

OFFICIALS

Dana Hennis, Chairman
Bryan Clark, Vice Chairman
Ginny Greger, Commissioner
Jim Main, Commissioner
Bobby Rossadillo, Commissioner

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



Planning & Zoning Commission
REGULAR MEETING AGENDA
Tuesday, June 11, 2024, at 6:00 PM

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

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.

A. Regular Commission Meeting Minutes Dated May 14, 2024

Potential Motion:

- *Motion to Approve Consent agenda.*
- *Motion to Approve Consent agenda with amendments (i.e., correction to previous meeting minutes, etc.)*

3. PUBLIC HEARINGS:

A. Case No. 24-03-S (Preliminary Plat), 24-02-SUP (Special Use Permit) & 24-07-DR (Design Review) Valor West Amendment & Valor Classical Academy – Doug Hanson, Planning & Zoning Director

Applicant requests approval to amend an approved preliminary plat to modify 127 lots (108 residential lots, 13 common lots, 4 shared driveways and 1 school lot). The applicant also requests a special use permit to operate the school. The site is located at the NWC of W Kuna Road and S Five Mile Road within Sec 23, T2N, R1E Boise, Meridian.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case Nos. 24-03-S with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to Approve/Conditionally Approve/Deny Case Nos. 24-02-SUP and 24-07-with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

4. BUSINESS ITEMS:

A. Case No. 24-02-DR (Design Review) Kuna Multi-Tenant Building – Doug Hanson, Planning & Zoning Director

Applicant requests Design Review approval for a commercial multi-tenant building located at 1025 N Meridian Road (APN: R2404340200); Section 24, Township 2 North, Range 1 West.

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny Case No. 24-02-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

5. UPDATES & REPORTS:

6. ADJOURNMENT:

OFFICIALS

Dana Hennis, Chairman
Bryan Clark, Vice Chairman
Ginny Greger, Commissioner
Jim Main, Commissioner
Bobby Rossadillo, Commissioner

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ALL AGENDA ITEMS ARE ACTION ITEMS UNLESS OTHERWISE NOTED.

I. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:00)

Chairman Dana Hennis It looks about time to bring to the bring us to the regularly scheduled Planning and Zoning Commission meeting for Tuesday, May 14th, 2024, we'll start with roll call.

Planning and Zoning Director Doug Hanson Commissioner Dana Hennis.

Chairman Dana Hennis Present.

Planning and Zoning Director Doug Hanson Vice Chairman Bryan Clark.

Vice Chairman Bryan Clark Present.

Planning and Zoning Director Doug Hanson Commissioner Ginny Greger.

Commissioner Ginny Greger Present.

Planning and Zoning Director Doug Hanson Commissioner Jim Main.

Commissioner Jim Main Present.

Planning and Zoning Director Doug Hanson Commissioner Rosadillo.

Commissioner Bobby Rosadillo Present.

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.

(Timestamp 00:00:25)

A. Regular Commission Meeting Minutes Dated April 23, 2024

Potential Motion:

- *Motion to Approve Consent agenda.*
- *Motion to Approve Consent agenda with amendments (i.e., correction to previous meeting minutes, etc.)*

Chairman Dana Hennis Thank you. First thing up is the consent agenda.

Commissioner Jim Main Mr. Chairman, I move that we approve the consent agenda,

Vice Chairman Bryan Clark seconded.

Chairman Dana Hennis All in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you.

(Timestamp 00:00:29)

Motion To: Approve the Consent Agenda

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main, Greger, Rossadillo

Voting Nay: None

Absent: None

5-0-0

3. PUBLIC HEARINGS:

(Timestamp 00:00:38)

- A.** Case No. 24-01-SUP (Special Use Permit) Giraffe Laugh Daycare – Doug Hanson, Planning & Zoning Director

Applicant requests Special Use Permit approval to operate a childcare facility within the Boys & Girls Club located at 470 W Mendi Place inside the Boys & Girls Club; Section 23, Township 2 North, Range 1 West.

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny Case Nos. 24-01-SUP with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

Chairman Dana Hennis First up will be the public hearing on Case #24-01-SUP; special use permit for the Giraffe Laugh Daycare.

Commissioner Bobby Rossadillo Mr. Chairman, I'm going to excuse myself from this vote.

Clerk's Note: Commissioner recused themselves in this Public Hearing and subsequent vote to comply with I.C. §74-404;(5). The required written statement can be found attached to these Minutes.

Chairman Dana Hennis Thank you... Staff?

Planning and Zoning Director Doug Hanson Okay, good evening, Commissioners. For the record, Doug Hanson, Kuna Planning and Zoning, 751 W 4th St. Kuna, Idaho. The applicant requests special use permit approval to operate a childcare facility within the Boys and Girls Club located at 470 W Mendi Place, which is currently under construction. Giraffe Laugh will be located within the approved 27,000 square foot Boys and Girls Club facility, which was approved as Case #23-04-DR. No exterior additions or modifications will be made as a result of this application. Upon review, staff finds the application to be in compliance with Kuna City Code Title 5, The comprehensive plan, future land use Map, and Idaho

Code. Staff recommends the Commission approve case #24-01-SUP with the applicant being subject to the conditions of approval listed in staff's report. With that I will stand by for any questions.

Chairman Dana Hennis Thank you. Any questions from the Commission? No, no. Okay. Is the applicant here to do any? Is there would you like to further on that at all? Come on up. You got when you come on up, go ahead and just press the base of the microphone, the light to green, and state your name and address for the record.

Lori Fascilla I'm Lori Fascilla and my address is 932 E Riversong St. Eagle, ID 83616. I want to thank the Commissioners and the City of Kuna citizens for listening today, as I said, I'm Lori Fascilla and I am the executive director of Giraffe Laugh and I've been with Giraffe for 33 years and it's been my honor and pleasure to be a part of so many wonderful families during those years, many whom were once children now bringing their own children to our center.

Giraffe Laugh early learning centers have served thousands of young children and their families since 1989 in Boise and Garden City because of a partnership with the club in Garden City, we're now able to join in on this project to serve the community of Kuna, and we really couldn't be more thrilled to provide a continuum of care from birth through 18 in one place for families and children.

Since the pandemic, Idaho has lost over 385 childcare locations and Kuna was not immune to the same closures. Seeing an opportunity to invest in Idaho's workforce Governor Little and the Idaho Legislature set aside 15,000,000 to invest in childcare seat expansion throughout the state. Especially in more rural areas. Giraffe Laugh was awarded some of that funding along with the Boys and Girls Club to ensure that every person who wants or needs to work has a quality place for their child. We have collectively partnered with CSB Packers as one of our workforce partners, along with St. Luke's to ensure they have the workforce they need in order to run at full capacity. When childcare providers don't work, their parents cannot work. This opportunity to strengthen one of the fastest growing bedroom communities, that is a true treasure in our valley, is both critical and exciting to say the least, especially for those of us who love providing for families and employers.

Giraffe Laugh is different from other childcare centers because we're a nonprofit. Our mission is to ensure school readiness, empower families and build strong futures. And it's with this in mind that we deliberately locate near areas that might need our services more than others. Giraffe engages in quality rating system called Idaho Stars and holds a five-star rating at our other four programs while providing access to underserved children. Well over half of our parents are not able to afford a quality program and our scholarships make that possible, so no child has turned away unless we're, literally, out of room for them.

Nearly 100% of our preschoolers are ready and prepared for kindergarten when they arrive, meaning the readiness rate in Idaho of only 50% entering school prepared is impacted greatly by a quality program accessible to those who need it most. The incredible convenience for families to bring their child to one place for care means more family time for everyone and more opportunities for families to meet and build on the community that is really already wonderful here in Kuna.

We're accustomed to working with two different cities and systems in terms of licensing, requirements to operate, inspections by health and wealth, health and the fire departments and training requirements to maintain individual licenses while upholding quality. This process is familiar and welcome to us. We know that this partnership with the Boys and Girls Club, workforce partners, and the city of Kuna will result in wonderful outcomes for children and families, as we've been able to do in Garden City and Boise

at our other four programs currently operating. I just want to tell you how excited we are and we thank you so much for this opportunity.

Chairman Dana Hennis Thank you. Is there any questions for the applicant?

Commissioner Ginny Greger I have question. Are you intending on working with the Kuna School District in regards to being able to make sure that the preschoolers meet the Kuna School District requirements for kindergarten?

Lori Fascilla We definitely will. We already do that in our other two communities. That is a vital part of our role. So thank you for mentioning that.

Commissioner Ginny Greger All right. Thank you.

Chairman Dana Hennis Thank you.

Lori Fascilla Thank you.

Chairman Dana Hennis With that, I will go ahead and open the public testimony at 6:07 and I will start on the list here. First up in the category of in favor is Lori Fascilla and next up is Cassandra Wagner. You didn't mark whether you wanted to testify or not.

Cassandra Wagner I think she said everything.

Chairman Dana Hennis Okay, thank you. Next up to testify is Robbie Reno.

Robbie Reno, Kuna School District Robbie Reno, Kuna School District, 711 E Porter St. Kuna, ID 83634. Our district is in full support of this because of a lot of things that she mentioned. But also not only our staff need childcare too, and we know that this Community is suffering for it and so we are very huge support of it and also the collaboration to get kids ready for kindergarten and that's a vital part of child development and it helps elevate our community for that. And so the Community School district is in full support of this special use permit.

Chairman Dana Hennis Great, thank you. Next up is Tim Gordon.

Tim Gordan My name is Tim Gordon. Our address is 2598 W Kuna Rd. here in Kuna, and we've been supporters of the Boys and Girls Club going on 18 years now and we are just really excited because when we first started planning, we didn't have anything for preschool and Giraffe Laugh really fills in that component of it and we just really welcome them and we suggest that we support the approval.

Chairman Dana Hennis Thank you. Belinda, did you want to testify anything at all? Okay. And last in the in-favor column is Brenda Blitman.

Brenda Blitman Brenda Blitman, 8460 S Locust Grove Rd. Meridian, ID 83642, and I'm here and in favor of this project and I was involved with the neighborhood meeting and there were two issues brought up with the neighborhood meeting. One issue was the traffic that will go through the subdivision and the Boys and Girls Club has the traffic study that was submitted as part of our original package that included information from ACHD that the roads had the capacity to handle the traffic for the whole Boys and Girls Club and the childcare facility and the second issue was about neighbors concerned about their housing prices being reduced. And I talked to two realtors, one realtor, submitted a letter that's in your package, and the other realtor told me that that they and in their experience of selling hundreds of houses in in Ada County, that they haven't seen the close proximity of a facility like the Boys and Girls Club to be a

detriment. In fact, for them it was a positive. So those were the two concerns that came out of the public hearing and I submitted information to you for those two items. So, thank you.

Chairman Dana Hennis Thank you. Okay, next up on the list is Robert Checketts.

Robert Checketts Hello, my name is Robert Checketts and I am here in opposition of the Giraffe Laugh special use permit. So I just want to start, you know just by saying, you know, I would like the Commission to refer to the zoning Code 563, especially item C, D, E, G, & H. The proposed use is in clear violation of these provisions of the code and the Commission should strongly consider recommending City Council to reject and deny the use of this application.

The 563 general standards applicable to all special use; the planning and Zoning Commission shall review and particular facts and circumstances of each proposed special use in terms of the following standards, and shall have adequate evidence showing such use at the proposed location. 'Kay C is will be designed, constructed, operated and maintained to be harmonious with appropriate appearance and existing or intended character of the general vicinity of. Such will not change the essential character of the same area. D is will not be hazardous or disturbing to the existing or future neighboring uses. E is will be served adequately by essential public facilities and services such as highways, streets, police, fire protection, drainage, refuse, water, sewer, schools, etc. Okay, G will not involve use activities, processes, materials, equipment, and conditions of operation that will be detrimental to any person's property or general welfare of reason of excessive production, traffic, noise, smoke fumes, glare. H will have vehicular approaches to the property which shall be designed as not to create an interference with the traffic on the surrounding public thoroughfares.

So to item C the proposed will change the essential character of the surrounding area, as Butler subdivision was developed as a low density, single-family resident many place was not designed to participate or to support the anticipated traffic usage related to the Boys and Girls Club and the Giraffe Laugh daycare. Item D, the proposed use will disturb the existing neighbor neighboring uses. E the proposed use will impose a public burden on the existing infrastructure. At a minimum, this Commission should recommend a secondary public access point. Regarding item G, the proposed use violates the clear intent of 563 (G). Regarding H, the proposed uses violates the clear intent of 563 (H).

We recommend that the applicant produce an updated current traffic study, civil landscape plans for the public review and confirm the proposed use will not be in detriment of the Community or the neighboring properties. I have strong concerns about the traffic impact of the air quality health concerns resulting from the increased car pollution resulting from the proposed use, I think the public deserves the right to evaluate the traffic overflow and the planned traffic flow for drop off and pickup times at the proposed facility.

Last, I am in the opinion that the civil design should include a secondary access, preferably coming off of Boise Ave. or Linder Rd. But at the minimum, coming off of Hyssop. I live 500 feet from the front door of this facility that's being put up. I've already experienced, minimum 30 trucks a day right now through construction, which we were told a public meeting that they would not be using this as their public entrance for their construction site. All construction would be coming in in the backside of this project, which is not even a road now and not is proposed to be a road for the future of this Boys and Girls Club. So by adding another 50 times 2 cars that will be dropped off and picked up every day. It's going to increase even more of the traffic flows on this single lane road that comes into our subdivision. Thank you for listening.

Chairman Dana Hennis Thank you. And last up is Barbara Checketts.

Barbara Checketts My name is Barbara Checketts at 565 Mendi Place, Kuna, ID 83634. I have been informed that the Giraffe Laugh Early Learning Center is requesting a special use permit to operate their childcare in the Boys and Girls Club facility. My main concern is that this is going to create additional traffic along with the potential 1200 members of the club. The Boys and Girls Club always downplay about the traffic issues, their defense is that the children will be walking. Therefore we will not have any additional traffic.

The Giraffe Laugh childcare will have children from six weeks to five years of age. I would assume that the infants and toddlers will need to be picked up and dropped off this without a doubt will be create over 50 extra cars to be driven in Butler subdivision, W Mendi St. Butler subdivision consists of single car driveways. Therefore, the neighborhood has many cars that are parked on both sides of the road, which create a very narrow path to drive. The streets infrastructure was not built to handle the traffic that a commercial business would create on a daily basis.

The Boys and Girls Club like to brag about being a good neighbor. I don't believe the way that they blindsided us with adding this childcare to their organization is very neighborly. They have known from the beginning, 2009, that the residents of Butler subdivision wanted to have an entrance off of a main road such as Boise St. or Linder Rd. Instead of solely on W. Mindy St. a subdivision. The traffic is our concern and now we learn that they're adding a daycare to the club, therefore adding even more traffic that is not being very considerate to the good folks at Butler subdivision. I do not appreciate the way that they sucker punched us with this addition to the club. What will they add next to their facility?

I'm requesting that this special use permit to be denied. I believe that this should not be allowed until we know where and when we will have an additional entrance that can handle the traffic of 1200 cars from the club and the 50 cars from the daycare. I also want to bring to your attention the zoning code 56 and 3. In item C, D, E, G, & H, the proposed uses in violation of the provision of the code, and the Commission should strongly consider a recommendation to the City Council to reject and deny the special use permit for Giraffe Laugh daycare.

I would also like to mention the letter from Jeff Miller that from initial point real estate claiming that his opinion that the Boys and Girls Club would be that would not depreciate the value of the homes in Butler subdivision, but increase the value. Well, I do not agree with Jeff Mueller's statement because I have seen with my eyes what has happened to the homes around the Meridian Club and the area around the Garden City Club. I actually know somebody that lived in Meridian, but next to the club and they have now moved because of the traffic, most of the business around the club are no longer residents, but they're all business. The place in Garden City is basically commercial and large apartments. Thank you very much.

Chairman Dana Hennis Thank you. Okay, with that, I see everybody on the list has been up. Is there anybody that has come in since we started this application that has or would like to testify on this application? Okay, and seeing none, I will go ahead and close the public hearing or public testimony at 6:19. And that brings up our discussion. Well, I guess, do we have the applicant would like to rebut at all, to any of those?... Thank you. And I will bring our deliberation. I guess to start off with, I'll start while you guys think, you know, I've been in support of this for a long time but have been concerned about the one access and I believe that, I mean, there's really no way to put another road in on this and that's some of the stuff that we've faced early on with the Boys and Girls Club initial package.

I believe ACHD had some specific requirements about why it couldn't tie to the other subdivision and the other properties have not been developed and not at all in order to provide any other access. So although another access would be nice, there's just no physical ability to at this point. Not to say that there won't be

in the future. So, Doug, did you...or staff, did you have any input on the special use section that was referenced before I say anything?

Planning and Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning and Zoning staff. The Giraffe Laugh childcare facility was always intended to be a component of the Boys and Girls Club. It's not going to make any exterior modifications or alterations to the site that don't already exist or aren't already approved.

Chairman Dana Hennis And they were in the initial application, just not named, per say.

Planning and Zoning Director Doug Hanson Yeah. So they were a component of the initial application. However, another special use permit approval is required by our official land use regulations for childcare facilities.

Chairman Dana Hennis Right, so this was always a component early on, but I just don't remember if they were named, but I know the daycare was all part of that...

Planning and Zoning Director Doug Hanson That's correct.

Chairman Dana Hennis And all the traffic study all. Though it may have been done a few years ago, nothing has changed over there. There's no new subdivision.

Planning and Zoning Director Doug Hanson Yep, so there was a traffic study in 2011 when the project initially came forward as a part of the comprehensive plan map Amendment, development agreement, and rezone. And then ACHD also provided comments on the Boys and Girls Club project.

Chairman Dana Hennis And that was all based on the future childcare within the facility?

Planning and Zoning Director Doug Hanson That's correct.

Chairman Dana Hennis Okay, just wanted to clarify that. Thank you. So with that I mean. Some of the whole purpose of that special use permit is to put a facility in an area where it's not really relevant. Putting a bowling alley in a subdivision, something you know, something like that. A daycare facility and a children's after school facility kind of is perfect in a subdivision. It does increase some traffic. It has been addressed by the Ada County Highway District. It still does comply as far as numbers. They have that responsibility to upkeep that. Otherwise, This information has been there since the beginning. We've closed the public hearing, but we have that on record. Thank you.

Commissioner Ginny Greger Is that acreage, the acreages being formed right now is that currently?

Planning and Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning and Zoning staff. There have been talks with that property owner to develop the property. The property as a whole, a component of the Boys and Girls Club site being a part of that, all came in under an application in 2008. But since, there are no plans to develop it, however, ACHD has actually reserved space along Linder Rd. for a prescribed access to match up with Porter across the street, so that when eventually that property does develop, there's already an access point to Linder Road, and it's a component of the Boys and Girls Club project, they'll be prepared to stub into that development, when it does develop.

Vice Chairman Bryan Clark Now, it looks from the limited graphics that I've got in front of me here that this will be an extension of Mendi Place fronting the boys and Girls Club, that's not going to go straight into it driveway off of Mendi, is it?

Planning and Zoning Director Doug Hanson If I could just hop in, for the record. Doug Hanson, Kuna Planning and Zoning, there really aren't any traffic considerations to be have with this application because this purely is just for the special use permit to operate the childcare facility. But the direct connection to the public right of way will be Mendi place and then there will be an emergency right-of-way access off of N Hyssop Ave. to the north.

Vice Chairman Bryan Clark Okay. Are there any road improvements that are coming with this? I guess that's what I'm really asking. Are they extending the right of way within that parcel?

Planning and Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning and Zoning staff. The Boys and Girls Club has an installed an entire crossing over the Teed lateral to the property from Mendi.

Vice Chairman Bryan Clark Well, the reason I ask is, you know, if Porter gets extended in the future, is there a road for it to go to? That's part of the frontage that'll complete Mendi place. Mendi will blend into Porter. Or is it going to be separate improvements that are going to go to a separate slot because I'm just looking at it almost looks like the Mandy place with...So if there's not any right or reservation idea, there's no right way. All I'm really asking. I just wasn't privy to the original application, so.

Chairman Dana Hennis Right.

Vice Chairman Bryan Clark I was trying to see if there was any...

Planning and Zoning Director Doug Hanson For the record, Doug Hanson, Kuna planning and Zoning staff. Aside from the prescribed access to the Porter alignment, all of that will be an internal road network that will be highly subject to the commercial uses that would come in as a component of the future project.

Chairman Dana Hennis *Gotcha* ', okay. So again tonight, like he said is, you know, he was talking about the special use permit for that, so that has to do with section 563 like the check it's brought up. But whether that is in? Agreement or disagreement with that section is kind of what we have to look at, not so much the effects on, you know, the traffic and things that was all dealt with at the original application. But I think because of that, in my opinion, I think a lot of this is still valid. Your thoughts, Sir?

Commissioner Jim Main Well, you know, it goes back to the design review when everything was approved in there and now we're just looking at a special use which just allows for the use of a daycare. So you know, there's really not a whole lot that we have to go back on.

Chairman Dana Hennis Correct.

Commissioner Jim Main You know it's...The site was approved during the design review and now we're looking at basically, operating a daycare facility out there. And as far as daycare facilities go we're in a situation where we need daycares. One question I may have for the applicant is how many students are we talking about?

Chairman Dana Hennis Could you come up to the so we can have it on record? Thank you. And if you could again state your name and address.

Lori Fascilla Yes, I'm Lori Fascilla with Giraffe Laugh Early Learning Centers. I live in Eagle, ID and we will probably have about 50 to 55 students there. But what I want people to keep in mind is that those cars will not be filled with just one child. So there will be maybe a couple of toddler and infant and a first

grader. So, you know, typically families come as a group. And so every child doesn't translate to 1 vehicle and if they do live in the neighborhood, we're hoping that they'll walk.

Commissioner Jim Main Thank you.

Chairman Dana Hennis Thank you. Any other concerns or questions, discussion?

Vice Chairman Bryan Clark No, I think I mean, so I mean, the Boys and Girls Club typically accepting in the summer hours. They're active after 3:00 PM. Daycare usage would put those fifty cars a day max. In the, You know, 7:00 AM to 3:00 PM range. So it's not a stacked use. So I mean, from a traffic standpoint, especially with the previous approval.

Chairman Dana Hennis Yeah, it's definitely not going to have the start and stop times, like a general school does.

Vice Chairman Bryan Clark Yeah, and they're also going to be staggered drop offs. In a lot of those cases, so. Yeah, I don't want to discount the concerns of the neighbors, but. At the same time I...

Chairman Dana Hennis No, and we're hoping that as few as the development proceeds in in those areas that it will help alleviate some of this.

Commissioner Ginny Greger As a, I guess I'll say, as a grandmother with young preschoolers, the need for daycare in this town is critical and the need for quality daycare is super critical. So, bringing in Giraffe Laugh will provide a preschool and a daycare that's quality, will help prepare Kuna to excel when those kids reach kindergarten, this is just an awesome thing for this community.

Chairman Dana Hennis No, I agree. It's a good program. With that, I would stand for a motion.

Vice Chairman Bryan Clark Mr. Chairman, I'm motion that we approve case numbers 24-01-SUP.

Commissioner Ginny Greger I'll second that.

Chairman Dana Hennis With the conditions as stated?

Vice Chairman Bryan Clark with the as with the conditions as state as outlined in the Staff report. Thank you.

Commissioner Ginny Greger I'll second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you, and we look forward to your program. Thank you.

[Inaudible]

Chairman Dana Hennis Thank you very much.

(Timestamp 00:29:42)

Motion To: Approve Case #24-01-SUP with conditions as outlined in the Staff Report

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main, Greger

Voting Nay: None

Absent: None

Recused: Commissioner Rossadillo

4-0-0-1

4. BUSINESS ITEMS:

5. UPDATES & REPORTS:

(Timestamp 00:30:14)

Chairman Dana Hennis With that, I have nothing further on the agenda. Is there any comment or reports from staff?

