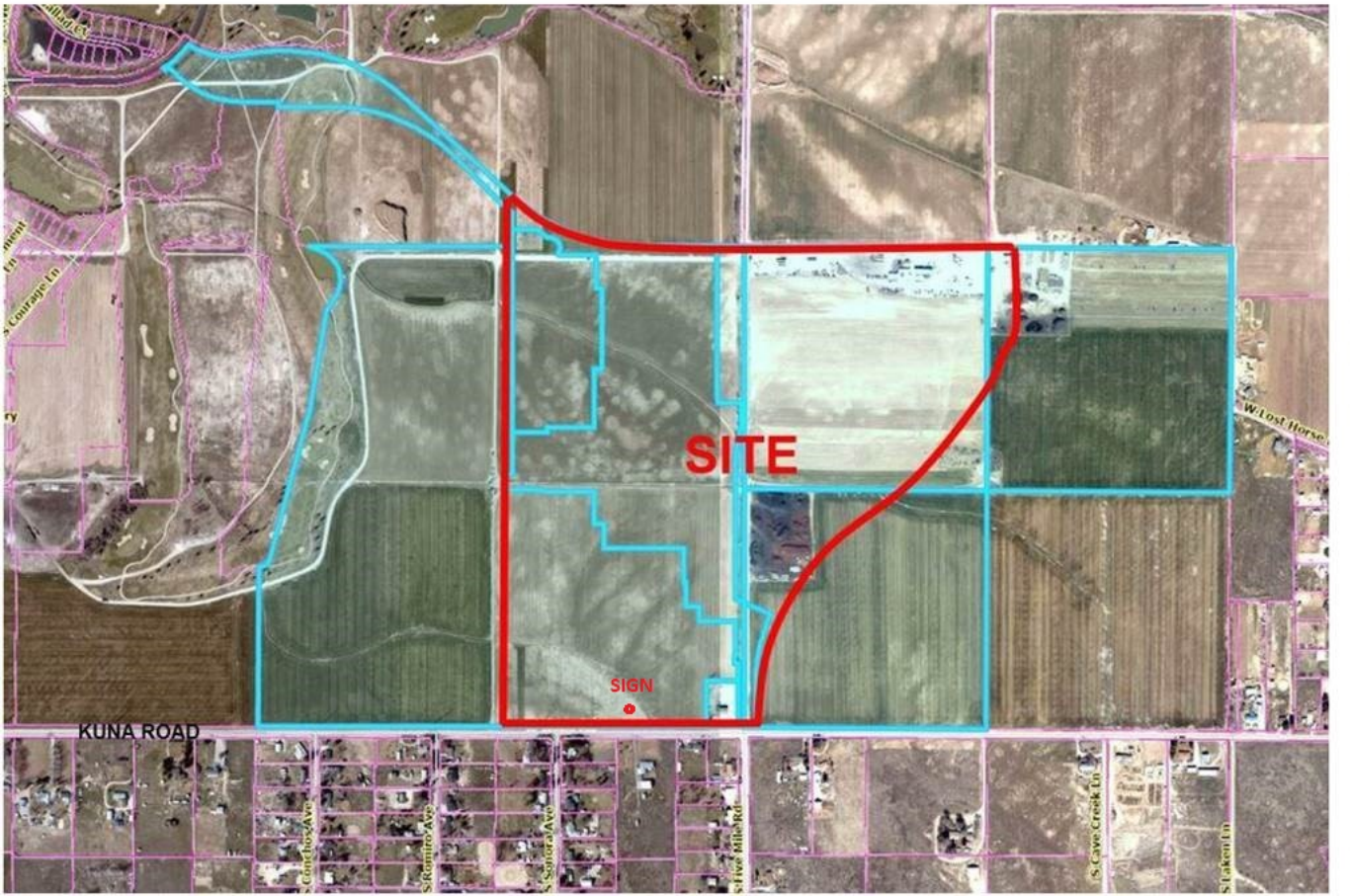
POSTED
03/15/2023
#1B - SIGN

Vicinity Map



Suggestions for Testifying at Public Hearings:

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

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

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

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

KUNA
Planning & Zoning
PO BOX 13
Kuna, ID 83634

NEOPOST FIRST-CLASS MAIL
03/09/2023
US POSTAGE $000.00º
ZIP 83634
041M11460992

JR 3.9.23
TB 3.9.23

City Copy Proof of 300 MAILER LEGAL NOTICE

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **P&Z Commission** is scheduled to hold a Public Hearing on **Tuesday, March 28, 2023, at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

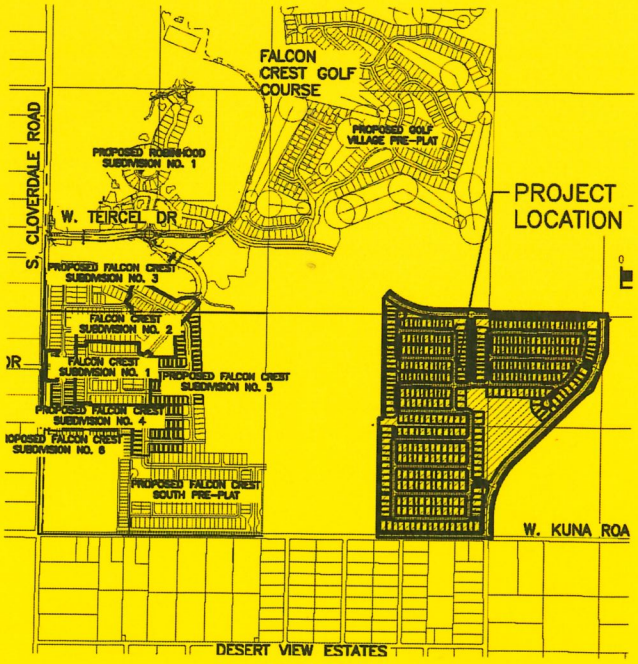
Case No. 22-10-S (Pre-Plat) Valor West Sub.

J-U-B Engineers requests Preliminary Plat approval in order to subdivide approximately 126.89 acres into 414 total lots, (386 residential, 23 common and five (5) shared driveway lots).

The public is invited to provide written or oral testimony. If you have questions or require special accommodations, please contact Planning & Zoning at 208.922.5274.

Written testimony received by close of business on **March 23, 2023,** will be included with the packet distributed to the governing body prior to the hearing.

MAILED 3.8.2023



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HARRISON DAVID
HARRISON LINDA
10837 W KUNA RD
KUNA, ID 83634-0000

neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

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HIGBEE BRENT
HIGBEE AMBER
12741 S ROMIRO AVE
KUNA, ID 83634-0000

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FISHER EMILY
FISHER ROY D
11149 W KUNA RD
KUNA, ID 83634-0000

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MOWERS HELEN M
12689 S FIVE MILE RD
KUNA, ID 83634-0000

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HINTZE MITCHELL E
HINTZE AROHA JILL
12648 S SONORA AVE
KUNA, ID 83634-0000