Planning and Zoning Director Doug Hanson Just a quick announcement, we do have a vacancy on our Ad Hoc Future Land Use Map Advisory Committee for an Ada County resident who lives within Kuna's ACI. So anybody who fits that description is welcome to apply.

Chairman Dana Hennis Thank you.

6. ADJOURNMENT:

(Timestamp 00:30:42)

Commissioner Jim Main Mr. Chairman, I move that we adjourn tonight's meeting.

Commissioner Ginny Greger I'll second that.

Chairman Dana Hennis All in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you.

(Timestamp 00:29:42)

Motion To: Adjourn

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main, Greger, Rossadillo

Voting Nay: None

Absent: None

5-0-0

Dana Hennis, Chairman

ATTEST:

Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.

Doug Hanson

From: Robert Rossadillo <robertrossadillo@kunahealthcare.com>
Sent: Monday, May 20, 2024 12:21 PM
To: Doug Hanson
Cc: Mayor Stear
Subject: Re: Statement for Recusal if Case No. 24-01-SUP Giraffe Laugh Daycare

Hi Doug,

The reason for recusal was because I am a member of the Kuna Boys and Girls Club's Advisory Committee. Please let me know if you need a more formal written statement.

Bobby Rossadillo
Kuna Healthcare and MedSpa
Office Manager
p: (208)565-0978
f: (208)902-3834
robertrossadillo@kunahealthcare.com



On May 20, 2024, at 7:13 AM, Doug Hanson <dhanson@kunaid.gov> wrote:

Good morning Bobby,

Please send a written statement of the reasoning for your recusal from Case No. 24-01-SUP Giraffe Laugh Daycare? Idaho Code 74-404 requires that we have it as a part of the record for the P&Z Commission Meeting.

A "REPLY ALL" to this e-mail should be fine.

Thank you.

Best,

DOUG HANSON
PLANNING AND ZONING DIRECTOR
CITY OF KUNA
751 W 4th St
KUNA, ID 83634
208.287.1771
<image001.png>

Valor West

Preliminary Plat Modification & Special Use Permit

Valor: A Master-Planned Community
Kuna, ID

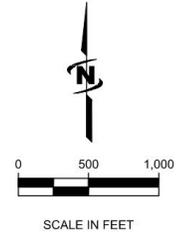
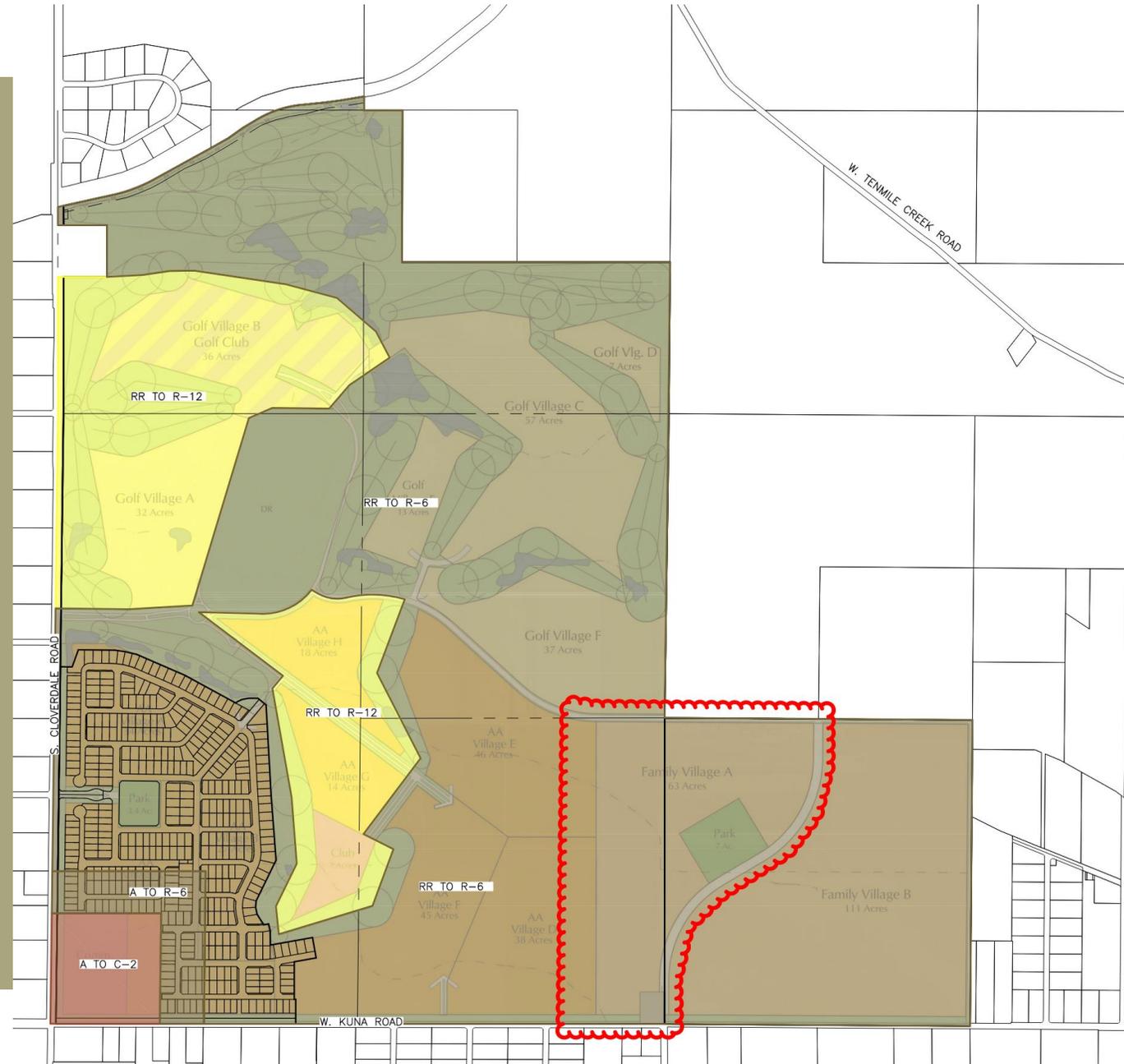
Kuna City P&Z

June 11, 2024



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
- Schools are allowed with a special use permit



LEGEND

	ZONE C-2
	ZONE R-6
	ZONE R-12

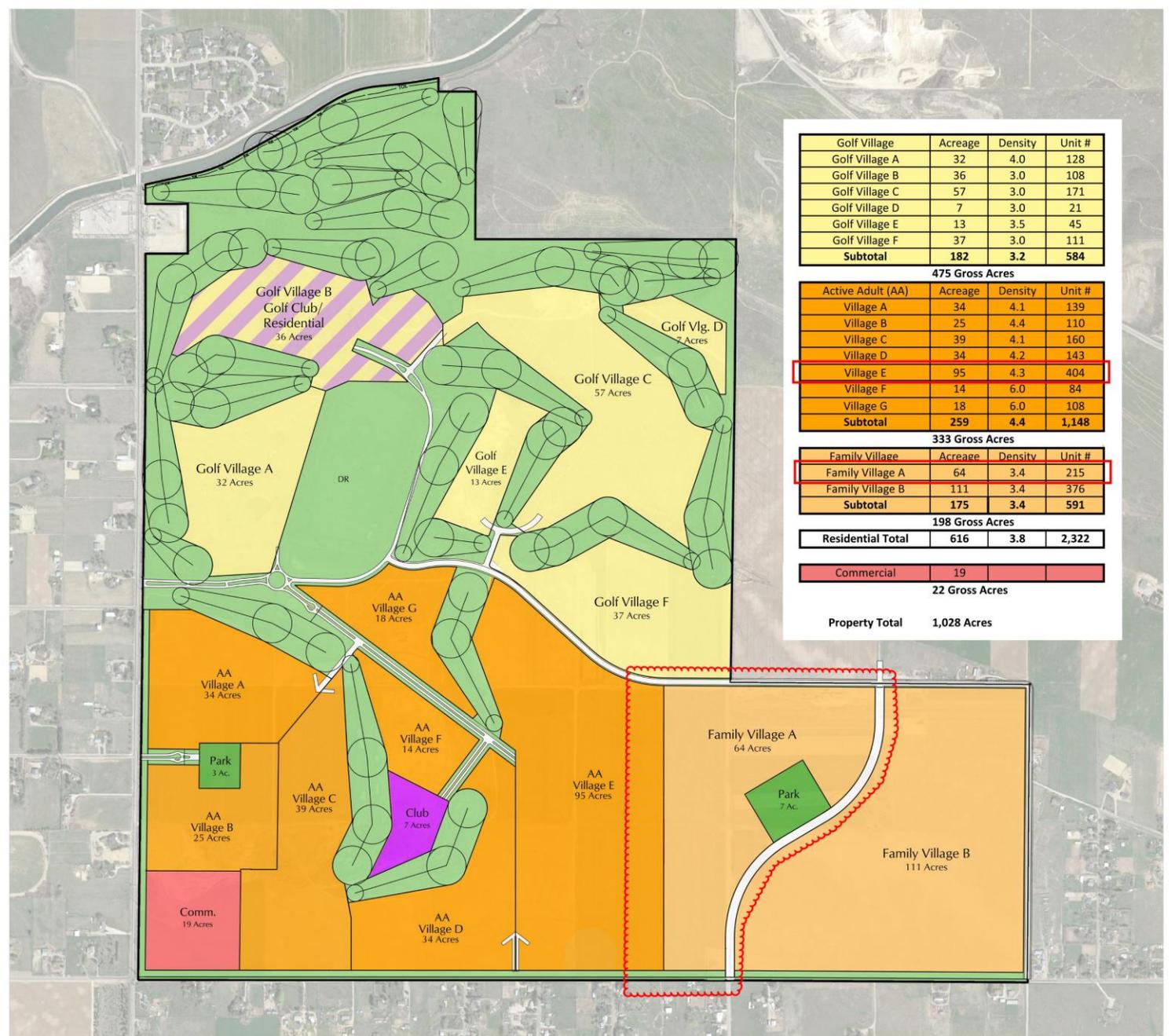
TOTAL ZONING BOUNDARY AREA	1033.47 Ac.
ZONE RR TO R-6	804.91 Ac.
ZONE A TO R-6	19.58 Ac.
ZONE RR TO R-12	188.09 Ac.
ZONE A TO C-2	20.89 Ac.
AREA TO BE ANNEXED	991.66 Ac.

Falcon Crest Entitlement Summary

Approved Master Plan & Density, allowed to reduce & re-allocate residential units

Family Village A (plus a portion of Active Adult)

Includes City Park addressed in the Development Agreement



Original Valor West Landscape & Site Plan



Modified Preliminary Plat Area

- Additional of school site
- Relocation of city park (keeping same programming)
- Reduction in residential units from 386 to 360, net reduction of 26 units



VALOR Master Plan

Valor Site
Including the K-12
School Site



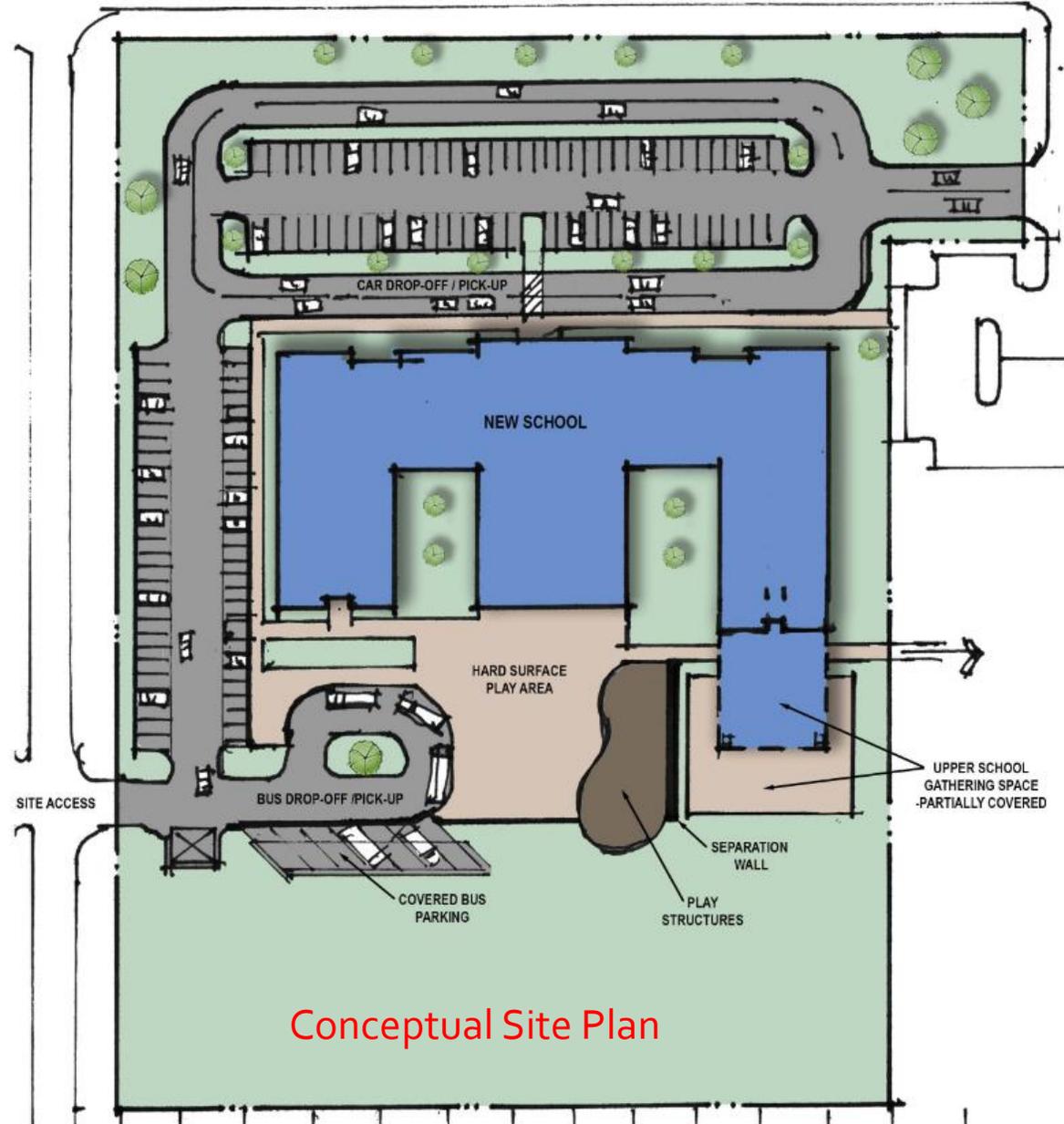
- A** Reville at VALOR
- B** Trilogy at VALOR
- C** Trilogy VALOR Club
- D** Future Trilogy at VALOR
- E** Falcon Crest Golf Club & Future VALOR Club
- F** Future VALOR Club Mixed Use Development
- G** Golf Villages (Future Single Family Residential)
- H** Golf Villages (Future Residential)
- I** Golf Villages (Future Single Family Residential)
- J** Golf Villages (Future Residential)
- K** Future VALOR Residential
- L** Future VALOR Residential
- M** Future Commercial/Mixed Use
- A2** Builder Models
- B2** Trilogy Models



Valor Academy: Public K-12 Charter School

Timing:

- Site grading fall 2024
- Site prep spring 2025
- Construction fall 2025
- School Open fall 2026



Conceptual Site Plan

American Classical Schools of Idaho and Valor Academy



Tuition-free, public
education for all
students

Proven success
nationally and
locally

With national
and Idaho
partnerships



HILLSDALE COLLEGE
K-12 Education
MEMBER SCHOOL
BARNEY CHARTER SCHOOL INITIATIVE
2019-2024



In Partnership with

Our Vision

To form future citizens who uphold the ideals of our country's founding and promote the continuation of our American experiment — through a classical, great-books curriculum designed to engage the student in the highest matters and the deepest questions of truth, justice, virtue, and beauty.

Our Mission

To train the minds and improve the hearts of students — through a classical, content-rich curriculum that emphasizes virtuous living, traditional learning, and civic responsibility.

Treasure Valley Classical Academy



TREASURE VALLEY CLASSICAL ACADEMY

August 2019
Opened with Grades K-6

AY 23-24
596 K-10 Students
233 Students Waitlisted



TREASURE VALLEY CLASSICAL ACADEMY



Fast Facts

- 97%** Student retention rate
- 95%** Faculty retention rate
- 85%** Upper School faculty have a Masters or PhD



TREASURE VALLEY CLASSICAL ACADEMY

Fast Facts




- TVCA's 3rd Grade (first through cohort) outperformed the state ISAT average by 25% in math and by 13% in ELA in AY22-23
- TVCA students outperformed the state by an average of 9% at every grade level on the ISAT in mathematics in AY22-23
- TVCA students demonstrated high proficiency on the NWEA MAP Reading and Math national percentile rankings in AY21-22



TREASURE VALLEY CLASSICAL ACADEMY

Fast Facts



- TVCA's leading class (9th grade) outperformed the national average on the challenging Classic Learning Test (CLT-10) college prep exam for AY22-23.
- TVCA 8th grade students outperformed the state average by 8% in mathematics and by 20% in ELA on the ISAT in AY21-22.

Staff Report Condition & Comment Clarification

- **Condition 21 (Previously 9.5.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.”
- Requesting removal as inconsistent with approved Development Agreement
- Utility service is already documented in the existing development agreement

Thank You



**CASE NOS. 24-03-S (PRELIMINARY PLAT),
24-02-SUP (SPECIAL USE PERMIT) &
24-07-DR (DESIGN REVIEW)**

**VALOR WEST AMENDMENT & VALOR CLASSICAL
ACADEMY**

**Planner: Doug Hanson
dhanson@kunaid.gov
208-287-1771**

**ALL APPLICATION MATERIALS: [VALOR WEST PRE
PLAT AMENDMENT & VALOR CLASSICAL ACADEMY
24-03-S, 24-02-SUP & 24-07-DR](#)**

If you require assistance accessing the application materials through the link provided above or would like to review the application materials in person at City Hall please contact the assigned planner.



**CITY OF KUNA:
P&Z COMMISSION
STAFF REPORT**

City of Kuna P&Z Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
Title:	Valor West Amended			Application Number:	24-03-S, 24-02-SUP, 24-07-DR		
Date:	6/11/2024			Staff Contact:	Doug Hanson		
Owner(s)/Applicant:	Falcon Crest LLC			Applicant Contact:	M3 Companies, LLC		
Representative:	Wendy Shrief, JUB Engineers			Representative Contact:	wshrief@jub.com		

Purpose

The applicant requests approval to amend an approved preliminary plat to modify 131 lots (111 residential lots, 14 common lots, 4 shared driveways, 1 park lot and 1 school lot). The applicant also requests a special use permit to operate the school. The site is located at the NWC of W Kuna Road and S Five Mile Road within Sec 23, T2N, R1E Boise, Meridian.

Statement of Fact	
Parcel Number(s):	S1422417400, S1422417600, S1422417210, S1423325400, S1422449852
Future Land Use Map Designation:	Medium Density Residential
Existing Land Use:	Medium Density Residential
Current Zoning:	R-6
Proposed Zoning:	Same
Development Area:	49.60 Acres Total (7.93 Acres School Site)
Adjacent Zoning Districts:	North: R-6 (Medium Residential), RR (Rural Residential); East: R-6 (Medium Density Residential); South: RR (Rural Residential); West: R-6 (Medium Density Residential)
Adjacent Street(s) Existing & Proposed:	North: W Tiercel Drive (Proposed); East: S Five Mile Road (Proposed); South: W Kuna Road (Existing); West: Honor Avenue (Proposed)
Internal Street(s) Existing & Proposed:	W Wellness Street (Proposed), W Bravery Street (Proposed), W Bravery Court (Proposed), W Fearless Street (Proposed), W Boldness Court (Proposed), S Honor Avenue, S Mercy Avenue (Proposed), S Mercy Place (Proposed), S Broken Wheel Ave (Proposed)
Adjacent Bike/Pedestrian Facilities:	W Tiercel Drive (Future Bike/Ped Facility Identified)
Adjacent Parks:	Lot 26, Block 5, Proposed for future City Park
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject property as Medium Density Residential. The proposed districts of R-6 is viewed as a compatible zoning district within the Medium Density Residential Land Use Designation.

The Comprehensive Plan identifies the goal to provide support to Kuna's schools and pre-K education opportunities to meet population demands (Goal 5.A). The applicant's proposal to dedicate the 7.90-acre school site and K-12 public charter school aims to meet the requirements of this goal.

The applicant proposes lot 26, Block 5 totaling approximately 10.2 acres, as a future City Park to include amenities such as: sports fields, playground equipment and pickleball courts; satisfying the goal to maintain and expand parks and public gathering spaces (Goal 2.B).

Staff Analysis

The applicant is submitting a request to amend the preliminary plat for the Valor West Subdivision. The plat was approved by the City Council on July 18, 2023. The applicant wishes to reconfigure 49.60 acres of the 126.16 acre total site area to accommodate the "Valor Classical Academy" a public K-12 Charter School. The school proposes no more than 702 students (54 students per grade) at full buildout, served by approximately 75 faculty members. The proposed school requires special use permit approval.

During pre-application submittal discussions the applicant initially proposed to locate the school site with frontage and access on S Five Mile Road. To address the concerns of both City staff and ACHD the applicant redesigned the concept plan to have the school front W Tiercel Drive and have egress points to both W Tiercel Drive and S Honor Avenue. W Tiercel Drive will provide shared access to the City Park in addition to the school site. ACHD is not requiring an updated traffic Impact study (TIS) for the plat amendment.

A future Design Review application will be required to review the school site to include landscaping, parking, circulation and buildings. A TIS/school site checklist will be submitted for ACHD acceptance as a component of this future application.

The Valor West Subdivision is a part of the greater Falcon Crest master planned community, approved by the City Council through the Planned Unit Development Process on February 5, 2019. Upon staff review the proposed application meets the requirements of Kuna City Code and the approved Development Agreement.

Recommended Conditions of Approval

Standard Conditions

1. 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.
2. Applicant shall resubmit the Pre-Plat to Staff reflecting any approved changes prior to Final Plat submittal.
3. Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with KCC 5-17-14 and 6-4-2
4. 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.

5. 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.
6. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
7. Applicant shall ensure the proper easement widths on all lots in accordance with KCC 6-3-8.
8. 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. Fencing within and around the site shall comply with KCC 5-5-5 (unless specifically approved otherwise and permitted).
10. 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.
11. 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.
12. The Landscape Plan and Preliminary Plat will be considered binding site plans as amended and/or approved.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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).
19. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required as necessary. The Applicant shall conform to all corresponding City of Kuna Master Plans.
20. 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.
21. 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.

22. In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to KCC 6-2-3-J., a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.
23. 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.
24. 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:
 - a. The City Engineer shall approve all sewer connections.
 - b. 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.
 - c. 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".
 - d. 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.
 - e. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).
 - g. 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.
25. 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.
26. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
27. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements KCC 8-1-3. Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
28. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

HELPING EACH OTHER
CREATE BETTER COMMUNITIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

April 9, 2024

City of Kuna
Planning and Zoning Department
Doug Hanson, Director
751 W 4th St
Kuna, ID 83634

RE: Valor Academy | Special Use Permit Application

Dear Doug,

Attached please find the applications and supporting materials for the Special Use Permit application for the proposed Valor Classical Academy. Valor Classical Academy will be located in Valor West Subdivision on an approximately eight acre lot; the school will be located north of Kuna Road and east of Cloverdale Road adjacent to a future Kuna City park located in Valor West Subdivision.

Valor Classical Academy will be a public charter school, with free and open enrollment for all students. The school will deliver a classical, traditional, content-rich curriculum that emphasizes virtuous living, traditional learning, and civic responsibility. The academy is governed by American Classical Schools of Idaho; several similar public charter schools are currently either operating or underdevelopment by American Classical Schools of Idaho.

At full build-out the school will enroll no more than 702 students; the school is designed to enroll 54 students in each grade. It is anticipated that the school will employ approximately 75 faculty members and staff members when the school is at full enrollment. It is anticipated that school enrollment will be phased and that enrollment for upper grades of the academy will be added as students advance at the school; initially enrollment will open for grades K-6 and it is anticipated that a grade will be added each year. The school complex will include 37 classrooms including art, music, science and student support

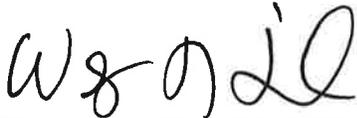
spaces. A school cafeteria and full high school competition-sized gym are also planned. The school facilities will include approximately 56,000 SF at full build-out.

Typical operating hours for the school will be 8:00 am – 2:30 pm for K-6 grades and 7:45 – 3:00 pm for grades 7-12. It is anticipated that evening events such as school concerts and sporting events would take place no later than 9:00 pm.

Valor Classical Academy will be a highly desirable addition to the City of Kuna by providing an educational choice for parents and a first class educational opportunity for local students. The school has been sited to ensure the compatibility of the school with future Valor West residential neighborhoods.

Thank you for your consideration of the proposed Valor Classical Academy Special Use Permit application, we look forward to sharing more with you about the academy at our upcoming hearings.

Kind regards,

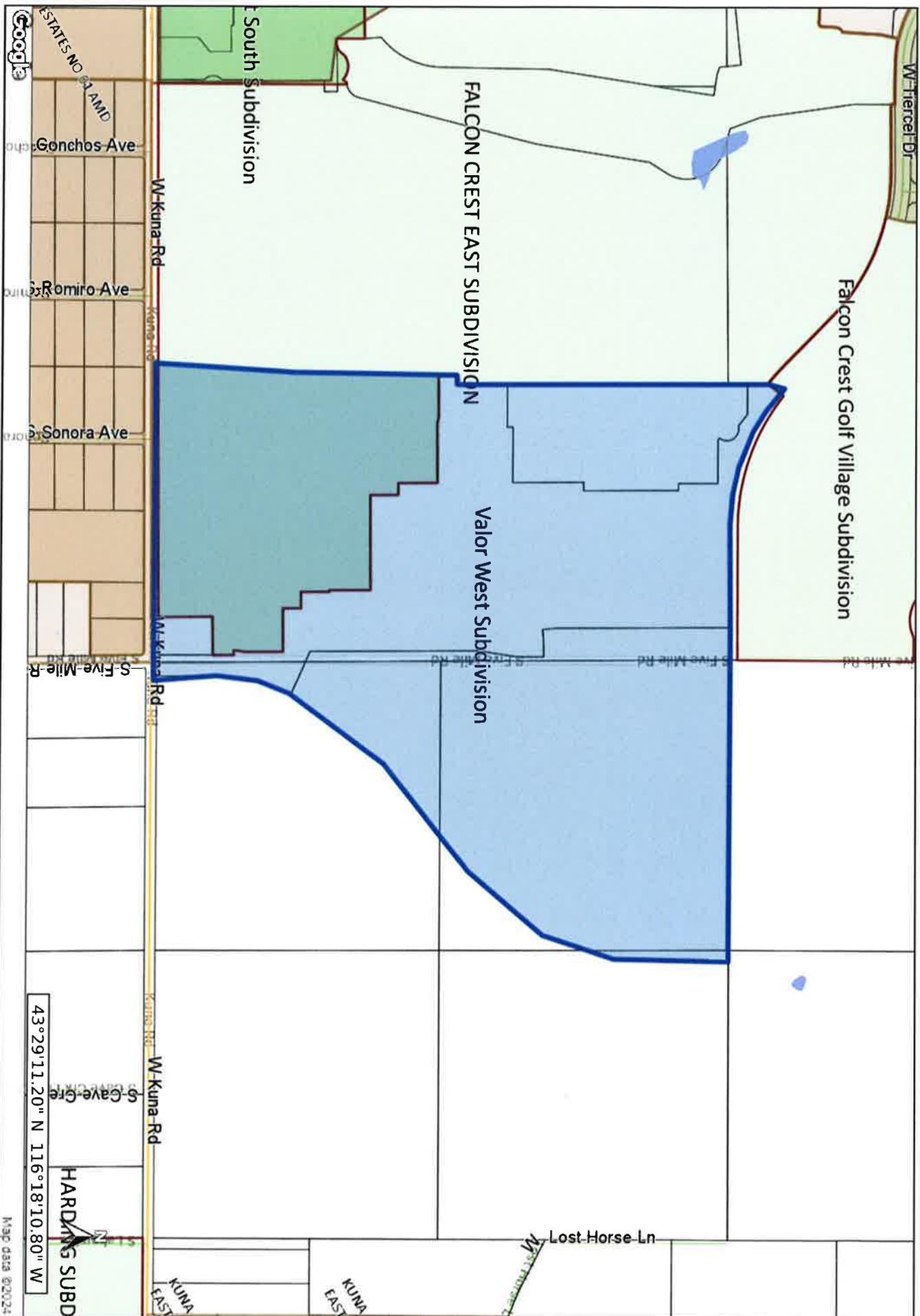


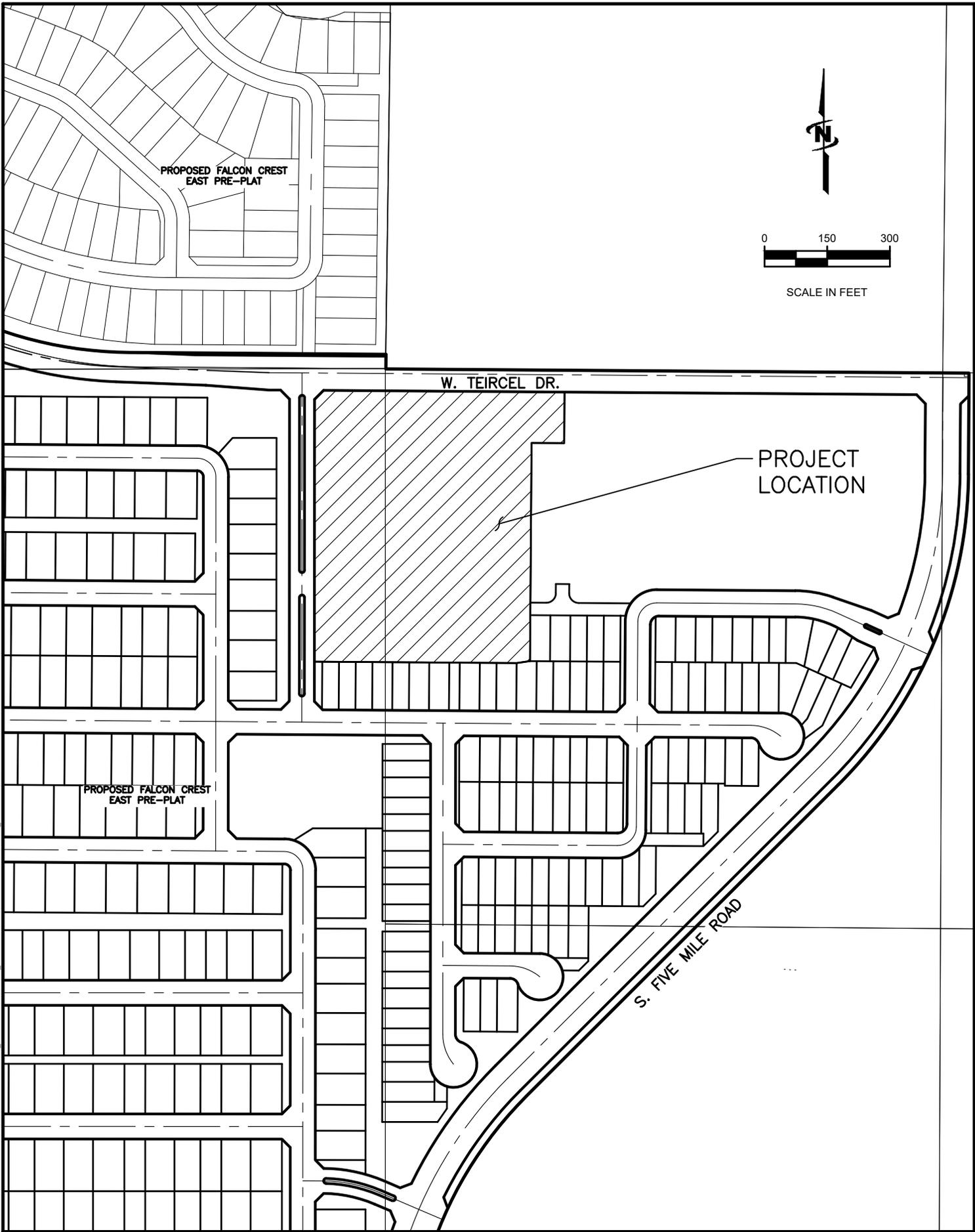
Wendy Kirkpatrick Shrief, AICP

J-U-B Engineers, Inc

Valor West Subdivision

Vicinity Map





Plot Date: 3/13/2024 4:48 PM, Plotted By: Ernest Earnest
 Drawn Date: 3/13/2024 4:48 PM, Drawn By: Ernest Earnest
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PROPOSED FALCON CREST
EAST PRE-PLAT

PROPOSED FALCON CREST
EAST PRE-PLAT

W. TEIRCEL DR.

PROJECT
LOCATION

S. FIVE MILE ROAD



SCALE IN FEET



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 DESIGN BY: ###
 CHECKED BY: ###



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VALOR ACADEMY
KUNA, IDAHO

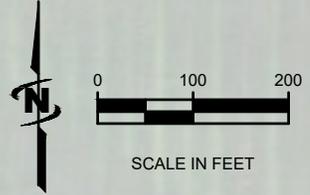
VICINITY MAP

SHEET

1

NO	REVISION DESCRIPTION	BY	APR	DATE	LAST UPDATED: 3/13/2024

PROPOSED FALCON CREST
EAST PRE-PLAT



W. TEIRCEL DR.

PROJECT
LOCATION

PROPOSED FALCON CREST
EAST PRE-PLAT

S. FIVE MILE ROAD

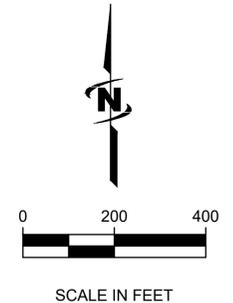
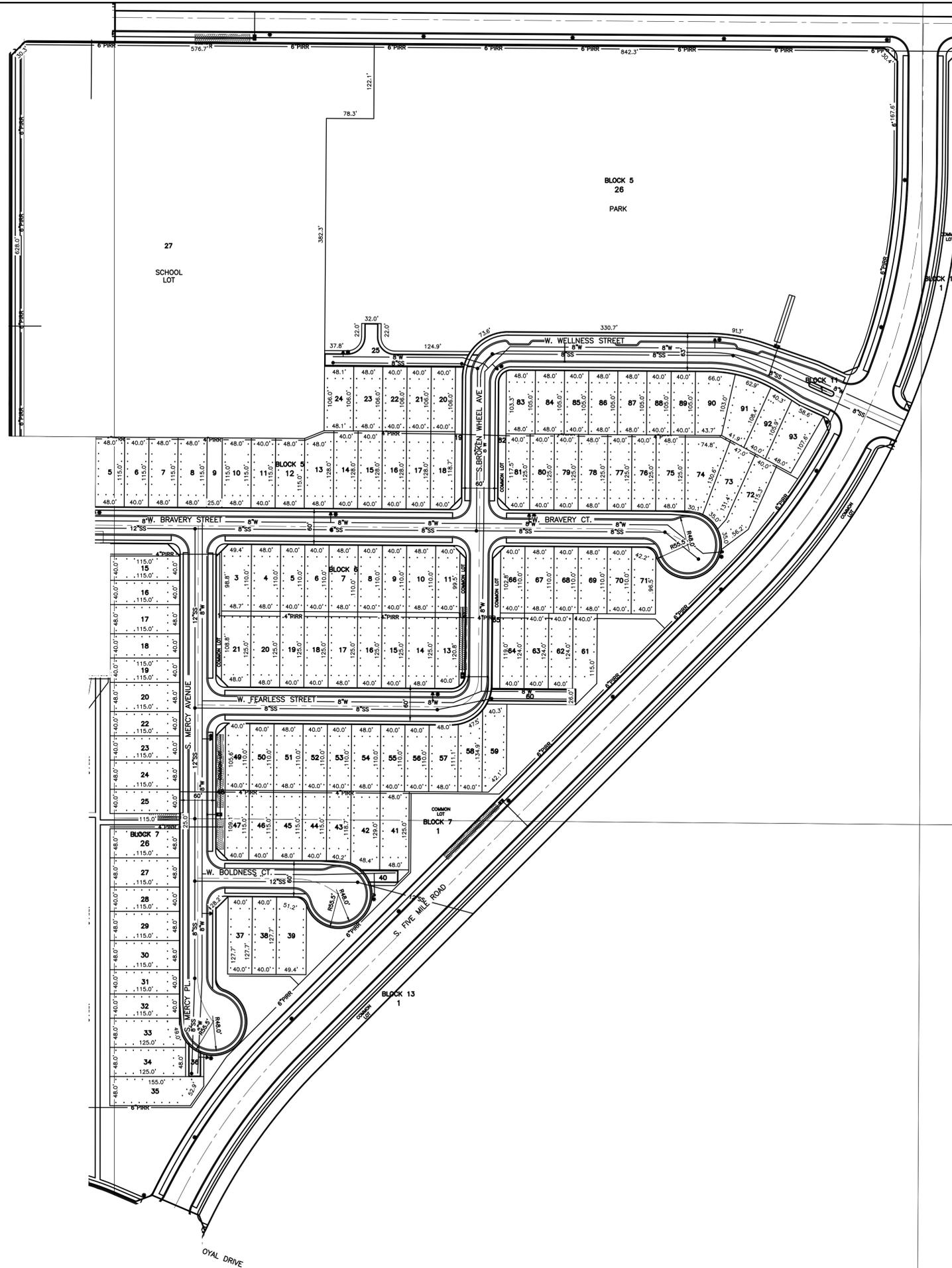
VALOR ACADEMY
KUNA, IDAHO
AERIAL VICINITY MAP



J-U-B ENGINEERS, INC.

LAST UPDATE: 3/13/2024
PROJECT DATE: 3/13/2024
FILE: VW SCHOOL VICINITY

Plot Date: 3/13/2024 4:46 PM Plotted By: Everett Earnest
Date Created: 3/13/2024 JUB.COM/CENTRAL/CLIENTS/ID/MS/PROJECTS/10-21-089_FCPREPLAT2/DESIGN_FCPREPLAT2/SHEETWV_SCHOOL_VICINITY.DWG



MODIFIED AREA LAND USE SUMMARY

MODIFIED AREA:	47.08 AC.
SCHOOL SITE AREA:	7.93 AC.
RESIDENTIAL AREA:	39.15 AC.
TOTAL LOTS:	127 LOTS
RESIDENTIAL LOTS:	108 LOTS
COMMON AREA LOTS:	13 LOTS
SHARED DRIVEWAY LOTS:	4 LOTS
PARK LOT:	1 LOT
SCHOOL SITE LOT:	1 LOT
GROSS DENSITY:	2.76 DU/AC
NET DENSITY:	3.69 DU/AC
COMMON AREA:	14.53 AC. (30.9%)
AVERAGE LOT SIZE:	5,073 S.F.
SMALLEST LOT:	4,600 S.F.
EXISTING ZONE:	R-6

SEE SHEET PP-01 FOR TOTAL LAND USE SUMMARY



J-U-B ENGINEERS, INC.

2760 W. Excursion Ln.
 Suite 400
 Meridian, ID 83642
 Phone: 208.376.7330
 www.jub.com



4/12/2024

REUSE OF DRAWINGS	
NO.	DESCRIPTION
1	REVISED FOR GRADING/FARRIS
2	REVISED FOR GRADING/FARRIS

VALOR WEST SUBDIVISION
 KUNA, IDAHO
 MODIFIED PRE-PLAT AREA

FILE: F02 EAST PRE-PLAT
 JUB PROJ. #: 10-22-022
 DRAWN BY: EE
 DESIGN BY: EE
 CHECKED BY: MEP

ONE INCH
 AT FULL SIZE, IF NOT ONE
 INCH, SCALE ACCORDINGLY
 LAST UPDATED: 4/11/2024

SHEET NUMBER:
PP-02



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



4/12/2024

NO.	REVISION	DATE
1	REVISED FOR GROUND MARKING	02/29/24
2	REVISED FOR GROUND MARKING	02/29/24

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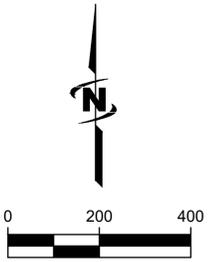
VALOR WEST SUBDIVISION
 KUNA, IDAHO
 SURROUNDING LAND USE AND COMMON LOT TABLES

FILE: FC EAST - PRE-PLAT
 JUB PROJ. #: 10-22-022
 DRAWN BY: EE
 DESIGN BY: EE
 CHECKED BY: MEP

LAST UPDATED: 4/11/2024

SHEET NUMBER:

PP-03



SCALE IN FEET

BLOCK NUMBER	LOT NUMBER	AREA (ACRES)	LOT USE
BLOCK 1	28	7599.77 S.F.	Common Lot
BLOCK 1	91	3132.23 S.F.	Common Lot
BLOCK 1	1	331587.10 S.F.	Common Lot
BLOCK 2	1	30454.44 S.F.	Common Lot
BLOCK 3	14	2108.30 S.F.	Common Lot
BLOCK 3	13	2007.66 S.F.	Common Lot
BLOCK 3	1	5145.31 S.F.	Common Lot
BLOCK 4	1	5058.83 S.F.	Common Lot
BLOCK 5	26	444587.35 S.F.	Common Lot
BLOCK 5	19	2512.29 S.F.	Common Lot
BLOCK 5	9	2875.00 S.F.	Common Lot
BLOCK 5	1	1932.27 S.F.	Common Lot
BLOCK 6	12	1978.74 S.F.	Common Lot
BLOCK 6	1	1783.00 S.F.	Common Lot
BLOCK 7	82	2615.29 S.F.	Common Lot
BLOCK 7	48	2964.31 S.F.	Common Lot
BLOCK 7	1	127967.21 S.F.	Common Lot
BLOCK 7	14	89086.77 S.F.	Common Lot
BLOCK 7	2	2688.79 S.F.	Common Lot
BLOCK 8	1	24709.06 S.F.	Common Lot
BLOCK 9	15	4800.00 S.F.	Common Lot
BLOCK 9	1	4800.00 S.F.	Common Lot
BLOCK 10	15	3740.97 S.F.	Common Lot
BLOCK 10	1	3836.71 S.F.	Common Lot
BLOCK 11	1	339.93 S.F.	Common Lot
BLOCK 12	1	11602.21 S.F.	Common Lot
BLOCK 13	1	34366.37 S.F.	Common Lot
BLOCK 14	1	2109.17 S.F.	Common Lot
BLOCK 15	1	10834.82 S.F.	Common Lot
BLOCK 16	1	2867.82 S.F.	Common Lot
BLOCK 17	1	2363.40 S.F.	Common Lot

BLOCK NUMBER	LOT NUMBER	AREA (ACRES)	LOT USE
BLOCK 1	LOT 154	0.03 ac.	Shared Driveway
BLOCK 1	LOT 69	0.08 ac.	Shared Driveway
BLOCK 1	LOT 44	0.10 ac.	Shared Driveway
BLOCK 1	LOT 27	0.10 ac.	Shared Driveway
BLOCK 1	LOT 102	0.08 ac.	Shared Driveway
BLOCK 1	LOT 80	0.09 ac.	Shared Driveway
BLOCK 1	LOT 8	0.09 ac.	Shared Driveway
BLOCK 5	LOT 25	0.18 ac.	Shared Driveway
BLOCK 7	LOT 60	0.08 ac.	Shared Driveway
BLOCK 7	LOT 40	0.04 ac.	Shared Driveway
BLOCK 7	LOT 36	0.03 ac.	Shared Driveway

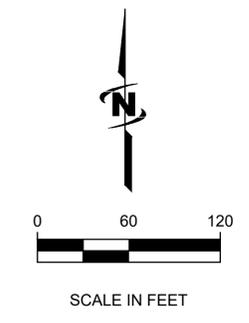
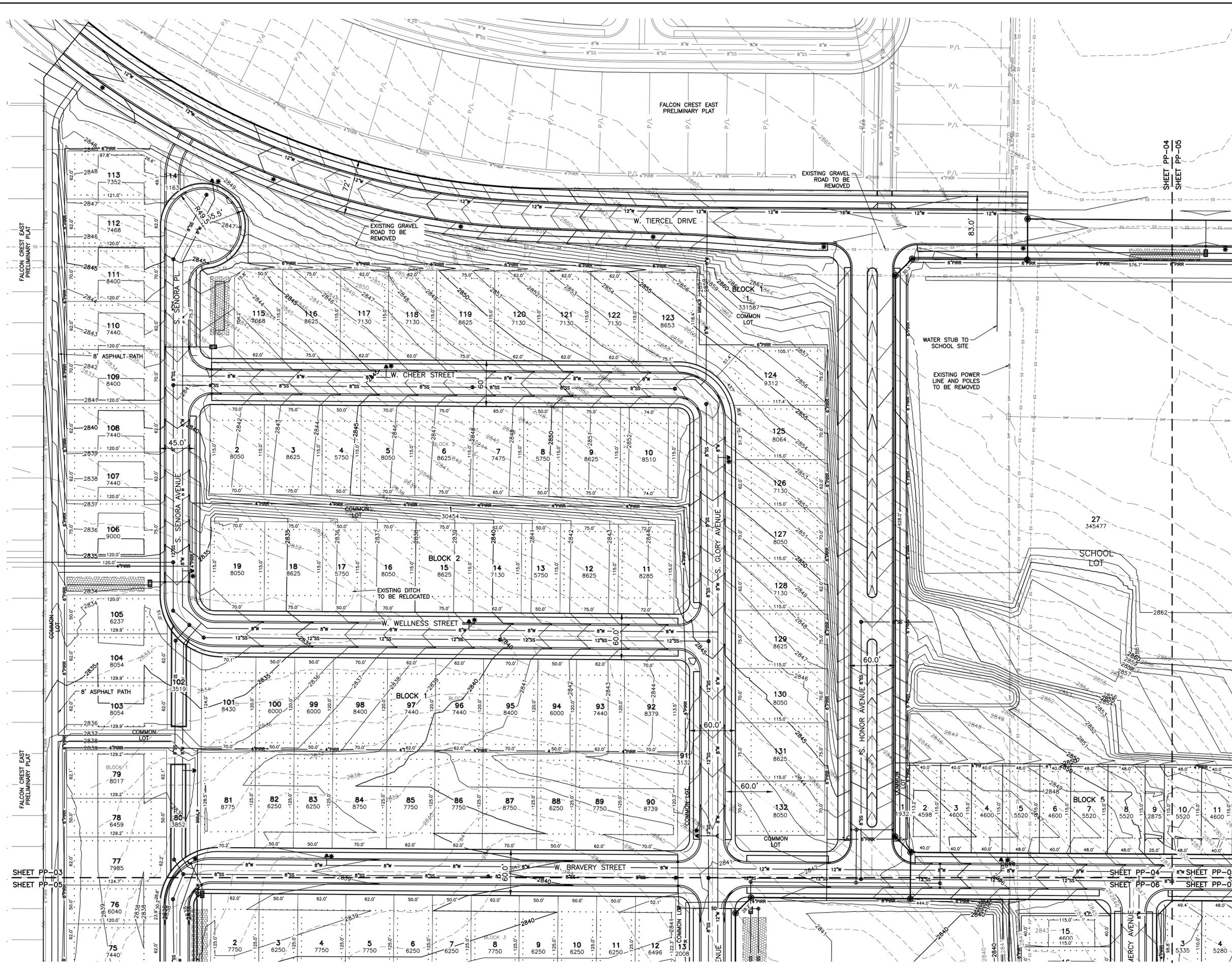
LEGEND
 --- EXISTING ZONE BOUNDARY
 R-6 EXISTING ZONE DESIGNATION