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

Case No. 22-10-S (Pre-Plat) Valor West Subdivision

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Kuna P&Z Department

Valor West

Valor: A Master-Planned Community
Kuna, ID

Kuna Planning & Zoning

March 28, 2023

m3companies

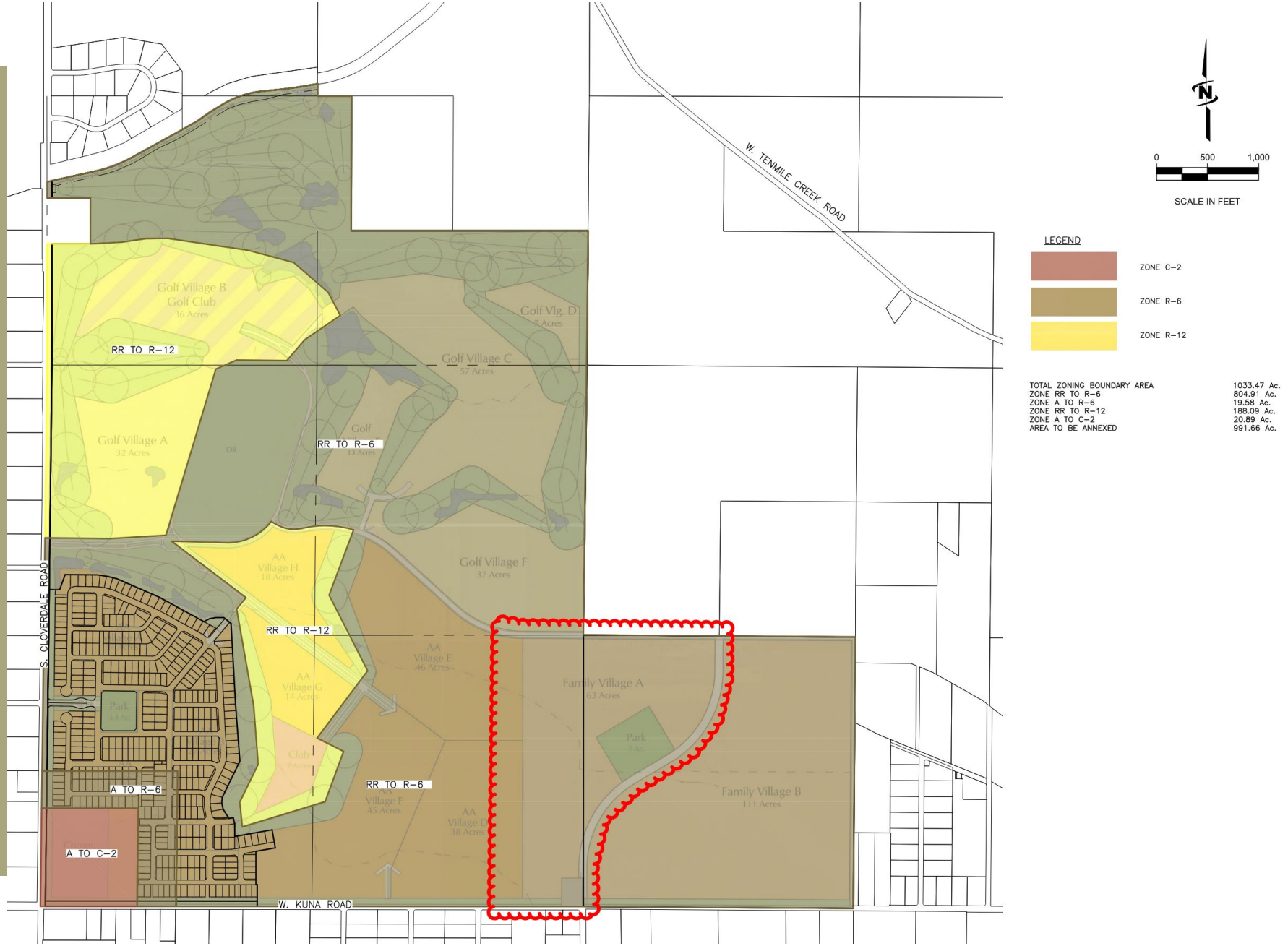
Falcon Crest Entitlement Summary

-Master Plan is annexed

-Zoned – combination of R-6, R-12, and C-2

-Development Agreement / PUD

-4 Approved Preliminary Plats

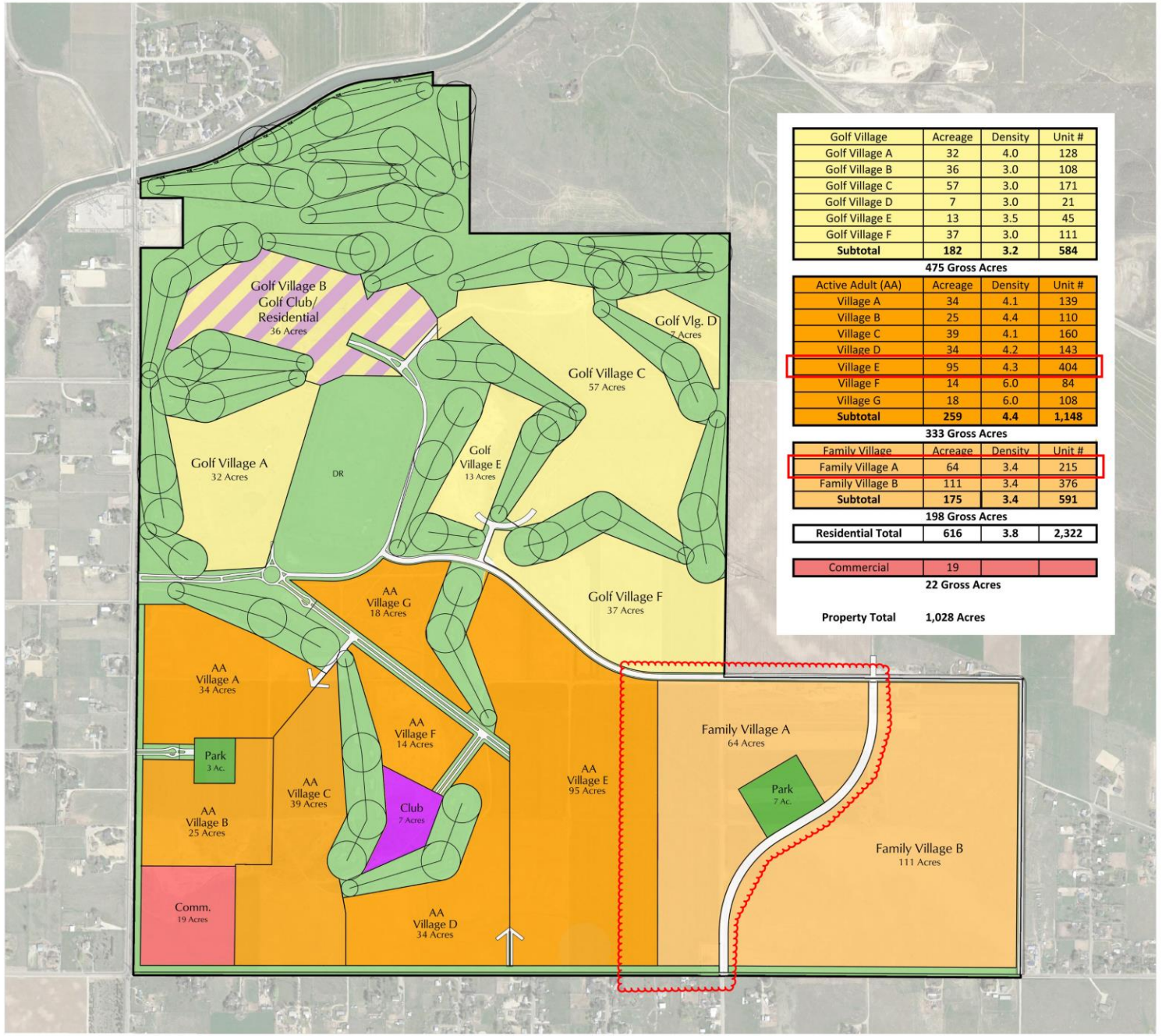


Falcon Crest Entitlement Summary

Approved Master Plan & Density

Family Village A (plus a portion of Active Adult)

Includes City Park addressed in the Development Agreement



Golf Village	Acreage	Density	Unit #
Golf Village A	32	4.0	128
Golf Village B	36	3.0	108
Golf Village C	57	3.0	171
Golf Village D	7	3.0	21
Golf Village E	13	3.5	45
Golf Village F	37	3.0	111
Subtotal	**182**	**3.2**	**584**

475 Gross Acres

Active Adult (AA)	Acreage	Density	Unit #
Village A	34	4.1	139
Village B	25	4.4	110
Village C	39	4.1	160
Village D	34	4.2	143
Village E	95	4.3	404
Village F	14	6.0	84
Village G	18	6.0	108
Subtotal	**259**	**4.4**	**1,148**