R1814020140 CROLL MARK 12642 S ROMIRO AVE KUNA, ID 83634	R1814020225 PORTER KERRY E 12629 S SONORA AVE KUNA, ID 83634	R1814020230 SHANLEY JOSEPH C 12636 S SONORA AVE KUNA, ID 83634	R1814020280 HARRISON DAVID 10837 W KUNA RD KUNA, ID 83634	R1814020290 WHITE NICOLE R 12625 S FIVE MILE RD KUNA, ID 83634	R1814020285 WINKLES FRANK LEE 10787 W KUNA RD KUNA, ID 83634	R1814020295 MOWERS HELEN M 12689 S FIVE MILE RD KUNA, ID 83634	S1426222010 OLSON DONALD D & SARAH A TRUST 13843 PARAISO ST CALDWELL, ID 83601
R1814020145 MOUSER MARK E 12680 S ROMIRO AVE KUNA, ID 83634	R1814020220 PAULEY PATRICK S 526 NECKEL RD IMPERIAL CA 92251	R1814020235 HINTZE MITCHELL E 12648 S SONORA AVE KUNA, ID 83634					

Plot Date: 4/12/2024 8:51 AM Plotted By: Matt Day
 Date Created: 4/12/2024 JUB\COM\CENTRAL\CAD\DWG\PROJECTS\10-22-022_FCP\PREPLAT\DESIGN\PRE-PLAT EAST\CAD\SHEET\FC EAST - PRE-PLAT.DWG

Plot Date: 4/12/2024 8:52 AM Plotted By: Matt Day
 Date Created: 4/12/2024 JUB\COMMON\DRAWINGS\PROJECTS\10252-089_FCPREPLAT\DESIGN- PRE-PLAT EAST\DRAWING\FC EAST PRE-PLAT.DWG



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 4/12/2024

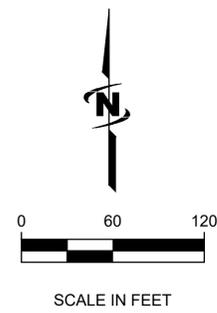
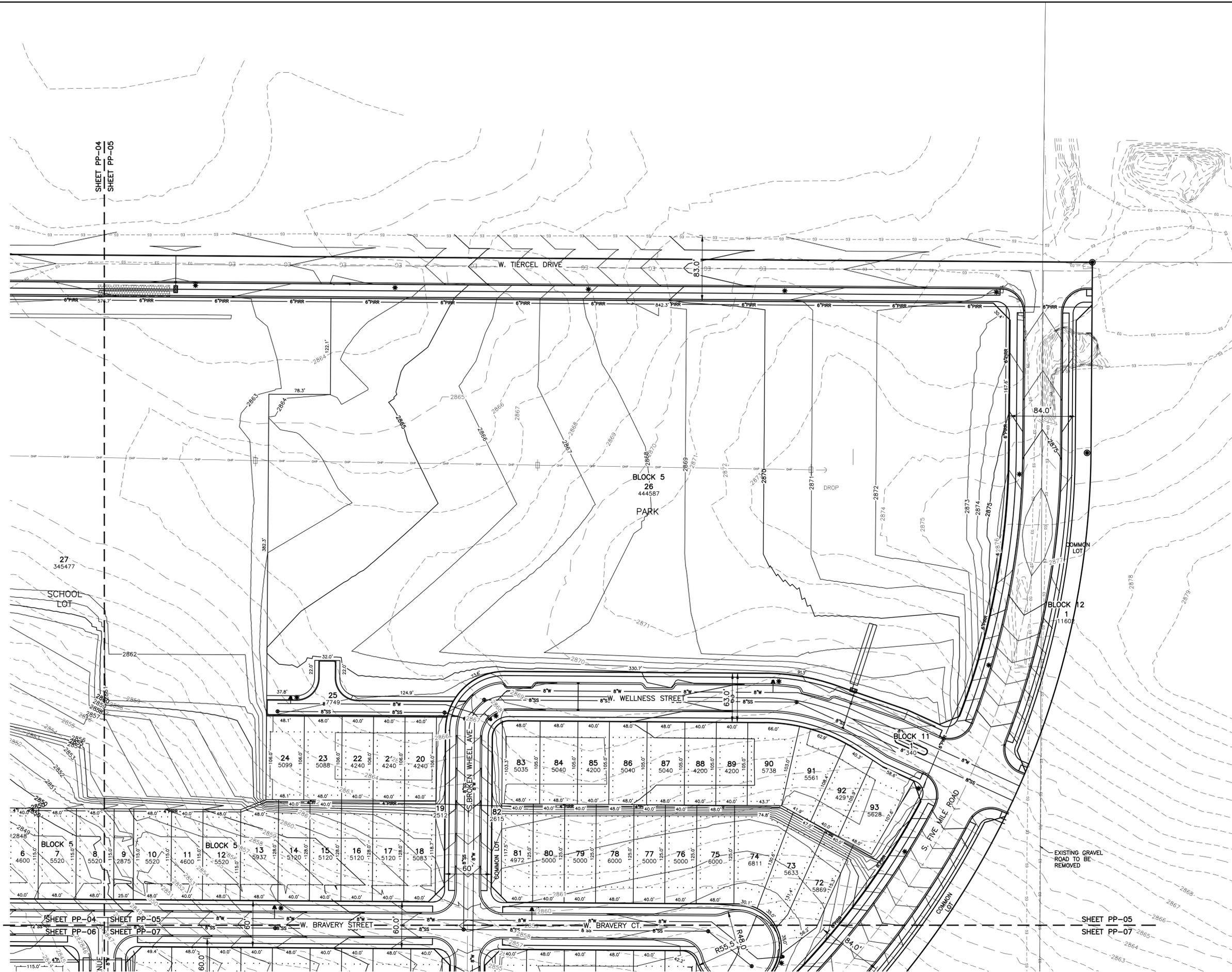
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NO.	REVISION	DATE
1	REVISED FOR GROUND CONDITIONS	02/29/24
2	REVISED FOR GROUND CONDITIONS	03/01/24
3	REVISED FOR GROUND CONDITIONS	03/01/24

VALOR WEST SUBDIVISION
 KUNA, IDAHO
 EXISTING AND PROPOSED CONDITIONS

FILE: FC EAST- PRE-PLAT
 JUB PROJ. #: 10-22-022
 DRAWN BY: EE
 DESIGN BY: EE
 CHECKED BY: MEP
 AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
 LAST UPDATED: 4/11/2024
 SHEET NUMBER:
PP-04

Plot Date: 4/12/2024 8:52 AM Plotted By: Matt Day
 Date Created: 4/12/2024 JUB\COMMON\CLIENTS\DM\PROJECTS\10-5-2023_FCP\PREPLAT\DESIGN\PRE-PLAT EAST\CAD\SHEET\FC EAST PRE-PLAT.DWG



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NO.	REVISION	DATE
1	REVISED FOR GROUND CONDITIONS	02/09/24
2	REVISED FOR GROUND CONDITIONS	02/09/24
3	REVISED FOR GROUND CONDITIONS	02/09/24
4	REVISED FOR GROUND CONDITIONS	02/09/24

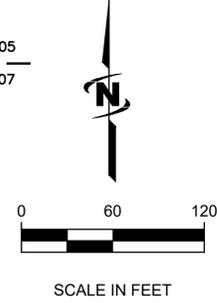
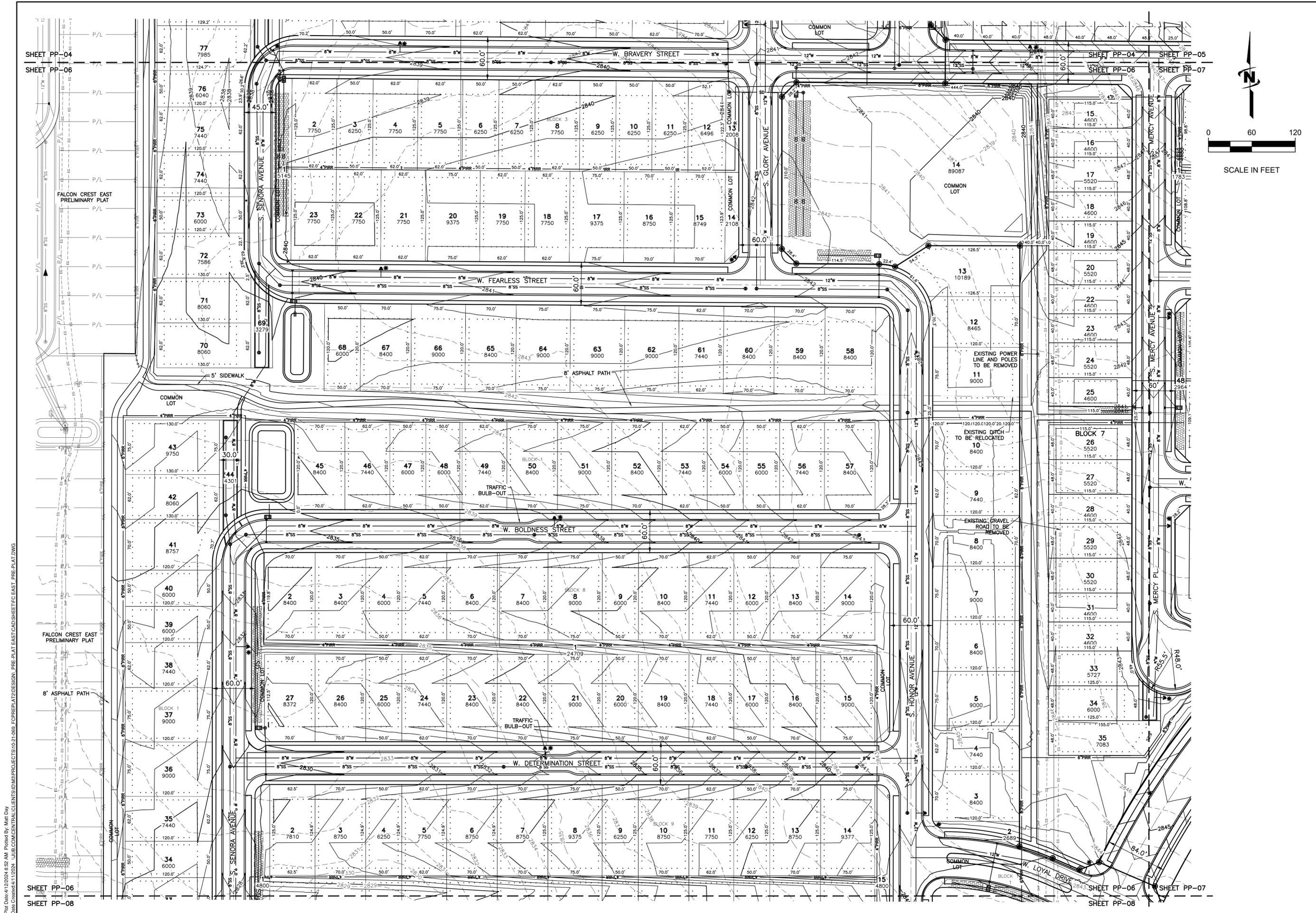
VALOR WEST SUBDIVISION
 KUNA, IDAHO

EXISTING AND PROPOSED CONDITIONS

FILE: FC EAST PRE-PLAT
 JUB PROJ. #: 10-22-022
 DRAWN BY: EE
 DESIGN BY: EE
 CHECKED BY: MEP

ONE INCH
 AT FULL SIZE, IF NOT ONE
 INCH, SCALE ACCORDINGLY
 LAST UPDATED: 4/11/2024

SHEET NUMBER:
PP-05



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NO.	REVISION	DATE
1	REVISED FOR GROUND CONDITIONS	02/28/24
2	REVISED FOR GROUND CONDITIONS	02/28/24
3	REVISED FOR GROUND CONDITIONS	02/28/24

FILE: FC EAST - PRE-PLAT
 JUB PROJ. #: 10-22-022
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 DESIGN BY: EE
 CHECKED BY: MEP

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 LAST UPDATED: 4/11/2024

SHEET NUMBER:
PP-06

**VALOR WEST SUBDIVISION
 KUNA, IDAHO**

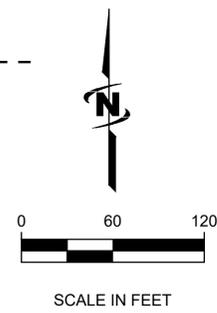
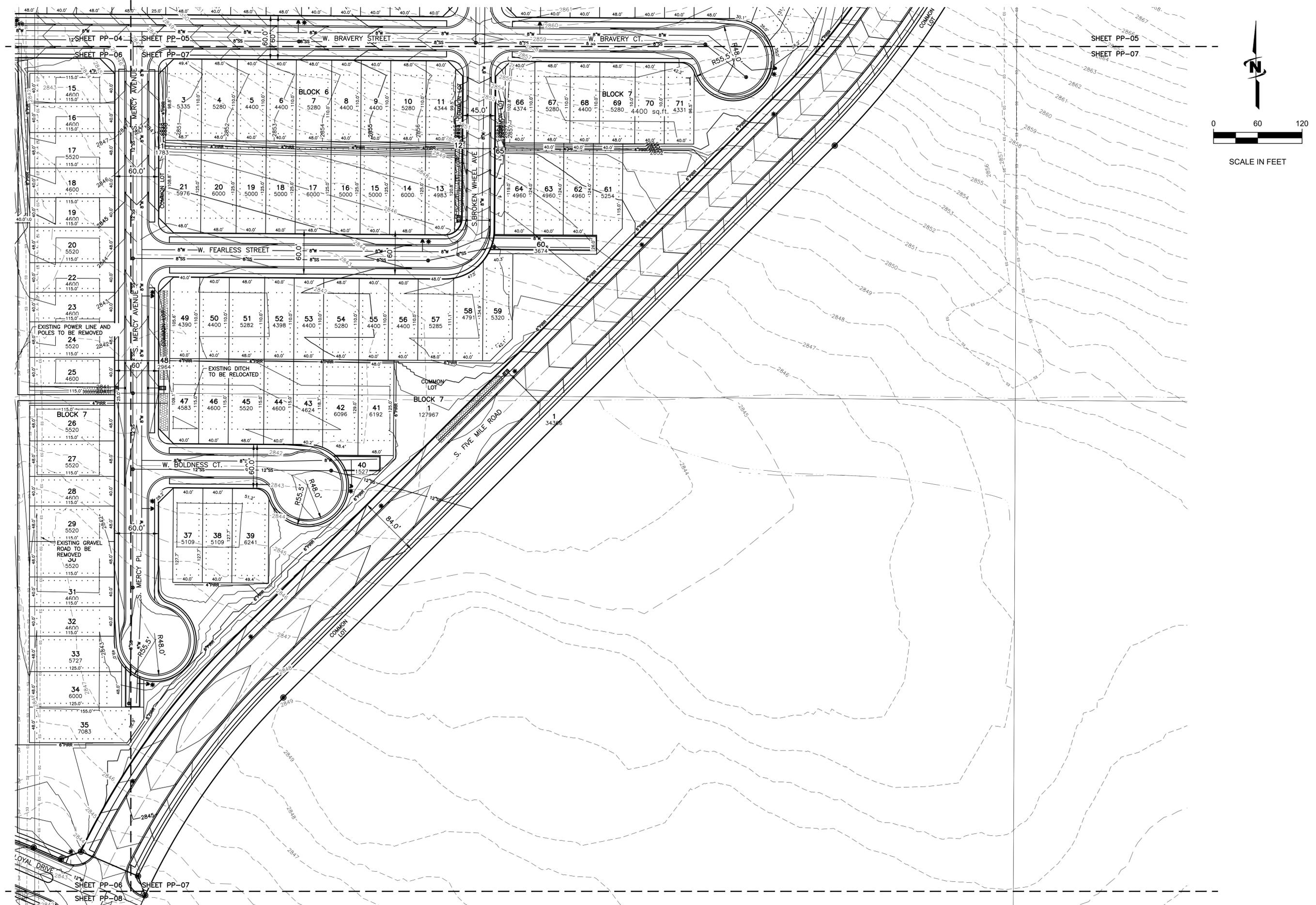
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Plot Date: 4/12/2024 8:52 AM Plotted By: Matt Day
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SHEET PP-04
 SHEET PP-06
 SHEET PP-08

SHEET PP-04
 SHEET PP-06
 SHEET PP-07
 SHEET PP-06
 SHEET PP-08

Plot Date: 4/12/2024 8:53 AM Plotted By: Matt Day
 Date Created: 4/12/2024 JUB\COMMON\CALCULATED\IMP\PROJECTS\10-27-089_FCPREPLAT\DESIGN PRE-PLAT EAST\CAD\SHEET\FC EAST PRE-PLAT.DWG



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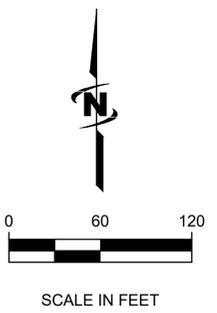
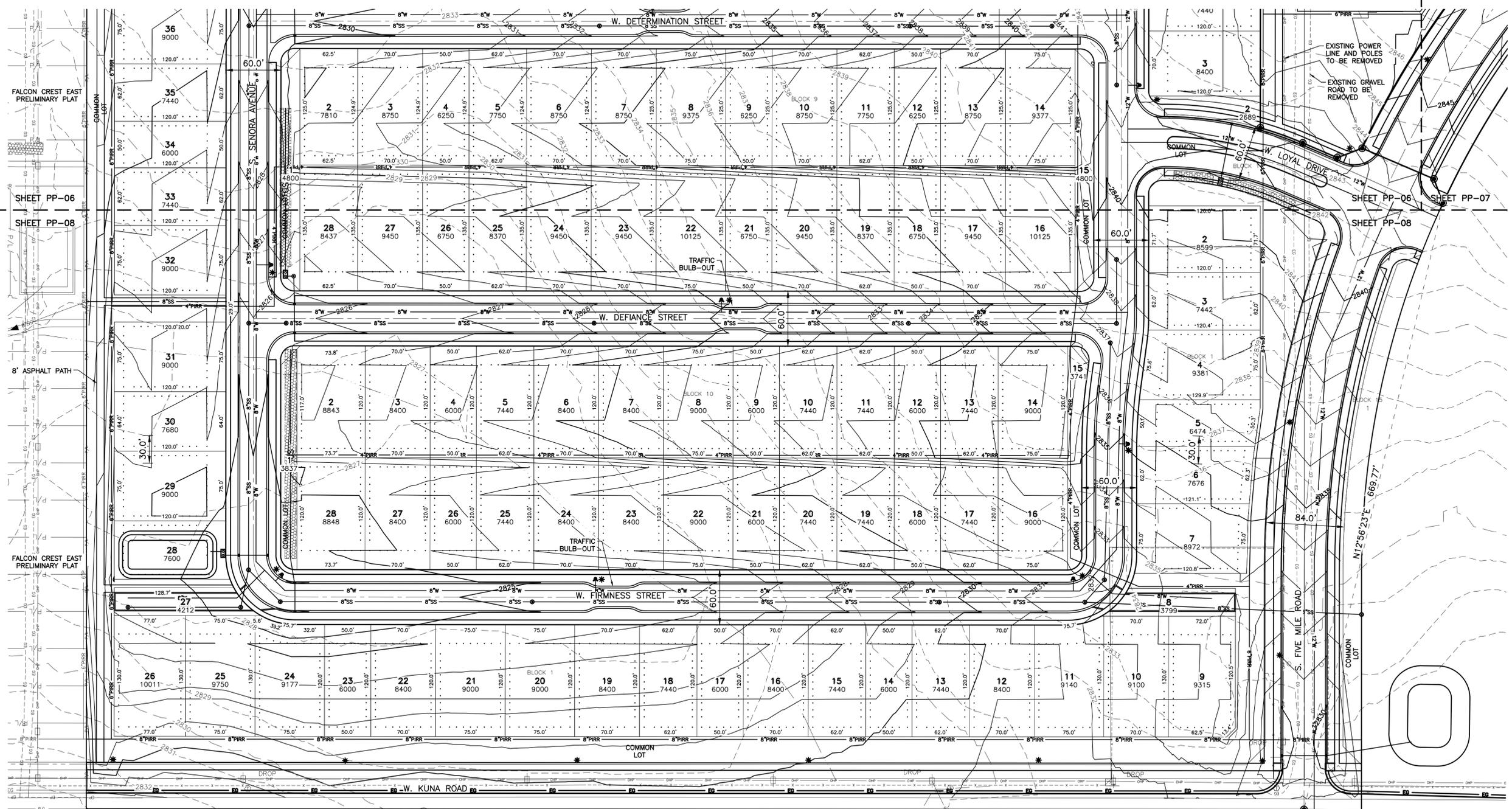
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NO.	REVISION	DATE	BY
1	REVISED SITE AND LOTS AFFECTED	02/29/24	MEP
2	REVISED STREETS, GARAGES, PARKING	03/01/24	MEP
3	REVISED DESCRIPTION	03/01/24	MEP

VALOR WEST SUBDIVISION
 KUNA, IDAHO
 EXISTING AND PROPOSED CONDITIONS

FILE: FC EAST PRE-PLAT
 JUB PROJ #: 10-22-022
 DRAWN BY: EE
 DESIGN BY: EE
 CHECKED BY: MEP
 AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
 LAST UPDATED: 4/11/2024
 SHEET NUMBER:
PP-07

Plot Date: 4/12/2024 8:35 AM Plotted By: Matt Dry
 Date Created: 4/12/2024 JUB\COMMON\CALCULATIONS\MP\PROJECTS\10-2-089_FCPREPLAT\DESIGN\PRE-PLAT\EAST\CAD\SHEET\FCEP\PRE-PLAT.DWG



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NO.	REVISION	DATE
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2 <td>REVISED FOR GROUND CONDITIONS <td>02/29/24</td> </td>	REVISED FOR GROUND CONDITIONS <td>02/29/24</td>	02/29/24
3 <td>REVISED FOR GROUND CONDITIONS <td>02/29/24</td> </td>	REVISED FOR GROUND CONDITIONS <td>02/29/24</td>	02/29/24