333 Gross Acres

Family Village	Acreage	Density	Unit #
Family Village A	64	3.4	215
Family Village B	111	3.4	376
Subtotal	**175**	**3.4**	**591**

198 Gross Acres

Residential Total	**616**	**3.8**	**2,322**
Commercial	19		

22 Gross Acres

Property Total **1,028 Acres**

Falcon Crest

PRELIMINARY DEVELOPMENT PLAN

May 15, 2018

SCALE: 1" = 300'

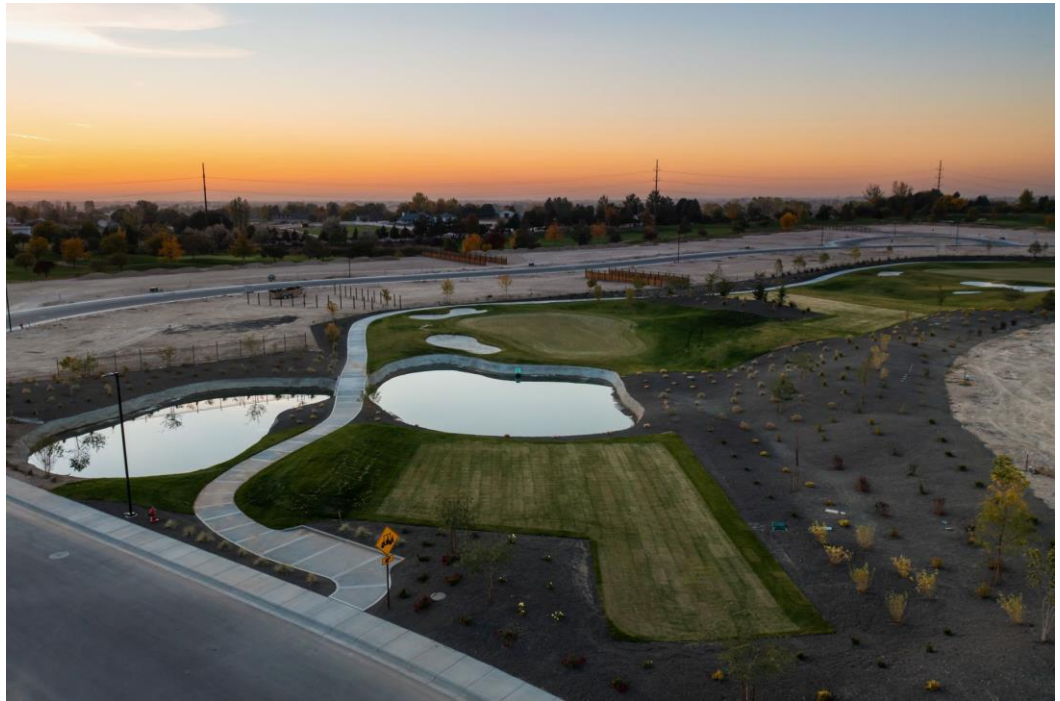