FILE: FCEP.EAST.PRE-PLAT
 JUB PROJ. #: 10-22-022
 DRAWN BY: EE
 DESIGN BY: EE
 CHECKED BY: MEP

ONE INCH
 AT FULL SIZE, IF NOT ONE
 INCH, SCALE ACCORDINGLY
 LAST UPDATED: 4-11-2024

SHEET NUMBER:
PP-08

VALOR WEST SUBDIVISION
 KUNA, IDAHO
 EXISTING AND PROPOSED CONDITIONS



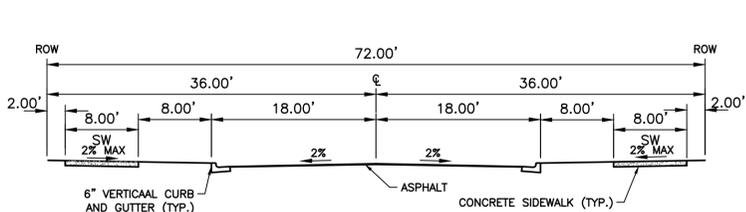
4/12/2024

REUSE OF DRAWINGS

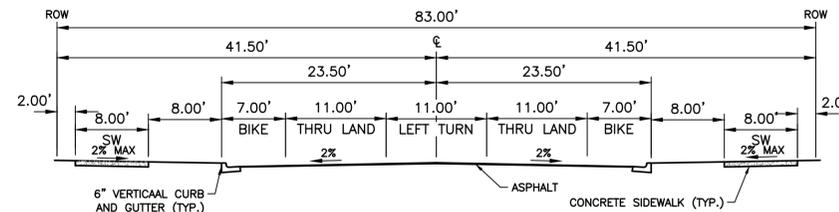
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NO.	REV	SCHD.	DATE	DESCRIPTION
1			02/23/22	REVISED PHASES
2			02/23/22	BY APPL. DATE

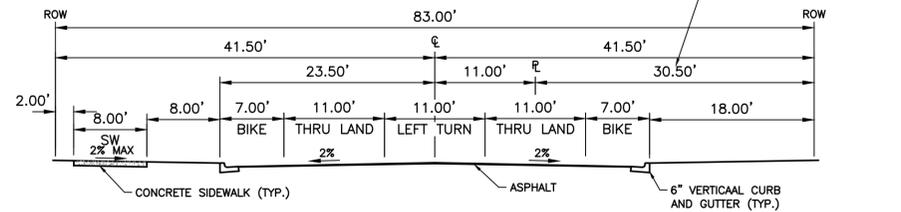
VALOR WEST SUBDIVISION
 KUNA, IDAHO
 STREET SECTIONS



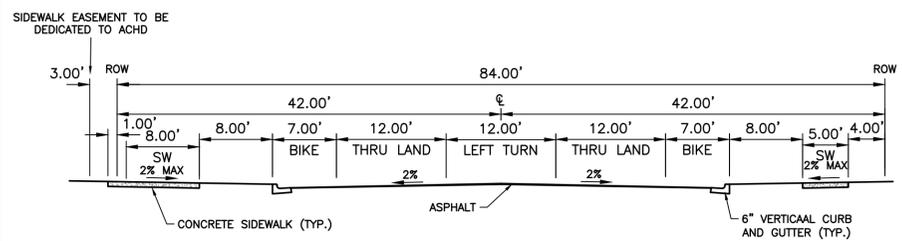
W. TIERCEL 72' ROW SECTION
 PUBLIC ROADWAY



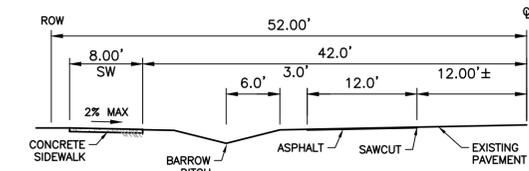
W. TIERCEL 83' ROW SECTION
 PUBLIC ROADWAY



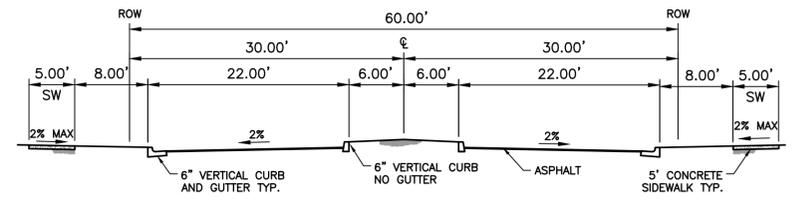
W. TIERCEL 83' ROW SECTION CROSSING NEIGHBORING PROPERTY
 PUBLIC ROADWAY



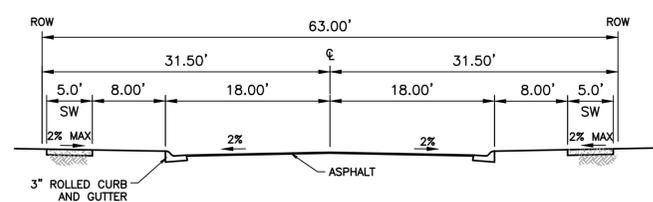
S. FIVE MILE ROAD SECTION
 PUBLIC ROADWAY



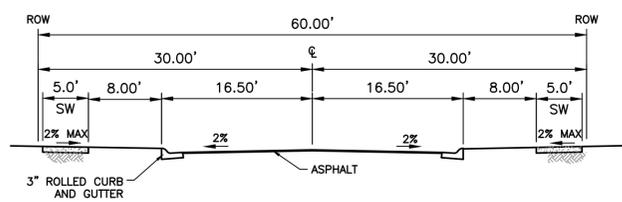
W. KUNA ROAD SECTION
 PUBLIC ROADWAY



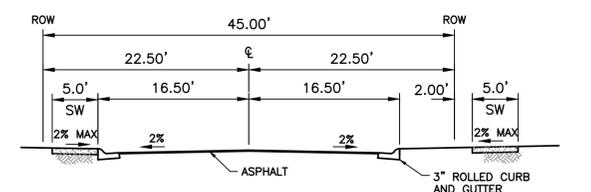
ENTRY STREET SECTION
 PUBLIC ROADWAY



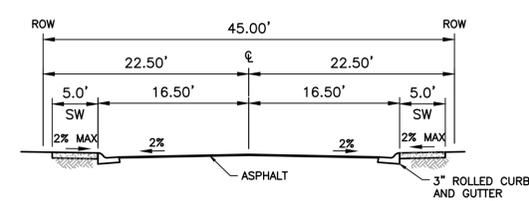
TYPICAL 63' STREET SECTION DETACHED SIDEWALKS
 PUBLIC ROADWAY



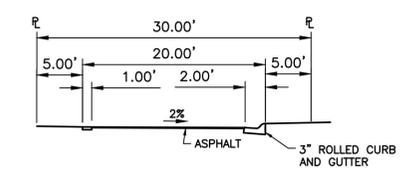
TYPICAL 60' STREET SECTION DETACHED SIDEWALKS
 PUBLIC ROADWAY



TYPICAL 45 STREET SECTION ATACHED AND DETACHED SIDEWALKS
 PUBLIC ROADWAY



TYPICAL 45 STREET SECTION ATACHED SIDEWALKS
 PUBLIC ROADWAY



TYPICAL SHARED DRIVEWAY SECTION
 PRIVATE DRIVEWAY

File Date: 4/12/2024 8:54 AM Plotted By: Matt Day
 Date Created: 4/12/2024 JUBCENTRALCLIENTS\IDM\PROJECTS\1510121065_FCPREPLAT2\DESIGN_PRE-PLAT_EAST CAD\SHEET\F02 EAST PRE-PLAT.DWG



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4/12/2024

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NO.	REVISION	DATE
1	REV SCHOOL SITE AND LOTS AFFECTED	03/21/24
2	REV PHASES	03/21/24
3	DESCRIPTION	03/21/24

VALOR WEST SUBDIVISION
KUNA, IDAHO

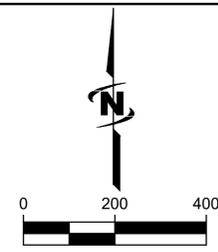
UTILITY PLAN

FILE: FC EAST PRE-UTILITY
JUB PROJ # 10-22-022
DRAWN BY: EE
DESIGN BY: EE
CHECKED BY: MEP

ONE INCH
AT FULL SIZE, IF NOT ONE
INCH SCALE ACCORDINGLY
LAST UPDATED: 3/14/2024

SHEET NUMBER:

PP-10

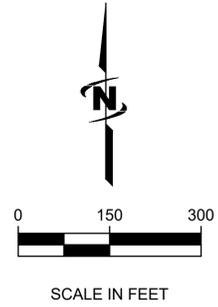


SCALE IN FEET



Plot Date: 4/12/2024 9:55 AM Plotted By: Matt Day
Date Created: 3/12/24 JUB\COM\CENTRAL\CLIENTS\ID\M\PROJECTS\10-22-022\F0PREPLAT\DESIGN PRE-PLAT EAST\CAD\SHEET\FC EAST PRE-UTILITY.DWG

Plot Date: 11/22/24 9:56 AM Plotted By: Matt Day
 Date Created: 11/22/24 JUB\COM\CENTRAL\CALCULATIONS\PROJECTS\10-27-088_FCPREPLAT\DESIGN PRE-PLAT EAST\CAD\SHEET\FCP EAST PRE-PLAT.DWG



PHASE TIMING SUMMARY

PHASE #	MONTH/YEAR
PHASE 1	9/24
PHASE 2	7/25
PHASE 3	7/25
PHASE 4	1/26
PHASE 5	1/26
PHASE 6	7/27
PARK	TURF AND TREES - 7/25
PARK	IMPROVEMENTS - 7/27



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NO.	REVISION	DATE
1	REV SCHOOL SITE AND LOTS AFFECTED	09/23/24
2	REV PHASES	10/01/24
3	DESCRIPTION	BY APR

VALOR WEST SUBDIVISION
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PHASING PLAN

FILE: FCP EAST PRE-PLAT
 JUB PROJ. #: 10-22-022
 DRAWN BY: EE
 DESIGN BY: EE
 CHECKED BY: MEP
 AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
 LAST UPDATED: 4/11/2024

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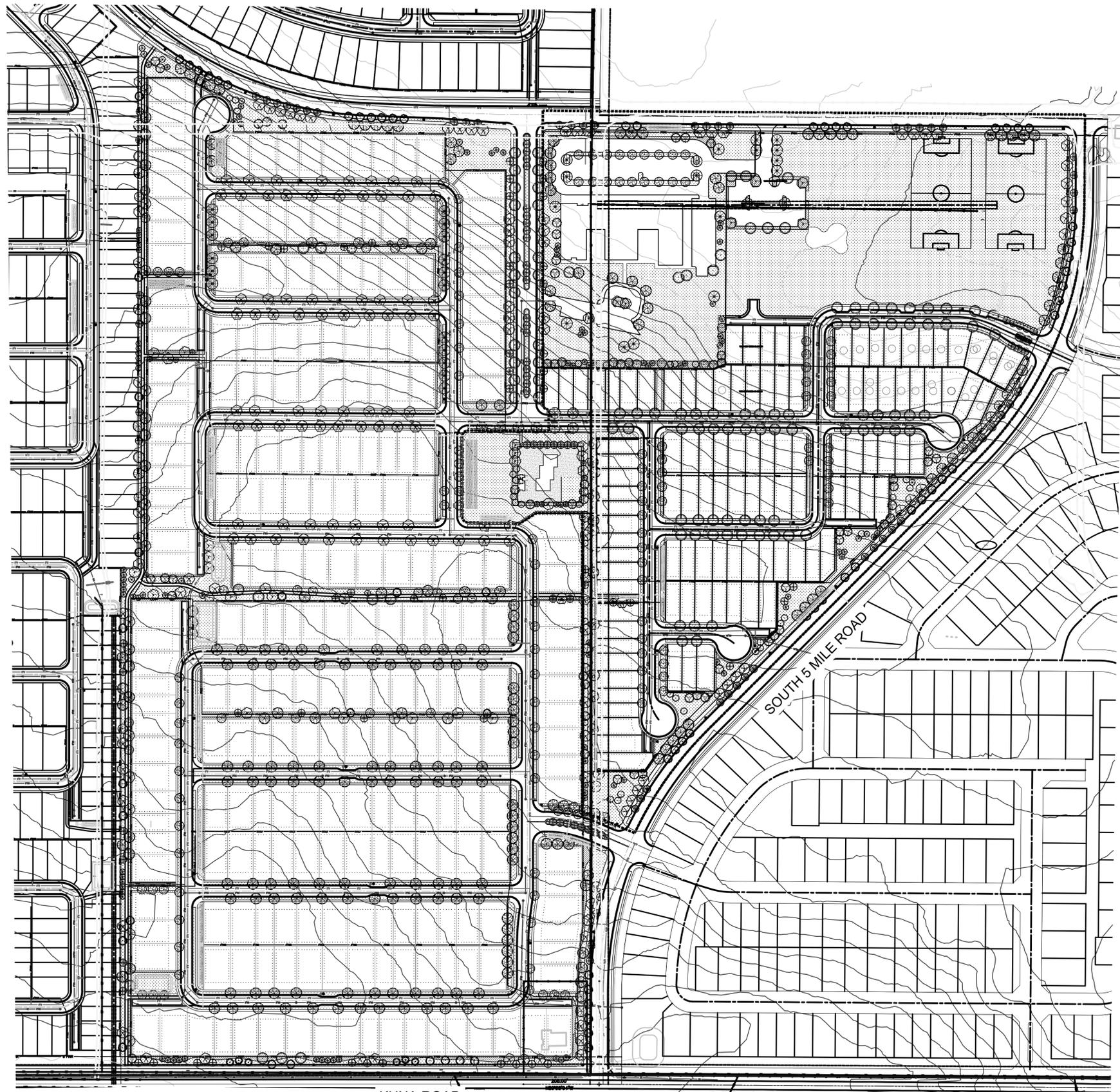
PP-11

MODIFIED PRE-PLAT LANDSCAPE PLANS FOR
VALOR WEST 1
 KUNA, IDAHO
 2024

GREY | PICKETT
 landscape architecture | community design
 7144 E. Stetson Drive, Suite 205
 Scottsdale, Arizona 85251
 480.609.0009P 480.609.00068



VALOR WEST 1
 Pre Plat Landscape Plans
 KUNA, IDAHO



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

Greer | Pickett
 Landscape Architecture | Community Design
 7144 E. Stetson Drive, Suite 205
 Scottsdale, Arizona 85251
 (480) 609-0009 Fax: (480) 609-0068

SHEET INDEX

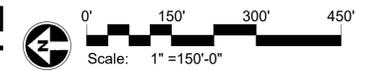
Cover Sheet	L0.0
General Notes / Material Schedule	L0.1
Overall Landscape Sheet Layout	L3.0
Planting Plans	L3.1-L3.2
Planting Details	L7.1
Planting Specifications	L8.1

revisions: [triangle symbols]

project #: MTC085
 scale: As Shown
 issued for: REVIEW
 drawn by: TEAM
 date: 04.12.2024
 drawing: Overall Landscape Plan

sheet # **L0.0**
 01 of 7

OVERALL LANDSCAPE PLAN



GRADING GENERAL NOTES:

- CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
- FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
- GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
 - FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
 - IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
 - TURF, AND ANNUAL AREAS (6" DEPTH).
 - PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
- 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.
- FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
- REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
- 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:

- FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- REFER TO CIVIL PLANS PREPARED BY MASON STANFIELD AND JUB ENGINEERS, INC. FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
- ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY CIVIL ENGINEER. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
- THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT, OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.
- 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.
- 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.
- RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
- 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:

- THE CONTRACTOR SHALL REVIEW PLANTING PLANS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
- 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.
- ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
- WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- 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.
- ALL SPECIMEN TREES, SHRUBS AND GROUND COVER SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- 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.
- 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.
- ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- 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).
- 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.
- 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.
- 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 JOB 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:

- 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.
- 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.
- 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.
- 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.
- 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.
- FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
 - UTILITY DIG LINE SERVICE OF IDAHO 1-800-342-1585
 - UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
 - OVERHEAD UTILITIES
- 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.
- 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.
- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
- THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
- 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.
- BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
- THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
- THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
- 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.
- MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

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VALOR WEST 1
 Pre Plat Landscape Plans
 KUNA, IDAHO

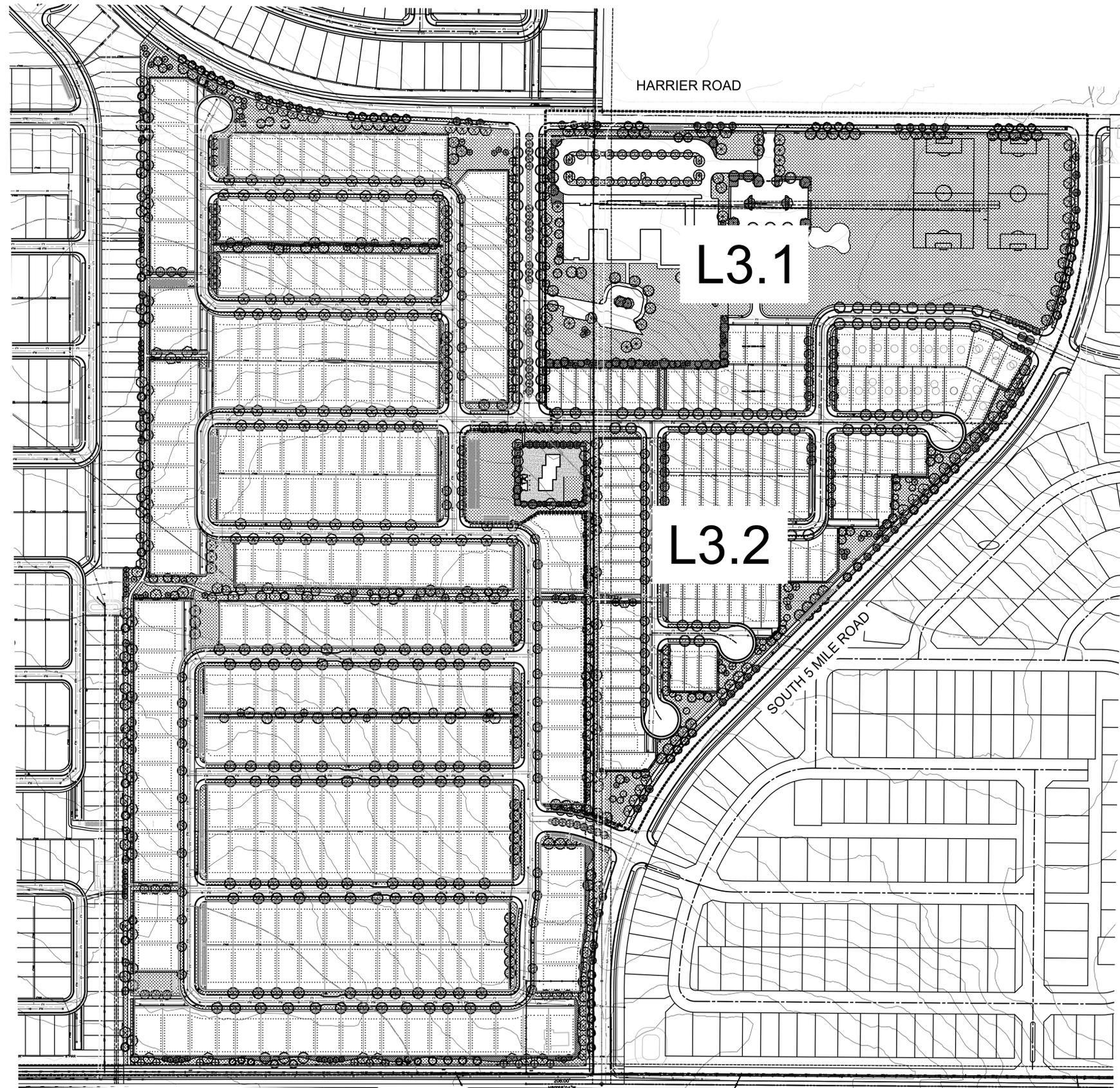


revisions:

project #: MTC085
 scale: NTS
 issued for: REVIEW
 drawn by: TEAM
 date: 04.12.2024
 drawing: General Notes

sheet #

LO.1
 02 of 7



PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty.	Remarks
Class I Trees				
	<i>Cercis canadensis</i> Eastern Redbud	2' B&B	72	Multi
	<i>Cornus florida</i> 'Cloud 9' Flowering Dogwood	2' B&B	16	Multi
	<i>Prunus cerasifera</i> 'Newport' Newport Purple Leaf Plum	2' B&B	6	Standard
	<i>Pyrus calleryana</i> 'Chanticleer' Chanticleer Pear	2' B&B	154	Standard
Class II Trees				
	<i>Acer truncatum</i> x <i>Norwegian sunset</i> Norwegian Sunset Maple	2' B&B	243	Standard
	<i>Acer truncatum</i> 'Pacific Sunset' Pacific Sunset Maple	2' B&B	116	Standard
	<i>Betula nigra</i> 'Heritage' Heritage Birch	2' Cal.	38	Standard
	<i>Ginkgo biloba</i> 'Autumn Gold' Autumn Gold	2' B&B	180	Standard
	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster' Shademaster Honey Locust	2' B&B	37	Standard
	<i>Tilia americana</i> 'Little Leaf' Little Leaf Linden	2' B&B	147	Standard
Conifer Trees - Evergreen Trees				
	<i>Cedrus deodora</i> Karl Ficks Karl Ficks Pine	6-8' HT. B&B	33	
	<i>Pinus flexilis</i> 'Vanderwolf's' Vanderwolf's Pine	6-8' HT. B&B	103	
	<i>Pinus sylvestris</i> Scotch Pine	6-8' HT. B&B	61	
Shrubs				
	<i>Berberis thunbergii</i> 'Gentry' Royal Burgundy Barberry	5 gal.		
	<i>Buddleia davidii</i> 'Black Knight' Black Knight Butterfly Bush	5 gal.		
	<i>Buddleia</i> x <i>Flute-by</i> 'Miss Molly' Miss Molly Butterfly Bush	5 gal.		
	<i>Caragana</i> x <i>clandoniensis</i> 'Dark Knight' Dark Knight Bluebeard	5 gal.		
	<i>Cornus alba</i> 'Baillhali' Ivory Halo Dogwood	5 gal.		
	<i>Cornus sericea</i> 'Kelsey' Kelsey's Dwarf Red-Osier Dogwood	5 gal.		
	<i>Eunonymus fortunei</i> 'Blandy' Blandy Euonymus	5 gal.		
	<i>Eunonymus fortunei</i> 'Emerald 'n' Gold' Emerald & Gold Euonymus	5 gal.		
	<i>Eunonymus japonica</i> 'Aureo-marginatus' Golden Euonymus	5 gal.		
	<i>Eunonymus japonicus microphyllus</i> Boxleaf Euonymus	5 gal.		
	<i>Eunonymus kiuschiensis</i> 'Manhattan' Manhattan Euonymus	5 gal.		
	<i>Forsythia x intermedia</i> 'Spring Glory' Spring Glory Forsythia	5 gal.		
	<i>Juniperus x zifferriana</i> 'Mini Julep' Mini Julep Juniper	5 gal.		
	<i>Perovskia atriplicifolia</i> Russian Sage	5 gal.		
	<i>Photinia x fraseri</i> Photinia Fraseri	5 gal.		
	<i>Physocarpus opulifolius</i> Summer Wine Ninebark	5 gal.		
	<i>Prunus x cistena</i> Cistena Plum	5 gal.		
	<i>Rosa</i> 'Nearly Wild' Nearly Wild Rose	5 gal.		
	<i>Rosa</i> x 'Nora' Nora Rose	5 gal.		
	<i>Rosa</i> x 'Noelma' Noelma Rose	5 gal.		
	<i>Rosa</i> x 'Noelma' Noelma Rose	5 gal.		
	<i>Spiraea x bumalda</i> 'Goldflame' Gold Flame Spirea	5 gal.		
	<i>Viburnum x barlowii</i> Burkwood Viburnum	5 gal.		
	<i>Viburnum opulus</i> 'Roseum' Common Snowball Viburnum	5 gal.		
Groundcovers				
	<i>Arctostaphylos uva-ursi</i> Kalm's Lamb-ear	3 gal.		
	<i>Juniperus horizontalis</i> 'Wiltzii' Blue Rug Juniper	3 gal.		
	<i>Cerastium tomentosum</i> Snow in Summer	3 gal.		
	<i>Taxus cuspidata</i> 'Maslow' Emerald Spreader Japanese Yew	3 gal.		
	<i>Teucrium chamaedrys</i> Germander	3 gal.		
Grasses				
	<i>Helictotrichon sempervirens</i> Blue Oat Grass	5 gal.		
	<i>Miscanthus sinensis</i> 'Gracillimus' Maiden Grass	5 gal.		
Perennials				
	<i>Coreopsis</i> 'Zagreb' Zagreb Coreopsis	3 gal.		
	<i>Hemerocallis</i> 'Happy Returns' Daylily Happy Returns	3 gal.		
	<i>Lavandula angustifolia</i> 'Munstead' Lavender Munstead	3 gal.		
	<i>Rudbeckia fulgida</i> var. <i>sillvianii</i> 'Goldstrum' Goldstrum Black Eyed Susan	3 gal.		
	<i>Scilla spectabilis</i> 'Autumn Joy' Autumn Joy Starcrocus	3 gal.		
	<i>Veronica spicata</i> 'Red Fox' Red Fox Veronica	3 gal.		
MASS PLANTING				
	LAWN: FESCUE SOD			
INERTS				
	LIMIT OF TURF			
	BARK MULCH			
	PREMIUM BLEND			

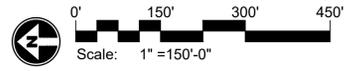
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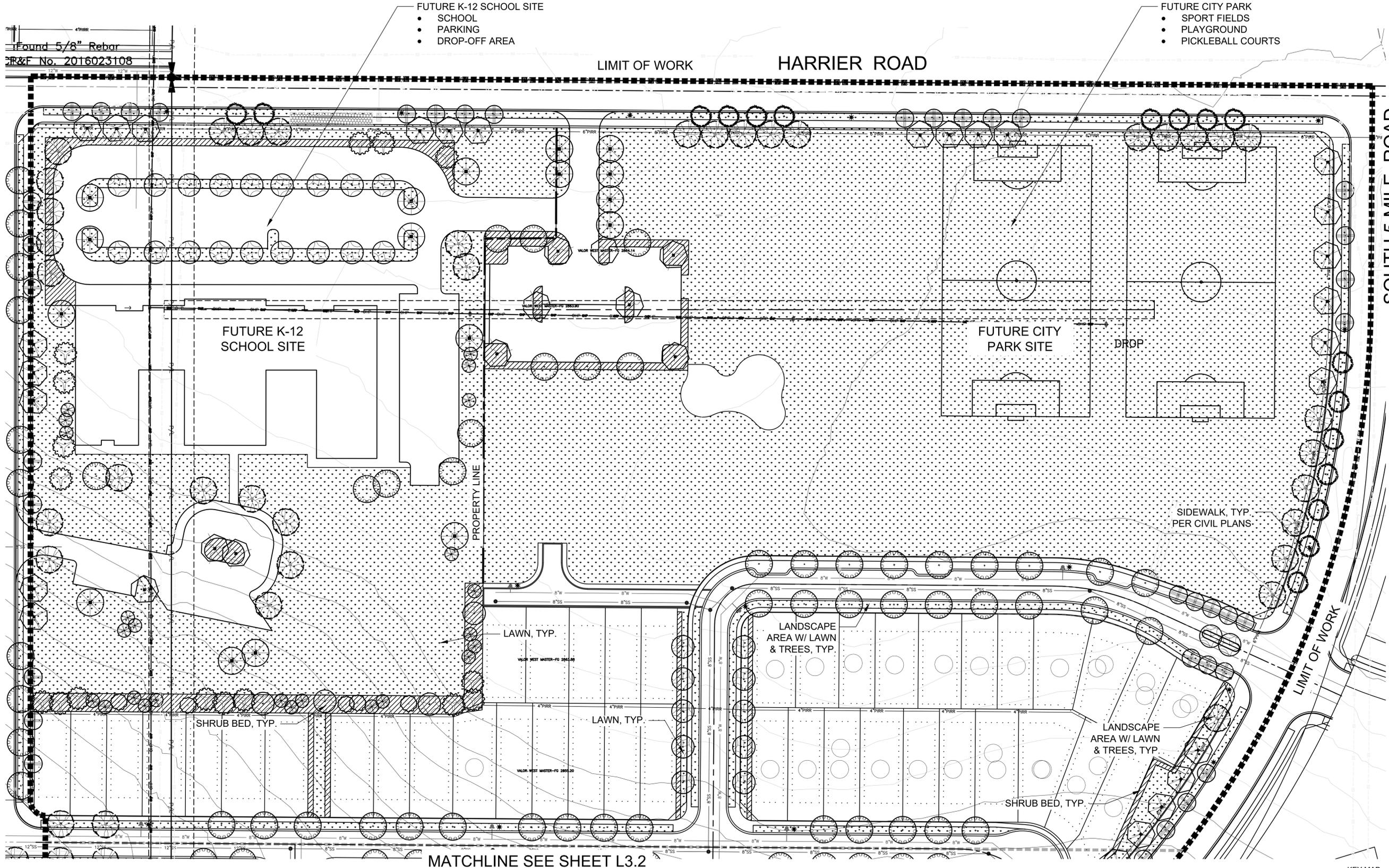


VALOR WEST 1
 Pre Plat Landscape Plans
 KUNA, IDAHO

revisions:
 project #: MTC085
 scale: As Shown
 issued for: REVIEW
 drawn by: TEAM
 date: 04.12.2024
 drawing: Overall Landscape Plan

OVERALL LANDSCAPE PLAN





Found 5/8" Rebar
R&F No. 2016023108

- FUTURE K-12 SCHOOL SITE
- SCHOOL
 - PARKING
 - DROP-OFF AREA

- FUTURE CITY PARK
- SPORT FIELDS
 - PLAYGROUND
 - PICKLEBALL COURTS

HARRIER ROAD

SOUTH 5 MILE ROAD

FUTURE K-12 SCHOOL SITE

FUTURE CITY PARK SITE

DROP

SIDWALK, TYP.
PER CIVIL PLANS

LAWN, TYP.

LANDSCAPE AREA W/ LAWN & TREES, TYP.

SHRUB BED, TYP.

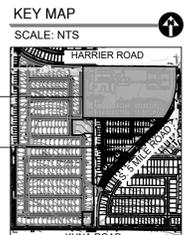
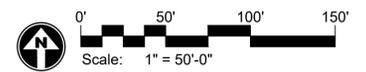
LAWN, TYP.

LANDSCAPE AREA W/ LAWN & TREES, TYP.

SHRUB BED, TYP.

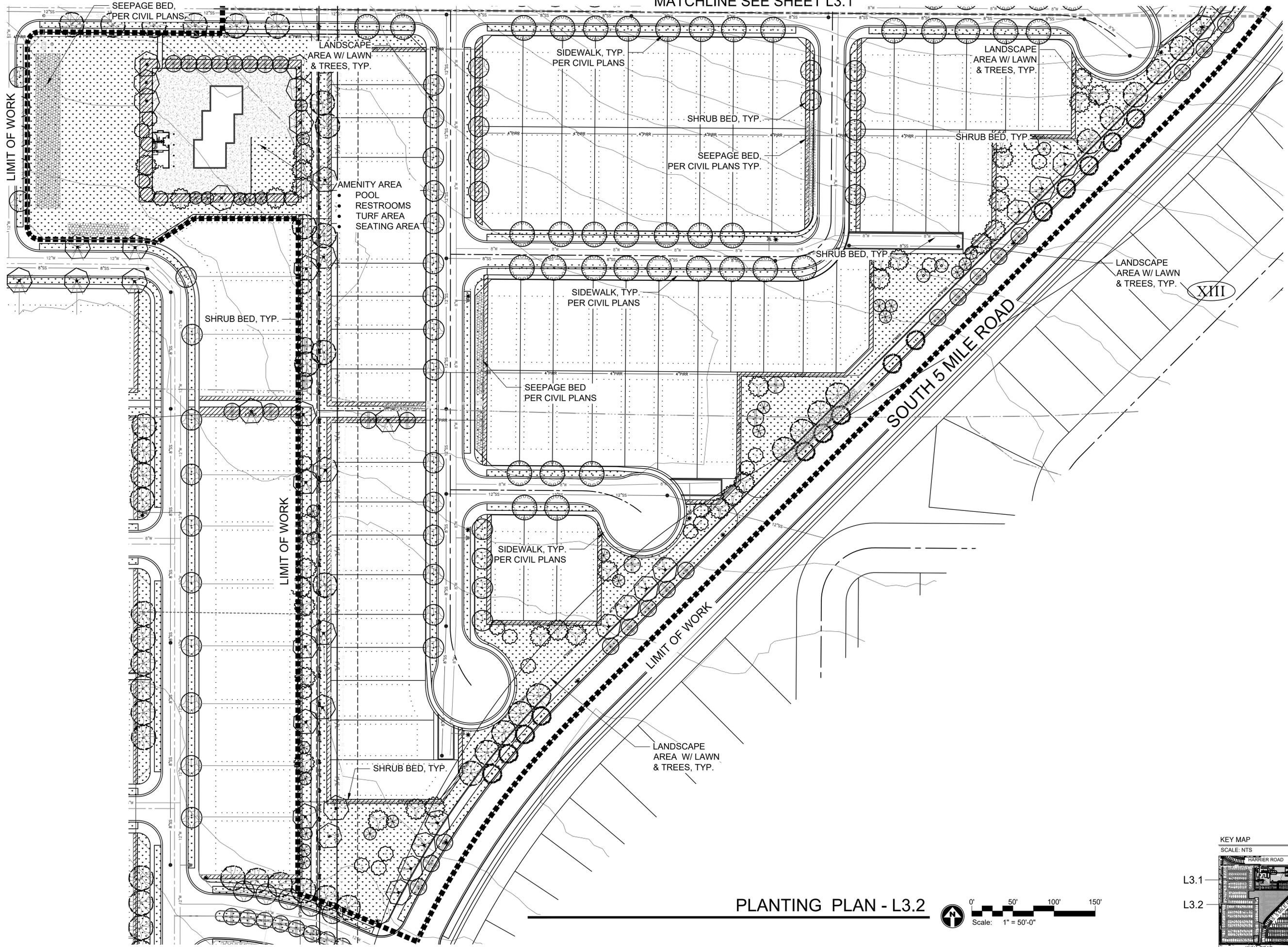
MATCHLINE SEE SHEET L3.2

PLANTING PLAN - L3.1

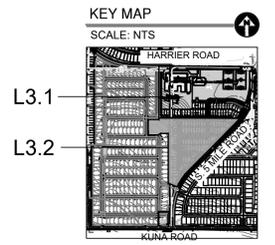
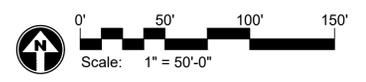


revisions:
project #:
MTC085
scale:
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issued for:
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drawn by:
TEAM
date:
04.12.2024
drawing:
Planting Plan

MATCHLINE SEE SHEET L3.1



PLANTING PLAN - L3.2



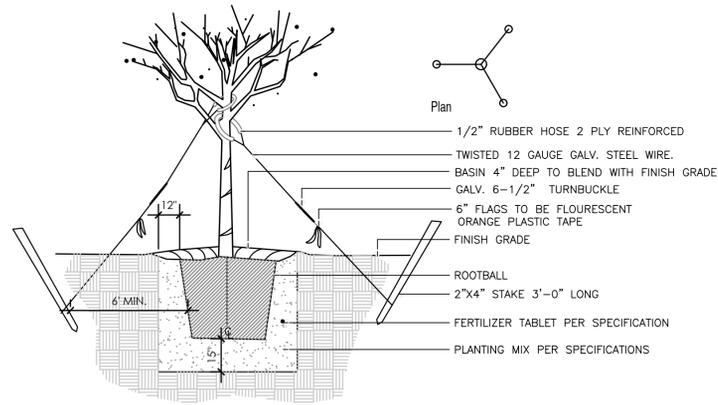
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VALOR WEST I
 Pre Plat Landscape Plans
 KUNA, IDAHO

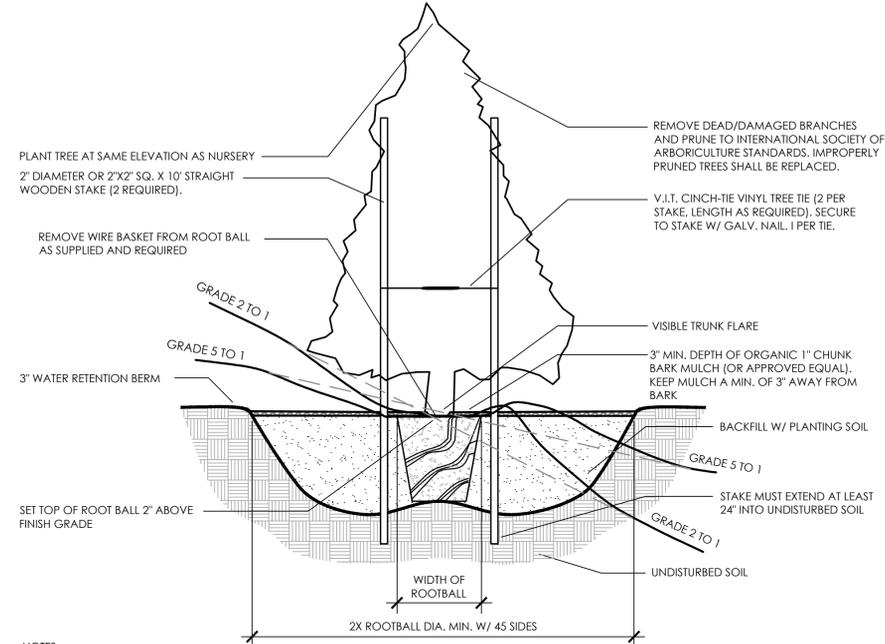
revisions:
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 issued for: REVIEW
 drawn by: TEAM
 date: 04.12.2024
 drawing: Planting Plan
 sheet #

L3.2
 05 of 7



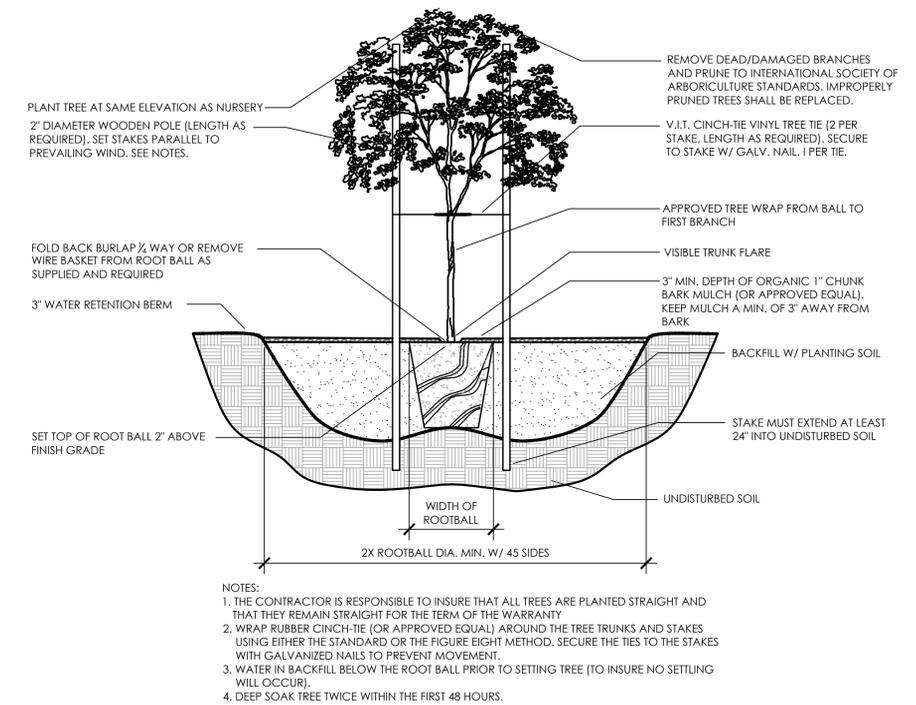
1.3 Tree Guying Detail

Scale: N.T.S.



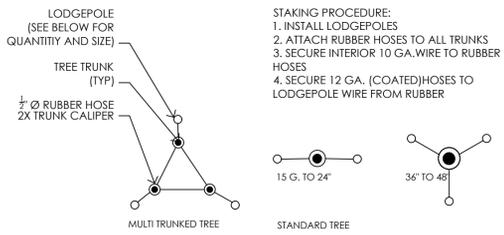
1.2 Evergreen Tree Planting Detail

Scale: N.T.S.



1.1 Deciduous Tree Planting Detail

Scale: N.T.S.



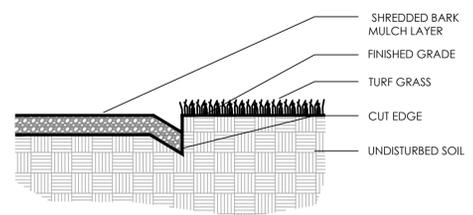
LODGEPOLE SIZING CHART

15 GAL TO 24\"/>	2- 2\"/>
36\"/>	3- 3\"/>

*NOTE: STAKES MAY BE TRIMMED AS NECESSARY

1.7 Tree Staking Diagram

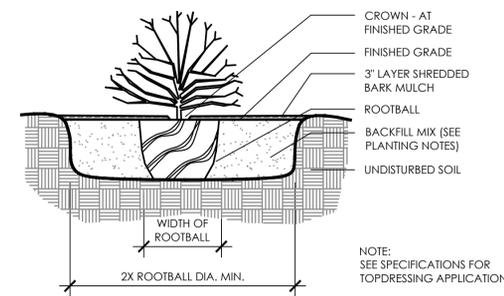
Scale: N.T.S.



ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SHOVEL EDGE TO PROVIDE A DISTINCT SEPARATION BETWEEN LANDSCAPE TYPES.

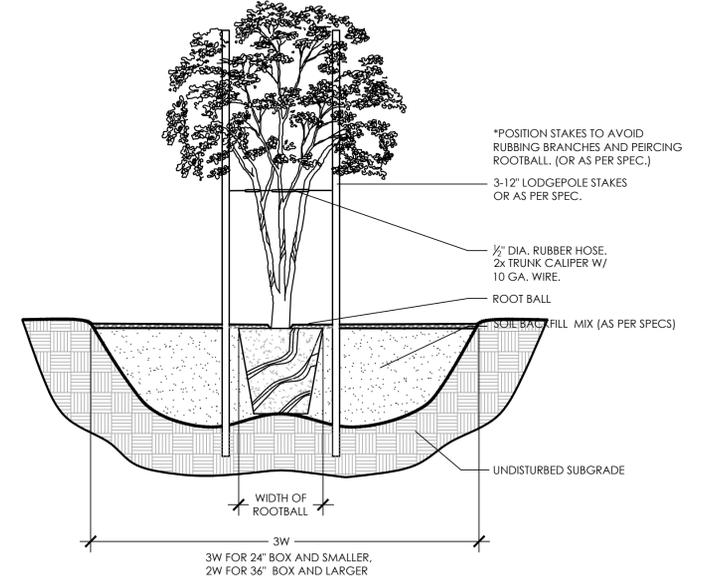
1.6 Cut Edge Detail

Scale: N.T.S.



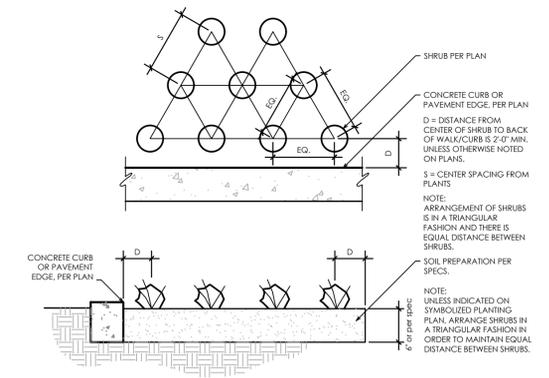
1.5 Shrub Planting Detail

Scale: N.T.S.



1.4 Tree Staking Detail

Scale: N.T.S.



1.8 PLANT SPACING DETAIL

Scale: 1/4\"/>



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 of 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.

- Topsoil for backfill mix (trees and shrubs).
- Wood Shavings/Mulch.
- Tree supports.
- Reserved
- 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 contractor's additional expense.

Submit samples of decomposed granite for approval of gradation 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 manufacturer's 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:

- Topsoil and planting backfill.
- Soil PH.
- Particle size, percentage soil texture.
- Percentage organic material.
- Percolation rate.
- Nutrient level analysis.
- All macro, secondary and micro nutrient salinity.
- ESP.
- 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:

- Irrigated trees and shrubs.
- 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-lie 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 Contractor's 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:

- Silt: 20-45 %
- Clay: 15-20 %
- Sand: 30-60 %
- Organic Material (natural or otherwise): 2 % minimum
- pH: 7.0-8.3
- Soluble salts: 1,500 ppm.
- 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 2X2" 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 wire.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Fertilize all trees and shrubs with "Agrifom" planting tablets, 21 gram or approved equal. Quantify 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 of 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, weed 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 3/4" 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 sq. ft. phosphate at a rate of 2 lbs per 1,000 sq. ft., and soil sulfur at 5 lbs per 1,000 sq. ft. 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 bulmat 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, firming, 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 Contractor's 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 of 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, mold, 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.

4.02 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 powdered activated charcoal at a rate of 100 lbs. per acre.

Tackifier: Organic psyllium 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.