GREEY|PICKETT

Valor Community Master Plan

Valor Project Update

Reveille Neighborhood & Cadet Golf Course

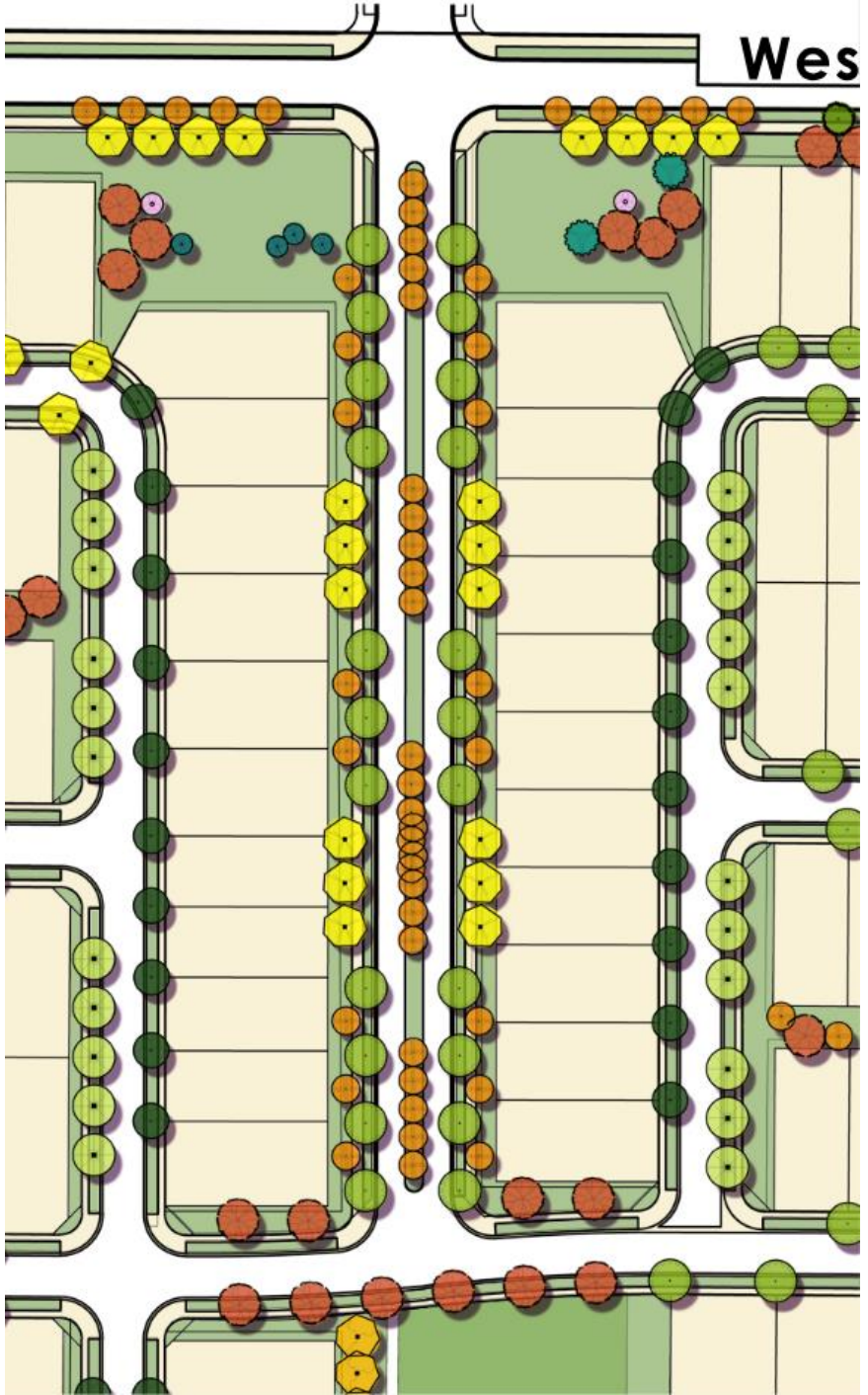
Entry Round About & Model Homes



Valor West Landscape & Site Plan

-City Park
-Community Park
-Trails

Valor West Entry



Valor West (Not East) Entry

Valor West Community Pool & City Park

City Park:

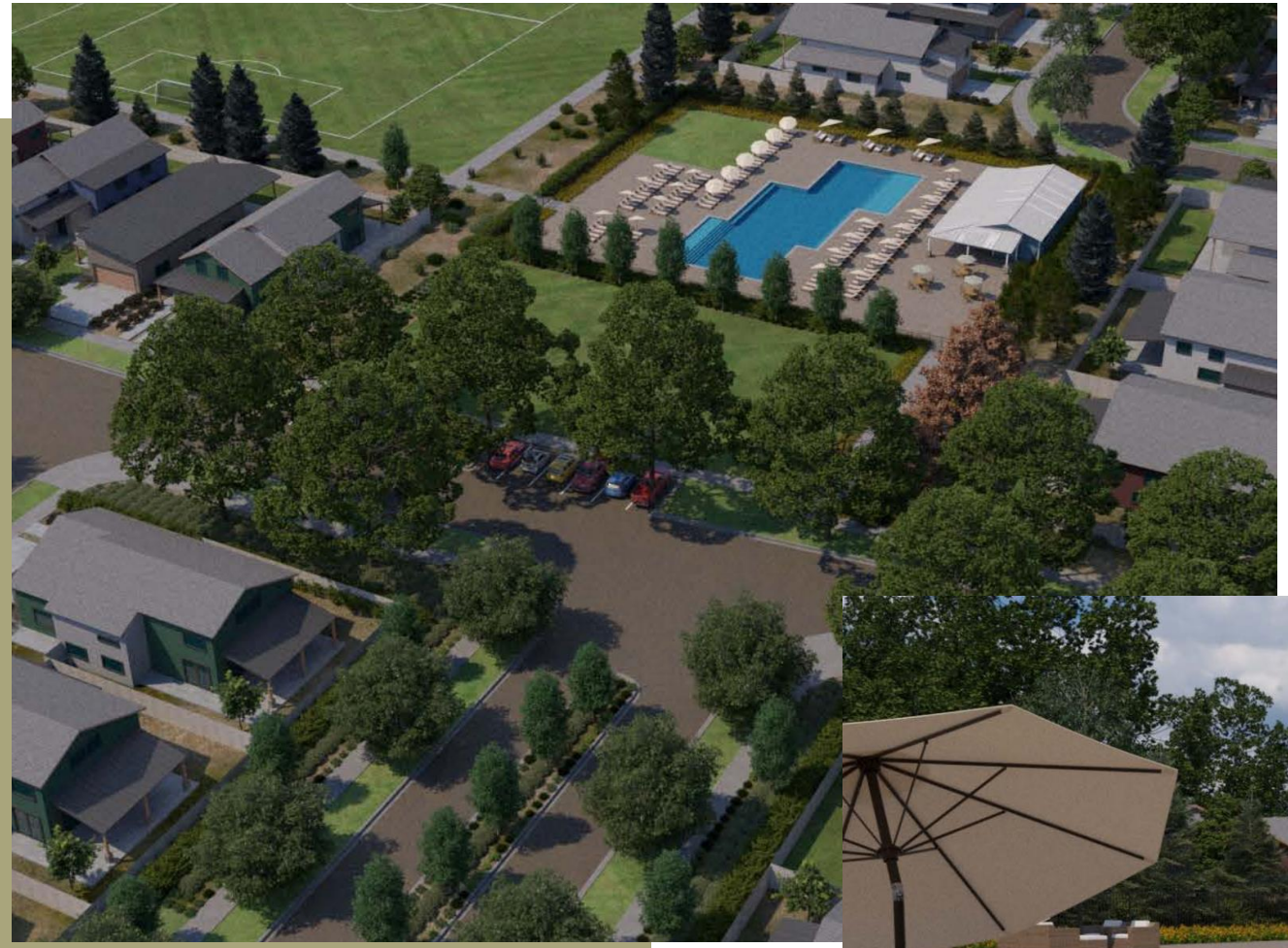
-DA Section 5.6.8 calls for a 10 acre public park

-Located adjacent to a main public road

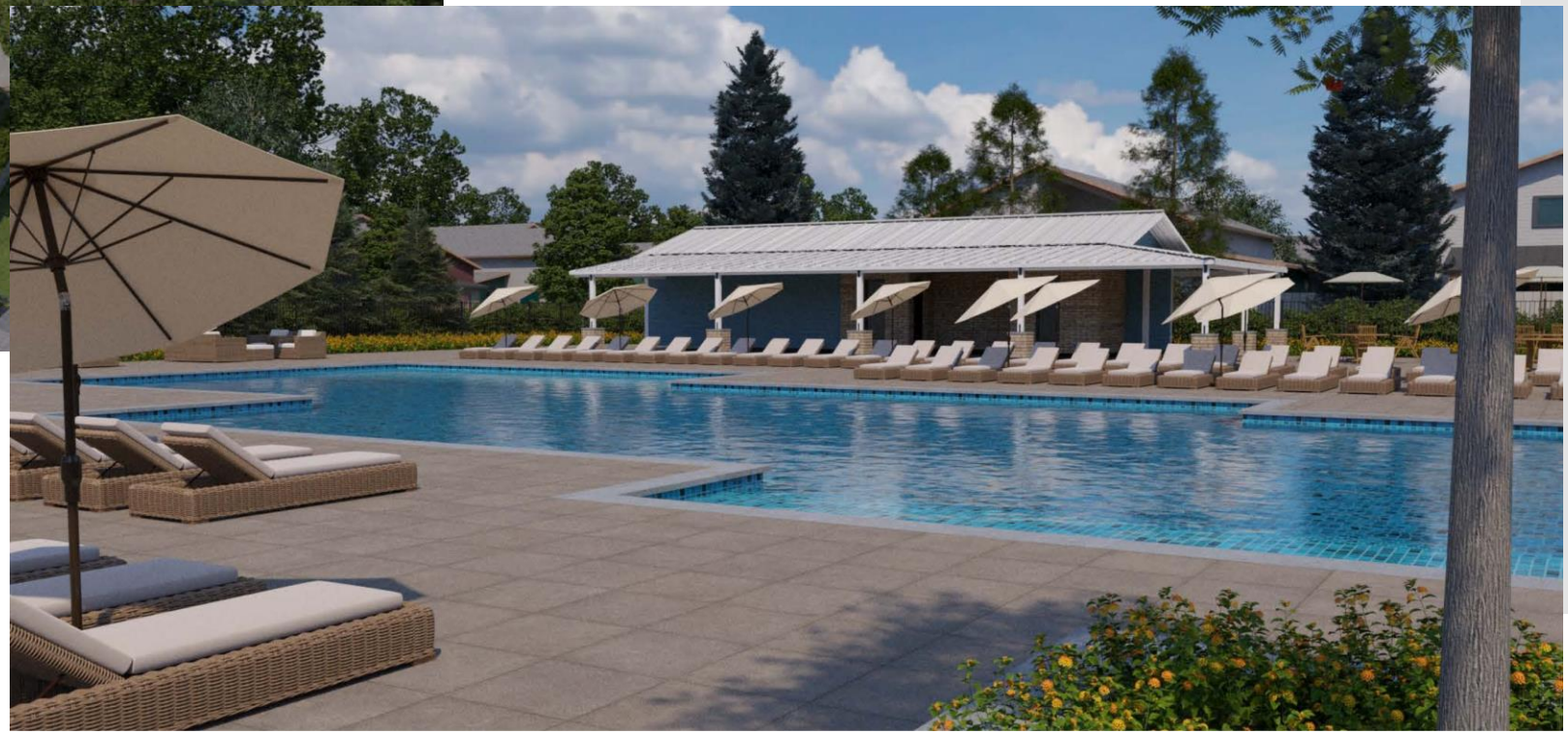
-Include at least 3 amenities (we've included more in the design in consultation with Kuna Parks

-Will continue to work with Kuna Parks on final design

Kuna City Park



Community Pool & Park



Staff Report Condition & Comment Clarification

- **Condition 9.1.A** – "A pedestrian walkway be added to the proposed at the mid-block, for Blocks 1 (in 3 locations), 2, 3, 4, 6, 8, 9, and 10 for continuous pedestrian and non motorized traffic connectivity through the site."
- Requesting removal of condition based on significant pathway plan

Staff Report Condition & Comment Clarification

- **Condition 9.1.C –** "Applicant shall provide a minimum of two stub streets [to] be provided to adjacent property on the west side, somewhere near Lots 23 & 33, Block 1, and Lots 106 & 107, Block 1."

- Requesting removal of condition based on private streets on west side

Thank You