Hydrosed all material evenly in one (1) application of a uniform slurry of water, hydrofibr (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

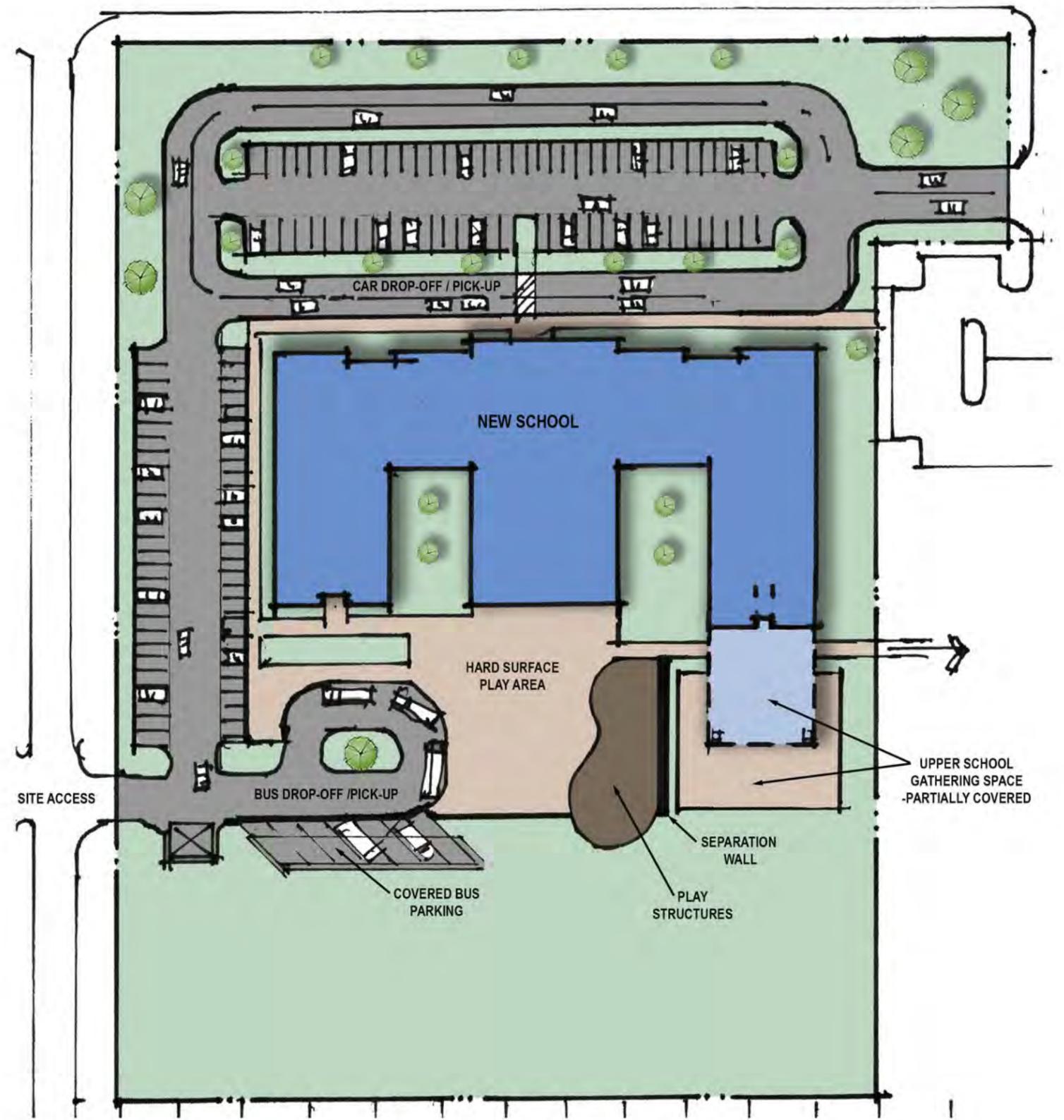
Upon notice of completion of the work from the landscape contractor, at the end of the Landscape Establishment period, the Owner's Representative will make an inspection. If all work provided for in the Contract Documents is found to be complete and the planted seeds yield a minimum stand as determined 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.



revisions:
project #:
MTC085
scale:
N.A.
issued for:
REVIEW
drawn by:
TEAM
date:
04.12.2024
drawing:

Planting Specifications



OVERALL SITE PLAN

SCHOOL SITE PLAN

02.15.24

Valor West Charter School

KUNA, IDAHO

Bouma USA



HENRICKSON
ARCHITECTURE + PLANNING

Doug Hanson

From: Dawn Battles <Dbattles@achdidaho.org>
Sent: Wednesday, May 22, 2024 10:37 AM
To: Doug Hanson
Subject: RE: 24-03-S, 24-02-SUP & 24-02-DR Valor West Pre Plat Amendment & Valor Classical Academy City of Kuna Request for Comment

I know they are working on a TIS for another phase of the Falcon Crest development and the School Site checklist is for just the school. We are not requiring an updated TIS for the Amended plat. I hope this helps.

Thanks,

Dawn Battles

Senior Planner | Development Services

Ada County Highway District (ACHD)
1301 N. Orchard Street, Suite 200, Boise, ID 83706
Phone: (208)387-6218
www.achdidaho.org
Connect with us on social! @achdidaho



From: Doug Hanson <dhanson@kunaid.gov>
Sent: Wednesday, May 22, 2024 10:32 AM
To: Dawn Battles <Dbattles@achdidaho.org>
Subject: RE: 24-03-S, 24-02-SUP & 24-02-DR Valor West Pre Plat Amendment & Valor Classical Academy City of Kuna Request for Comment

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Dawn,

You are correct, the SUP application is only to allow the school use. If approved, the school will still need to return for design review.

Is a new TIS for the Valor West Plat pre-plat as a whole, the amended portion of the pre plat and school site, or just for the school site?

Best,

DOUG HANSON
PLANNING AND ZONING DIRECTOR
CITY OF KUNA

751 W 4th St
KUNA, ID 83634
208.287.1771



From: Dawn Battles <Dbattles@achdidaho.org>
Sent: Wednesday, May 22, 2024 8:37 AM
To: Doug Hanson <dhanson@kunaid.gov>
Subject: RE: 24-03-S, 24-02-SUP & 24-02-DR Valor West Pre Plat Amendment & Valor Classical Academy City of Kuna Request for Comment

Doug,

Additionally, ACHD will not be able to provide any comments on these applications until the traffic impact study/school site checklist is reviewed and approved by ACHD. As of today, the TIS/checklist has not been submitted to ACHD. ACHD is supportive of the school and should not have any concerns except for turn lanes that may be warranted in the area. Please let me know if you have any questions.

Thanks,

Dawn Battles

Senior Planner | Development Services

Ada County Highway District (ACHD)
1301 N. Orchard Street, Suite 200, Boise, ID 83706

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From: Dawn Battles
Sent: Wednesday, May 22, 2024 8:29 AM
To: dhanson@kunaid.gov
Subject: FW: 24-03-S, 24-02-SUP & 24-02-DR Valor West Pre Plat Amendment & Valor Classical Academy City of Kuna Request for Comment

Doug,

I have been assigned the above referenced applications. Is the SUP application to operate a school to allow for a school in the subdivision. Will there be additional applications in the future for the school? Can you explain exactly what the SUP, if approved, allows?

Thanks,

Dawn Battles

Senior Planner | Development Services

Ada County Highway District (ACHD)
1301 N. Orchard Street, Suite 200, Boise, ID 83706

Phone: (208)387-6218

www.achdidaho.org

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From: Doug Hanson <dhanson@kunaid.gov>

Sent: Monday, April 22, 2024 1:11 PM

To: Ada County Engineer <agilman@adaweb.net>; PlanningReview <PlanningReview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <tritthaler@boiseproject.org>; Boise Project Board of Control 2 <gashley@boiseproject.org>; Brent Moore (Ada County) <bmoore@adacounty.id.gov>; Cable One TV <cheryl.goettsche@cableone.biz>; Camille Burt (USPS) <camille.r.burt@usps.gov>; cfeistner@kunaid.gov; Central District Health Department <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS <gis@compassidaho.org>; Danielle Horras <drhorras@kunaschools.org>; David Reinhardt <reinhardt.david@westada.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfsen <eadolfsen@compassidaho.org>; Erika Olvera (NMID) <eolvera@nmid.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Joe Bongiorno (Meridian Fire) <jbongiorno@meridiancity.org>; Jonathon Gillen <gillen.jonathon@westada.org>; Justin Walker <jwalker@kellerassociates.com>; Krystal Hinkle <khinkle@kunafire.com>; Leon Letson (Ada County) <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Niki Benyakhlef ITD <Niki.Benyakhlef@itd.idaho.gov>; Paris Dickerson <PDickerson@idahopower.com>; PWorkoffice <PWorkoffice@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Scott Arellano (KRFD) <scott@fccnw.com>; Stacey Yarrington <syarrington@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>

Cc: Troy Behunin <tbehunin@kunaid.gov>; Sam Feist <SFeist@kunaid.gov>

Subject: 24-03-S, 24-02-SUP & 24-02-DR Valor West Pre Plat Amendment & Valor Classical Academy City of Kuna Request for Comment

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Agency Transmittal – April 22 ,2024

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

CASE NUMBER:	VALOR WEST PRE PLAT AMENDMENT & VALOR CLASSICAL ACADEMY 24-03-S, 24-02-SUP & 24-02-DR
---------------------	---

PROJECT DESCRIPTION	Applicant requests approval to amend an approved preliminary plat to modify 127 lots (108 residential lots, 13 common lots, 4 shared driveways and 1 school lot). The applicant also requests a special use permit to operate the school. The site is located at the NWC of W Kuna Road and S Five Mile Road within Sec 23, T2N, R1E Boise, Meridian.
APPLICANT	M3 Companies, LLC mtate@m3companiesllc.com
REPRESENTATIVE	JUB Engineers, Inc – Wendy Shrief 208.376.730 wshrief@jub.com
SCHEDULED HEARING DATE	Tuesday, June 11, 2024 at 6:00 P.M.
STAFF CONTACT	Doug Hanson 208.287.1771 dhanson@kunaid.gov
<ul style="list-style-type: none"> • We have enclosed information to assist you with your consideration and response; we would appreciate any information as to how this action would affect the service(s) your agency provides. <i>If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.</i> • <i>No response within 15 business days will indicate you have no objection or comments regarding this project.</i> • The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions. 	

Best,

DOUG HANSON
 PLANNING AND ZONING DIRECTOR
 CITY OF KUNA
 751 W 4th St
 KUNA, ID 83634
 208.287.1771



From: [Kendra Conder](#)
To: [Doug Hanson](#)
Subject: RE: 24-03-S, 24-02-SUP & 24-02-DR Valor West Pre Plat Amendment & Valor Classical Academy City of Kuna Request for Comment
Date: Monday, April 22, 2024 2:27:16 PM
Attachments: [image002.png](#)
[image001.png](#)

Hi Doug,

ITD has reviewed the application(s) for 24-03-S, 24-02-SUP & 24-02-DR and does not have any comments at this time. ITD does not anticipate any significant traffic impact to the State Highway system and has no objections to the proposed development.

Thank you,

Kendra Conder

District 3 | Development Services Coordinator
Idaho Transportation Department
Office: 208-334-8377
Cell: 208-972-3190



From: Doug Hanson <dhanson@kunaid.gov>
Sent: Monday, April 22, 2024 1:11 PM
To: Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <tritthaler@boiseproject.org>; Boise Project Board of Control 2 <gashley@boiseproject.org>; Brent Moore (Ada County) <bmoore@adacounty.id.gov>; Cable One TV <cheryl.goettsche@cableone.biz>; Camille Burt (USPS) <camille.r.burt@usps.gov>; Catherine Feistner <cfeistner@kunaid.gov>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS <gis@compassidaho.org>; Danielle Horras <drhorras@kunaschools.org>; David Reinhardt <reinhardt.david@westada.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Erika Olvera (NMID) <eolvera@nmid.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Joe Bongiorno (Meridian Fire) <jbongiorno@meridiancity.org>; Jonathon Gillen <gillen.jonathon@westada.org>; Justin Walker <jwalker@kellerassociates.com>; Krystal Hinkle <khinkle@kunafire.com>; Leon Letson (Ada County) <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Paris Dickerson <PDickerson@idahopower.com>; PWoffice <PWoffice@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Scott Arellano (KRFD) <scott@fccnw.com>; Stacey Yarrington (Ada County) <syarrington@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>

Cc: Troy Behunin <tbehunin@kunaid.gov>; Sam Feist <SFeist@kunaid.gov>

Subject: 24-03-S, 24-02-SUP & 24-02-DR Valor West Pre Plat Amendment & Valor Classical Academy City of Kuna Request for Comment

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Agency Transmittal – April 22 ,2024

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

CASE NUMBER:	VALOR WEST PRE PLAT AMENDMENT & VALOR CLASSICAL ACADEMY 24-03-S, 24-02-SUP & 24-02-DR
PROJECT DESCRIPTION	Applicant requests approval to amend an approved preliminary plat to modify 127 lots (108 residential lots, 13 common lots, 4 shared driveways and 1 school lot). The applicant also requests a special use permit to operate the school. The site is located at the NWC of W Kuna Road and S Five Mile Road within Sec 23, T2N, R1E Boise, Meridian.
APPLICANT	M3 Companies, LLC mtate@m3companiesllc.com
REPRESENTATIVE	JUB Engineers, Inc – Wendy Shrief 208.376.730 wshrief@jub.com
SCHEDULED HEARING DATE	Tuesday, June 11, 2024 at 6:00 P.M.
STAFF CONTACT	Doug Hanson 208.287.1771 dhanson@kunaid.gov
	<ul style="list-style-type: none">• We have enclosed information to assist you with your consideration and response; we would appreciate any information as to how this action would affect the service(s) your agency provides. <i>If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.</i>• <i>No response within 15 business days will indicate you have no objection or comments regarding this project.</i>• The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions.

Best,

DOUG HANSON
PLANNING AND ZONING DIRECTOR
CITY OF KUNA
751 W 4th St
KUNA, ID 83634
208.287.1771



CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain Personal Information from a DMV file which is legally protected from disclosure under both state and Federal law. Be advised that Personal Information may only be disclosed to third parties under the provisions of Idaho Code section 49-203. If you are not the intended recipient of this message, or if this message has been addressed to you in error, please immediately delete this message and any attachments, and alert the sender.

Communities in Motion (CIM) Development Review Checklist

Development Name: Valor West
 CIM Vision Category: Future Neighborhood
 Consistent with CIM Vision? YES
 New Households: 360 New Jobs: ±75



Safety
 How safe and comfortable is the nearest major road (minor arterial or above) for bicyclists and pedestrians? Analysis is limited to existing roadway conditions.

Five Mile Road

Pedestrian level of stress

Bicycle level of stress



Economic Vitality
 To what extent does the project enable people, government, and businesses to prosper?

Economic Activity Center Access

Impact on Existing Surrounding Farmland

Net Fiscal Impact



Convenience
 What services are available within 0.5 miles (green) or 1 mile (yellow) of the project?

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 Projects



Improves performance



Does not improve or reduce performance



Reduces performance

Comments:

Based on the site plan provided, COMPASS has no additional comments.

Who we are: The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization for Ada and Canyon Counties. This review evaluates whether land developments are consistent with Communities in Motion, the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document. Past checklists are available online. See the Development Review User Guide for more information on the red, yellow, and green checklist thresholds.



Complete Network Appendix

Checkmarks (✓) below indicate suggested changes to a site plan, based on the [COMPASS Complete Network Policy \(No. 2022-01\)](#). Both the Complete Network Policy and site-specific suggestions are intended to better align land use with identified transportation uses in the corridor. Please see the Complete Network [map](#) for primary and secondary uses for roadways (minor arterial and above) in Ada and Canyon Counties.

Corridor Name:

N/A

Primary Use:

Secondary Use:

Fiscal Impact Analysis

Below are the expected revenues and costs to local governments from this project. The purpose of this analysis is to help the public, stakeholders, and the decision-makers better manage growth.

Capital and operating expenditures are determined based on 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.

Net Fiscal Impact by Agency



City



County



Highway District



School District

Breakeven point across all agencies: 11 Years

Disclaimer: This tool only looks out 20 years and does not include replacement costs for infrastructure, public utilities, or unfunded transportation needs in the project area. More information about the COMPASS Fiscal Impact Tool is available at:

<https://compassidaho.org/fiscal-impact-tool/>



May 3, 2024

Doug Hanson, Planning and Zoning Director
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov

Subject: 24-03-S, 24-02-SUP, and 24-02-DR / Valor West Pre Plat Amendment and Valor Classical Academy

Dear Mr. Hanson:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

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 Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of stormwater or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- 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

CASE NOS. 24-02-DR (DESIGN REVIEW)

KUNA MULTI TENANT BUILDING

Planner: Doug Hanson

dhanson@kunaid.gov

208-287-1771

ALL APPLICATION MATERIALS: [24-02-DR KUNA MULTI-TENANT BUILDING](#)

If you require assistance accessing the application materials through the link provided above or would like to review the application materials in person at City Hall please contact the assigned planner.



**CITY OF KUNA:
P&Z COMMISSION
STAFF REPORT**

City of Kuna P&Z Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
Title:	Kuna Multi-Tenant Building		Application Number:		24-02-DR		
Date:	6/11/2024		Staff Contact:		Doug Hanson		
Owner(s)/Applicant:	3 Bits Investments LLC		Applicant Contact:		chadbittner28@yahoo.com		
Representative:	Greg Toolson, JGT Architecture		Representative Contact:		gtoolson@jgt-architecture.com		

Purpose
 The applicant requests Design Review approval for a commercial multi-tenant building located at 1025 N Meridian Road; Section 24, Township 2 North, Range 1 West.

Statement of Fact	
Parcel Number(s):	R2404340200
Future Land Use Map Designation:	Commercial
Existing Land Use:	Commercial
Current Zoning:	C-3
Proposed Zoning:	Same
Development Area:	1.6
Adjacent Zoning Districts:	North: C-1 (Neighborhood Commercial), R-20 (High Density Residential); East: C-1 (Neighborhood Commercial); South: C-1 (Neighborhood Commercial); West: R-6 (Medium Density Residential)
Adjacent Street(s) Existing & Proposed:	North: E Profile Ln (Existing); East: N Meridian Road (Existing); South: N/A; West: N/A
Internal Street(s) Existing & Proposed:	Internal drive aisles for connectivity within ENSIGN SUB
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis
 The Comprehensive Plan identifies the subject property as Commercial. The existing districts of C-3 is a compatible zoning district within the Commercial Land Use Designation.

The Comprehensive Plan identifies the goal to ensure that land uses within Kuna will support economic development (Goal 1.A). The applicant’s proposal to construct an 8,156 sf multi-tenant building meets the requirements of this goal.

The building is proposed within the SH 69/Meridian Road corridor and is identified within the comp plan as an entryway corridor. The subject site within the Ensign Sub and located adjacent to the Ridley's Family Center Sub and Ashton Estates Commercial Sub bolsters a well-planned regional commercial center that provides employment and services (Goal 3.C.1).

The proposed commercial use is located immediately south of an approved high density residential development, creating a neighborhood serving mixed use center (Goal 3.C.2.).

Staff Analysis

The applicant is submitting a request to construct an approximately 8,156 sf multi-tenant building to accommodate five (5) tenants located within the exiting Ensign Commercial Subdivision.

Two (2) ADA and 39 regular parking spaces are proposed exceeding the requirements of KCC.

J&M Sanitation provided comments on the proposed trash enclosure stating "This enclosure will need to be 18' wide opening on the front in order to accommodate 2 dumpsters. As well they need to have bollards inside the enclosure 1' off the back wall to prevent the containers from hitting the wall. The last item is that the gates need to have cane bolts on them and holes in the concrete that allows the doors to be pinned in the open position. If you have any other questions let me know." A condition has been added that "The applicant shall comply with J&M Sanitation requirements for the trash enclosure."

Upon staff review the proposed application meets the requirements of Kuna City Code and Comprehensive Plan. Staff recommends the Commission approve the application with the conditions as outlined in staff's report.

Recommended Conditions of Approval

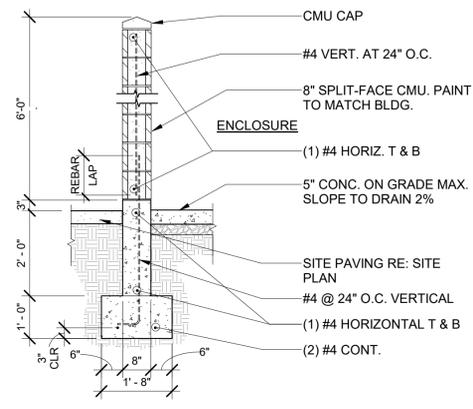
Conditions

1. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve all sewer connections.
 - b. 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.
 - c. 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".
 - d. 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.
 - e. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).

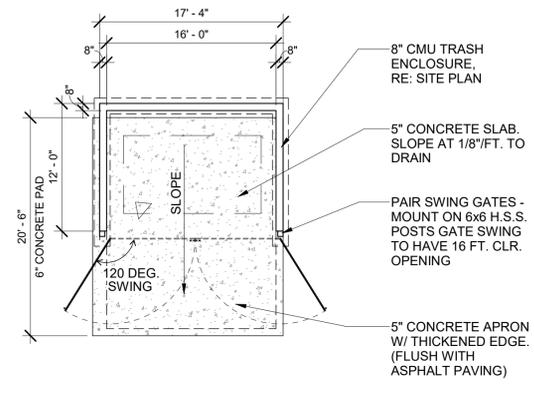
- g. All public Rights-Of-Way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission, or seek amending them through appropriate application processes as outlined in KCC.
3. Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
4. This development shall be completed per the approved site plan and landscape plan, or as otherwise determined by staff.
5. All required landscaping shall be permanently maintained in healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three (3) days or as the planting season permits, as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
6. Landscaping shall not be placed within 10 feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities, and must honor all vision triangles.
7. This development is subject to Architectural and Landscape compliance Design Review inspections prior to receiving a Certificate of Occupancy. Design Review inspection fees shall be paid prior to requesting staff inspection.
8. 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.
9. 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.
10. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.
11. Developer/Owner/Applicant shall comply with Kuna City Code and Idaho State code.
12. Developer/Owner/Applicant shall comply with J&M Sanitation requirements for the trash enclosure.



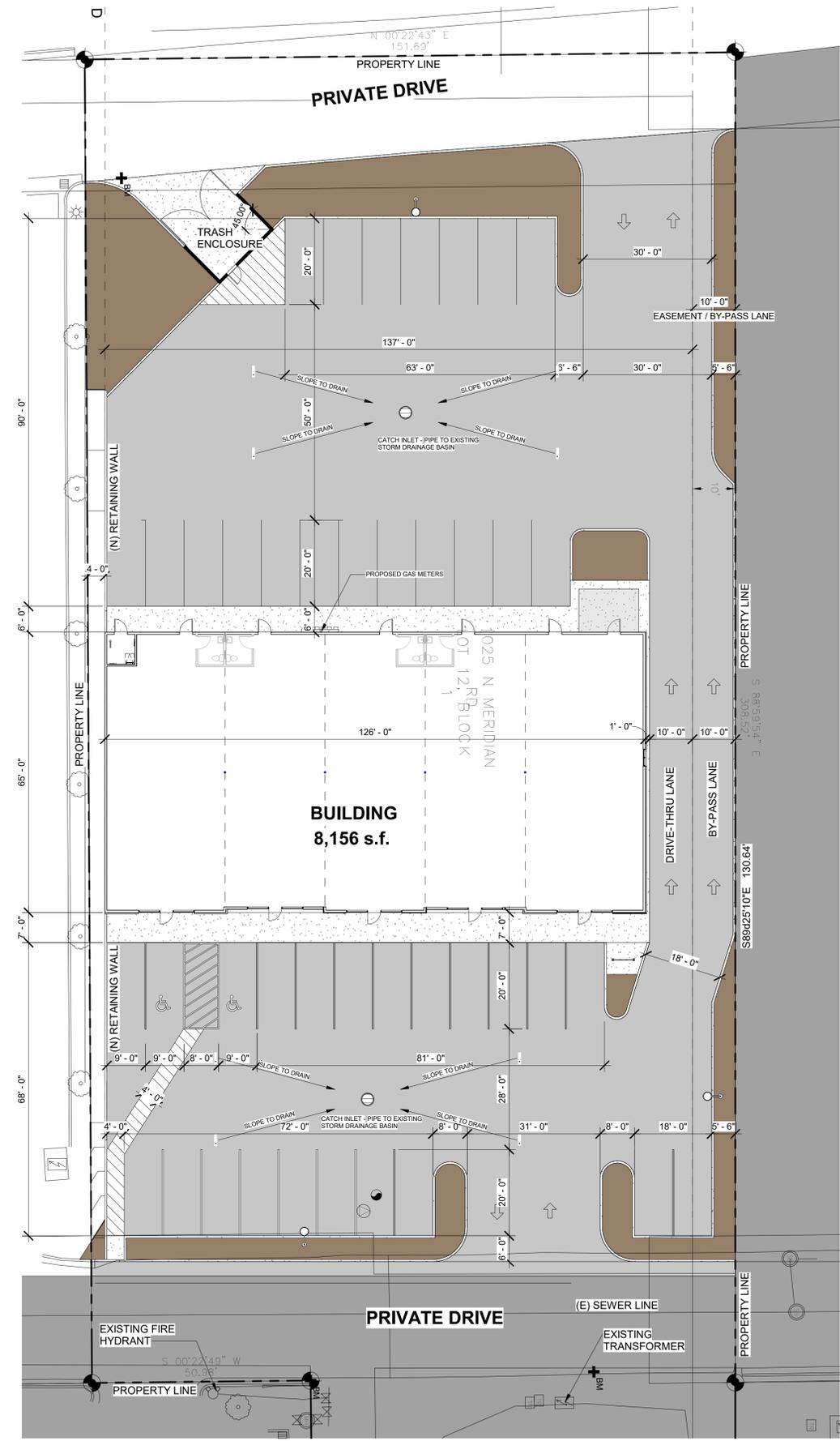
VICINITY MAP



3 TRASH ENCLOSURE - SECTION
 1/2" = 1'-0"



2 TRASH ENCLOSURE - PLAN
 1/8" = 1'-0"



1 SITE PLAN
 1/16" = 1'-0"



REVISIONS:	

jgt architecture
 1135 12th avenue road, nampa, idaho 83686
 phone: (208) 463-9295 . fax: (208) 463-9299
 email: jgt@jgt-architecture.com

STAMP

COMMERCIAL MULTI-TENANT BUILDING
 FOR
 CHAD BITTNER
 1025 N. MERIDIAN RD. - KUNA, IDAHO

DRAWN BY: JGT
 CHECKED BY: JGT
 DATE: 4/10/24
 JOB NO.: 2418

SITE PLAN

DR-2.0
 SHEET
 2 OF 5

REVISIONS:	

jgt architecture
 1135 12th avenue road, nampa, idaho 83686
 phone: (208) 463-9295 • fax: (208) 463-9299
 email: jgt@jgt-architecture.com



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MULTI-TENANT BUILDING / DOMINOS TI
 FOR
 3 BITS INVESTMENTS, LLC
 1025 N. MERIDIAN RD. - KUNA, IDAHO

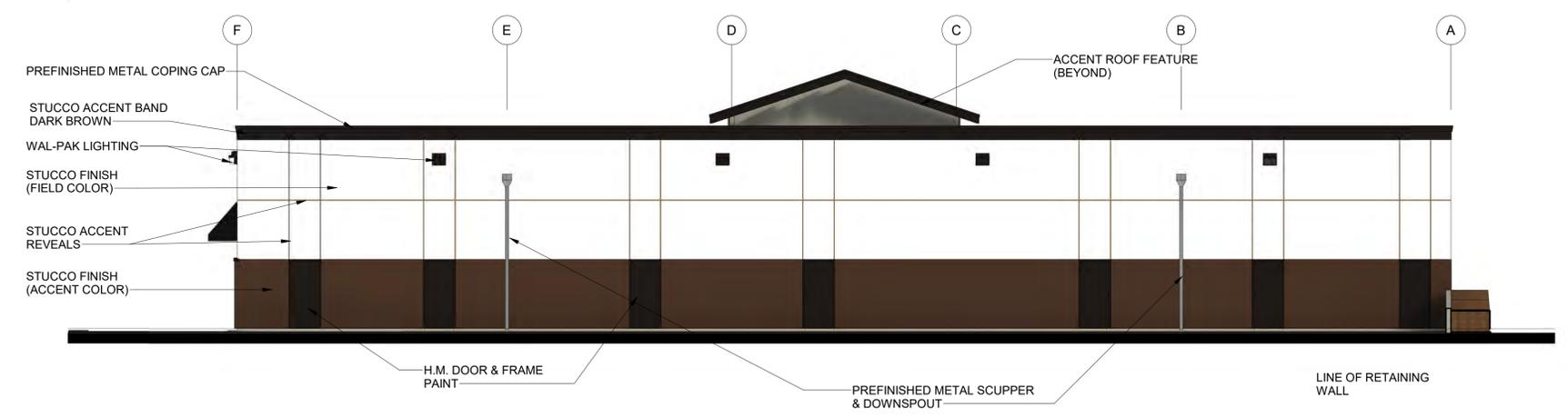
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 CHECKED BY: JGT
 DATE: 4/10/24
 JOB NO.: 2418

EXTERIOR ELEVATIONS

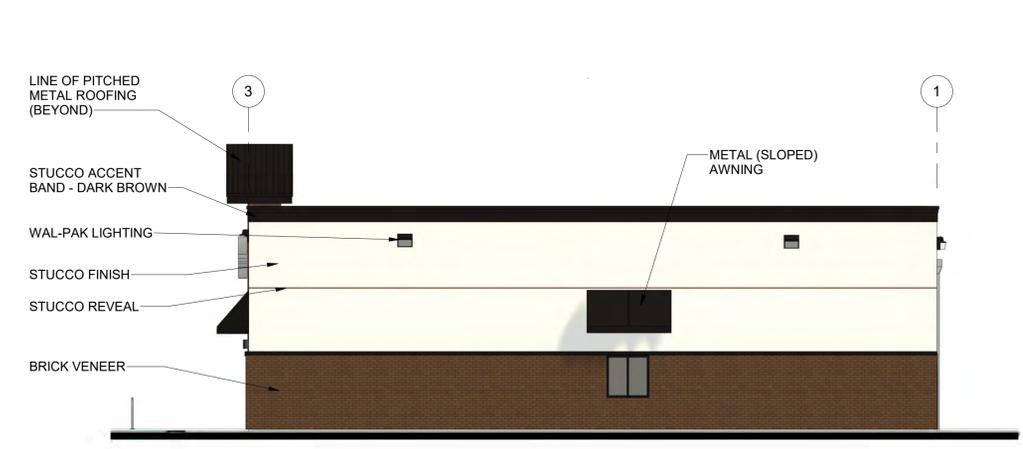
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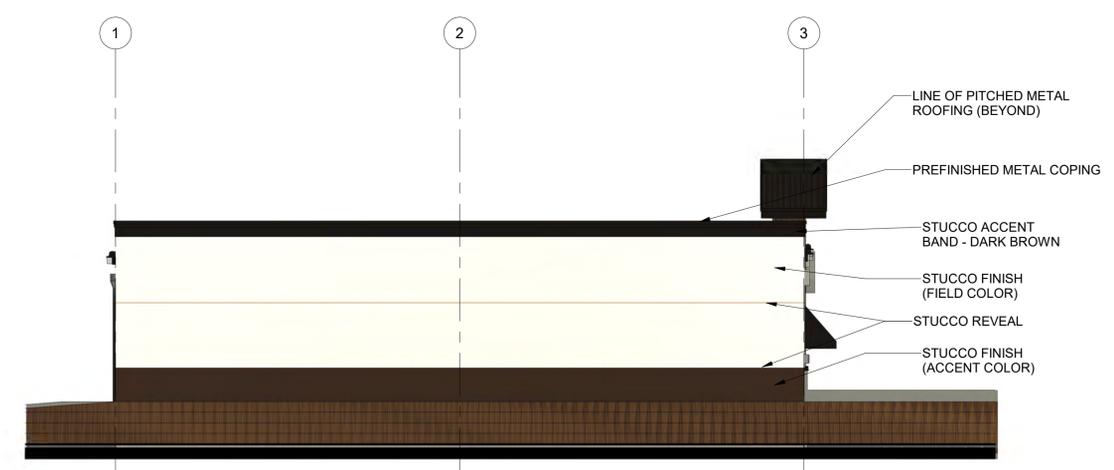
1 KUNA - EAST ELEVATION
 1/8" = 1'-0"



2 KUNA - WEST ELEVATION
 1/8" = 1'-0"



4 KUNA - NORTH ELEVATION
 1/8" = 1'-0"



3 KUNA - SOUTH ELEVATION
 1/8" = 1'-0"



HORIZONTAL HARDBOARD SIDING
PAINTED SW 9088 UTAUPEIA



VERTICAL METAL SIDING
DESERT BROWN COLOR



METAL ROOFING / AWNINGS / COPINGS /
ALUM. STOREFRONT
DARK BROWN / DARK BRONZE



BRICK WAISCOT - MUTUAL MATERIALS
MAUNALOA - MISSION

CEMENT STUCCO FINISH W SAND
FINISH
OFF WHITE

REVISIONS:	

jgt architecture
1135 12th avenue road, nampa, idaho 83686
phone: (208) 463-9295 . fax: (208) 463-9299
email: jgt@jgt-architecture.com



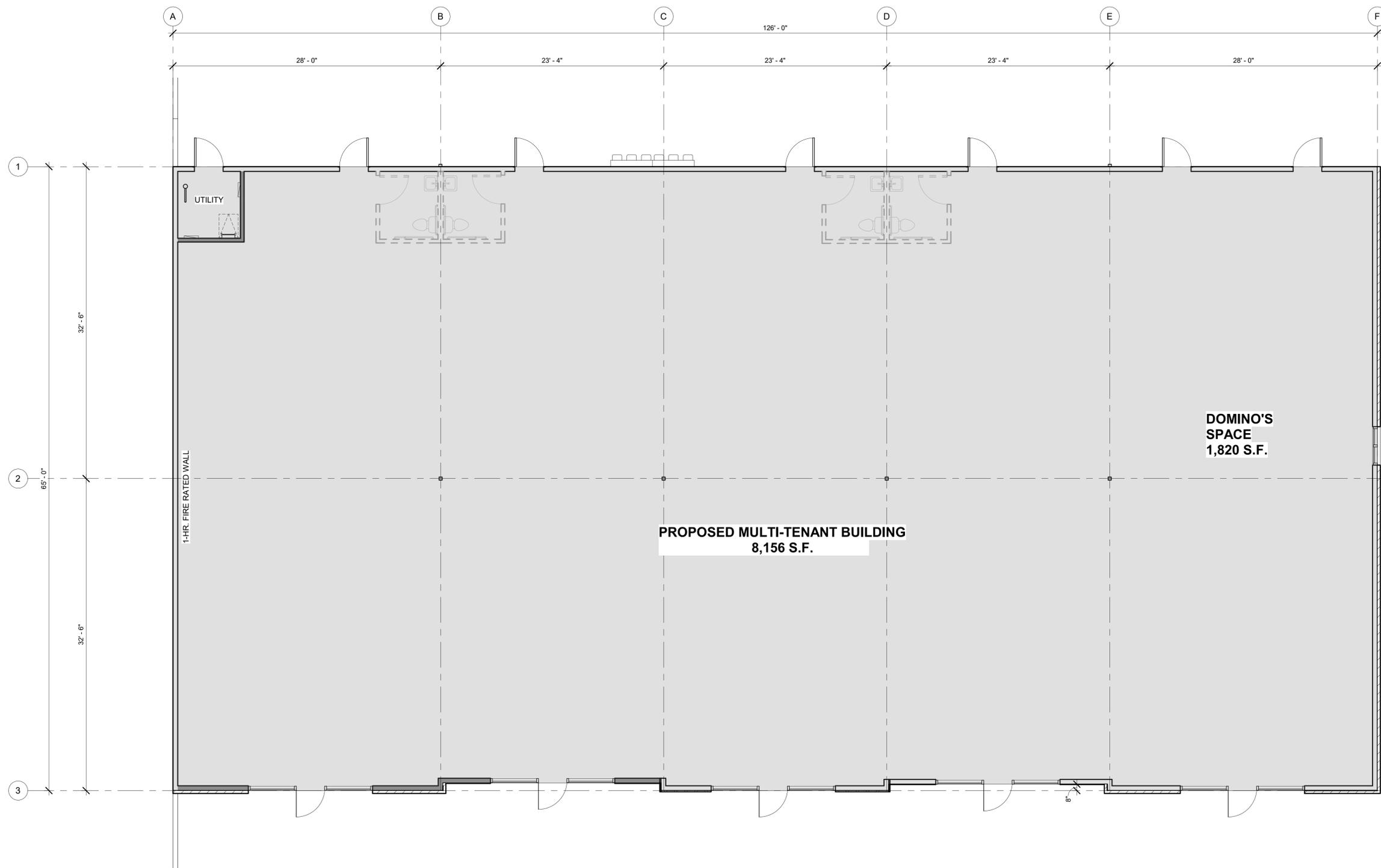
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COMMERCIAL MULTI-TENANT BUILDING
FOR
CHAD BITTNER
1025 N. MERIDIAN RD. - KUNA, IDAHO

DRAWN BY: JGT	DATE: 4/10/24
CHECKED BY: JGT	JOB NO.: 2418

EXTERIOR COLORS -
MATERIALS

DR-1.0
SHEET
1 OF 5



1 FLOOR PLAN - KUNA
3/16" = 1'-0"



REVISIONS:	

jgt architecture
1135 12th avenue road, nampa, idaho 83686
phone: (208) 463-9295 . fax: (208) 463-9299
email: jgt@jgt-architecture.com



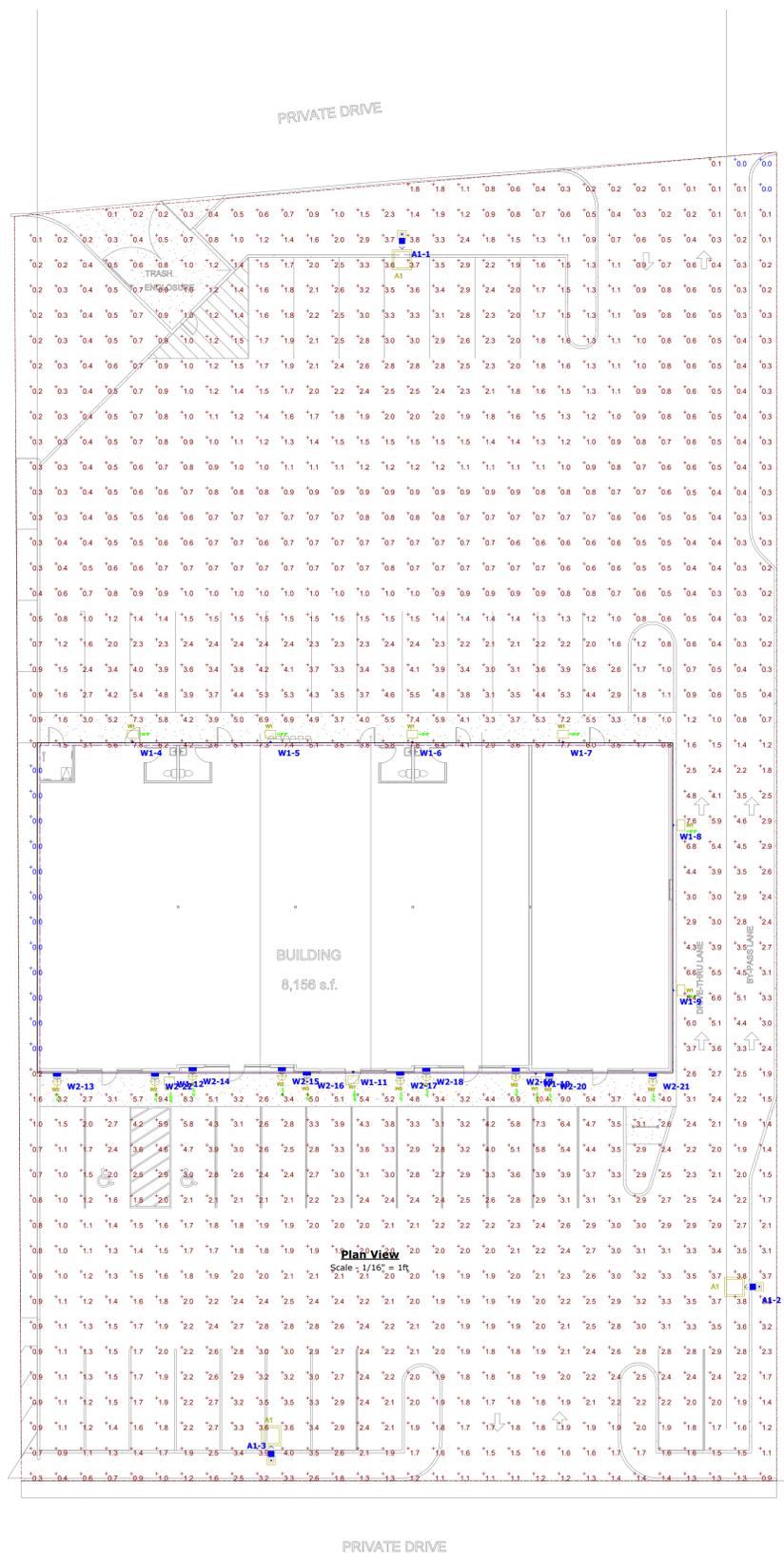
STAMP

COMMERCIAL MULTI-TENANT BUILDING
FOR
CHAD BITTNER
1025 N. MERIDIAN RD. - KUNA, IDAHO

DRAWN BY:	DATE:
JGT	4/10/24
CHECKED:	JOB NO.:
JGT	2418

FLOOR PLAN

DR-4.0
SHEET
4 OF 5



Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A1		3	Lithonia Lighting	DSX1 LED P4 40K 80CRI T4M	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 4 Medium	1	14930	1	123.94	
	W2		10	ADVENT LIGHTING		AEW10503 - YORK L25.6 (Original fixture details.)	84	37	1	31.92	
	W1		9	RAB LIGHTING INC.	SLIM26N/D10		1	3824	1	29.1	

Luminaire Locations										
Location										
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
2	A1	149.39	54.71	20.00	20.00	269.57	0.00	148.10	54.70	0.00
3	A1	52.37	20.36	20.00	20.00	0.00	0.00	52.37	21.65	0.00
4	W1	24.86	162.34	15.60	15.60	0.00	0.00	24.86	162.41	0.00
5	W1	52.24	162.34	15.60	15.60	0.00	0.00	52.24	162.41	0.00
6	W1	80.43	162.34	15.60	15.60	0.00	0.00	80.43	162.41	0.00
7	W1	110.35	162.34	15.60	15.60	0.00	0.00	110.35	162.41	0.00
8	W1	132.16	146.02	15.60	15.60	89.86	0.00	132.23	146.02	0.00
9	W1	132.16	113.36	15.60	15.60	90.00	0.00	132.23	113.36	0.00
10	W1	104.95	97.04	15.60	15.60	180.00	0.00	104.95	96.97	0.00
11	W1	68.66	97.34	20.50	20.50	180.00	0.00	68.66	97.28	0.00
12	W1	32.10	97.04	15.60	15.60	180.00	0.00	32.10	96.97	0.00
13	W2	9.80	97.04	7.17	7.17	180.00	0.00	9.80	96.70	0.00
14	W2	36.75	98.08	7.17	7.17	180.00	0.00	36.75	97.75	0.00
15	W2	54.50	98.08	7.17	7.17	180.00	0.00	54.50	97.75	0.00
16	W2	59.48	97.22	7.17	7.17	180.00	0.00	59.48	96.88	0.00
17	W2	78.02	97.22	7.17	7.17	180.00	0.00	78.02	96.88	0.00
18	W2	83.19	97.97	7.17	7.17	180.00	0.00	83.19	97.63	0.00
19	W2	100.98	97.97	7.17	7.17	180.00	0.00	100.98	97.63	0.00
20	W2	107.68	97.04	7.17	7.17	180.00	0.00	107.68	96.70	0.00
21	W2	128.20	97.04	7.17	7.17	180.00	0.00	128.20	96.70	0.00
22	W2	29.28	97.04	7.17	7.17	180.00	0.00	29.28	96.70	0.00
1	A1	78.37	262.88	20.00	20.00	180.00	0.00	78.37	261.59	0.00



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

May 22nd, 2024

To: Chad Bittner, via email
3 Bits Investments LLC
12932 W Grenadier Drive
Boise, ID 83713

Subject: KUNA24-0003/24-02-DR
1025 N Meridian Road
Kuna Multi Tenant Building

The Ada County Highway District (ACHD) has reviewed the submitted application for the application referenced above and has determined that there are no improvements required to the adjacent street(s).

The applicant shall be required to:

1. Pay a traffic impact fee. If applicable, a traffic impact fee may be assessed by ACHD and will be due prior to the issuance of a building permit by the lead agency. This is a separate review process and it is the applicant's responsibility to submit plans directly to ACHD.
2. Payment can be accepted over the phone by calling (208) 387-6170 or can be sent/ delivered to the following address:

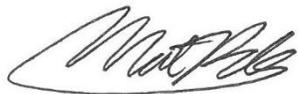
Ada County Highway District
Attn: Development Services
1301 N Orchard St, Suite 200
Boise, ID 83706

 - Reference the file number above when making the payment.
 - Please note:
 - Fees are subject to change if not paid prior to October 1st
 - All card payments are subject to a 3% processing fee
 - All e-check payments are subject to a \$1.50 processing fee
 - For any questions regarding the traffic impact fee please contact ACHD's Impact Fee Administrator at impactfees@achdidaho.org.
3. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way.
4. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.). Driveway approach permits can be found at:
<https://www.achdidaho.org/home/showpublisheddocument/988/638245965711600000>

connecting you to more

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

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Pak", enclosed within a thin, hand-drawn oval border.

Matt Pak
Planner
Development Services

cc: City of Kuna (Doug Hanson), via email
JGT Architecture (Greg Toolson), via email

connecting you to more

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 Public Right-of-Way Accessibility Guidelines (PROWAG) requirements. The applicant's engineer should provide documentation of 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 208-387-6280 (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 208-387-6258 (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.



May 28, 2024

Doug Hanson, Planning and Zoning Director
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov

Subject: Case No. 24-02-DR / Multi-Tenant Building

Dear Mr. Hanson:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

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 Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of stormwater or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- 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

Doug Hanson

From: Chad Gordon <chad.gordon@jmsanitation.com>
Sent: Wednesday, May 22, 2024 10:22 AM
To: Doug Hanson
Subject: Re: City of Kuna Request for Comment Case No. 24-02-DR

This enclosure will need to be 18' wide opening on the front in order to accommodate 2 dumpsters. As well they need to have bollards inside the enclosure 1' off the back wall to prevent the containers from hitting the wall. The last item is that the gates need to have cane bolts on them and holes in the concrete that allows the doors to be pinned in the open position. If you have any other questions let me know.

Thanks,

On Tue, May 14, 2024 at 10:24 AM Doug Hanson <dhanson@kunaid.gov> wrote:

Agency Transmittal – May 14 ,2024

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

CASE NUMBER:		24-02-DR KUNA MULTI-TENANT BUILDING
PROJECT DESCRIPTION		Applicant requests Design Review approval for a commercial multi-tenant building located at 1025 N Meridian Road (APN: R2404340200); Section 24, Township 2 North, Range 1 West.
APPLICANT		3 Bits Investments LLC chadbittner28@yahoo.com
REPRESENTATIVE		Greg Toolson – JGT Architecture gtoolson@jgt-architecture.com
SCHEDULED HEARING DATE		Tuesday, June 11, 2024 at 6:00 P.M.
STAFF CONTACT		Doug Hanson 208.287.1771 dhanson@kunaid.gov

- We have enclosed information to assist you with your consideration and response; we would appreciate any information as to how this action would affect the service(s) your agency provides. *If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.*

- *No response within **15 business days** will indicate you have no objection or comments regarding this project.*

- The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions.

Best,

DOUG HANSON

PLANNING AND ZONING DIRECTOR

CITY OF KUNA

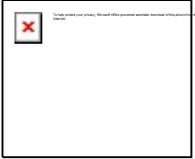
751 W 4th St

KUNA, ID 83634

208.287.1771



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Chad J. Gordon
J&M Sanitation Inc.
Office # (208) 922-3313
Fax # (208) 922-4033
Cell # (208) 941-6371
E-mail : chad.gordon@jmsanitation.com



KUNA RURAL FIRE DISTRICT

EST. 1951

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

Date: 5/23/2024
From: Kuna Rural Fire District

Regarding: Design Review Comments
24-02-DR
1025 N Meridian Road
Kuna, ID

Comments:

The Kuna Rural Fire District can support the proposed project with the following conditions:

- The Fire District shall be included in the subsequent building permit approval process. Final conditions of approval will be established during a more detailed architectural fire code plan review. See Fire District Website for associated fees.
- Building designs shall comply with the adopted commercial building code and state fire codes at the time of application for building permit by the City of Kuna building department. As applicable, fire protection system permits will be deferred and issued directly through the Fire District.
- Available firefighting water supply for the project site shall be included with the complete building permit application.

Regards,

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