



## KUNA PLANNING AND ZONING COMMISSION Agenda for January 22, 2019

Kuna City Hall ▪ Council Chambers ▪ 751 W. 4<sup>th</sup> St. ▪ Kuna, Idaho

### 1. CALL TO ORDER AND ROLL CALL

Chairman Lee Young  
Vice Chairman Dana Hennis  
Commissioner Cathy Gealy  
Commissioner John Laraway  
Commissioner Stephen Damron

### 2. CONSENT AGENDA: *All Listed Consent Agenda Items are Action Items*

- a. Meeting Minutes for January 8, 2019.
- b. **Findings of Fact and Conclusions of Law** For 18-07-AN (Annexation) & 18-05-ZC (Rezone) – Bodahl-Stiner Annexation and Rezone.

### 3. PUBLIC HEARING

- a. **18-06-AN (Annexation), 18-08-S (Preliminary Plat) & 18-35-DR (Design Review)** – LedgeStone Subdivision; On behalf of trilogy development, Inc., Jane Suggs, with WHPacific requests to annex two contiguous parcels comprising of approximately 60.85 acres on East Hubbard Road and North Locust Grove Road into Kuna City Limits with an R-8 zoning designation; and to subdivide the 60.85-acres into 298 total lots, consisting of 253 single family buildable lots, and 45 Common lots. The subject sites are adjacent to the southwest corner of East Hubbard Road and North Locust Grove Road, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN's S1418121126 & S1418123400). **ACTION ITEM.**
- b. **18-07-S (Preliminary Plat)** – Arbor Ridge Villas Subdivision; On behalf of Endurance Holdings, LLC., B&A Engineers requests to subdivide approximately 2.1-acres into eleven (11) total lots, consisting of eight (8) buildable multi-family lots, and three (3) common lots and has reserved the name Arbor Ridge Villas Subdivision. The subject site is located on the northwest corner of West Ardell Road and North School Avenue, Kuna, ID 83634, within Section 14, Township 2 North, Range 1 West; (APN# S1314244201). **ACTION ITEM.**

### 4. COMMISSION REPORTS

- a. Planning and Zoning Commission Elections for Chairman and Vice Chairman for 2019.

### 5. ADJOURNMENT

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

**MEETING MINUTES  
Tuesday, January 8, 2019**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	Absent
Commissioner Cathy Gealy	X	Jace Hellman, Planner II	Absent
Commissioner Stephen Damron	X	Sam Weiger, Planner I	X
Commissioner John Laraway	X		

**6:00 pm – COMMISSION MEETING & PUBLIC HEARING**

Chairman Young called the meeting to order at **6:00 pm**.

**Call to Order and Roll Call**

**CONSENT AGENDA**

Meeting Minutes for December 11, 2018.

**Findings of Fact and Conclusions of Law** For 18-05-AN (Annexation), 18-06-S (Preliminary Plat) & 18-34-DR (Design Review) – Redcloud Subdivision.

*Commissioner Hennis Motions to approve the consent agenda; Commissioner Damron Seconds, all aye and motion carried 4-0.*

**PUBLIC HEARING**

**18-07-AN (Annexation) & 18-05-ZC (Rezone)** - Bodahl-Stiner Annexation. The applicant, Tim Eck, requests to annex approximately 39.56 acres into Kuna City with an R-6 zoning, and to rezone approximately 38.98 acres from agricultural to commercial. The sites are located at the southwest corner of Hubbard and Ten Mile Roads, the site addresses are 3925 and 3625 West Hubbard Road and 3003 N Ten Mile Road, Kuna, Idaho; In Section 15, Township 2 North, Range 1 West; (APN# S1315120800, S1315120700 & S1315110051).

**David Bailey:** 4242 N Brookside Lane, Boise, ID. I’m representing Thistle Farm, LLC for the annexation and rezone. Bodahl-Stiner consists of about 79.5 acres. The eastern 40 acres is already annexed into the city, but is zoned agricultural. The western parcel is planned for R-6 which is in accordance with the Kuna Comprehensive Plan. We held a neighborhood meeting on September 12 at the Kuna Library. The comments at the neighborhood meeting concerned the number of units per acre on the residential. The C-1 allows for multifamily and commercial uses on there. Again, it is consistent with the comprehensive plan. The R-6 zone would allow for up to six units per acre, but most of those end up in the four-unit densities with the zoning ordinance for the subdivision. Both of the properties would not be eligible for development in any way until we came in with preliminary plat or a conditional use or project so if it were commercial, we’d partner a conditional use or apartments on the eastern portion and a subdivision would be required on the western portion of the development. The neighbors were also somewhat concerned with the traffic that could be generated from the project. We did not complete a traffic study for this as we have no specific application in terms of the numbers on the property and we don’t do those with annexations. That would be required to be completed and reviewed by the city and Ada County Highway District for their requirements or anything else on the property. We’re requesting a favor of recommendation on this and I’ll stand for any questions you may have. **C/Young:** On the eastern property that wants to be commercially zoned to multifamily, what kind of density are you looking at? **David Bailey:** Mr. Chairman, we haven’t actually drawn any specific plans for this would be in accordance with a C-1 zone. It’s submitted with a planned unit development so I don’t know that we have any specific density in mind for that. **C/Hennis:** Are you planning to use the whole parcel for the multi-family?

# CITY OF KUNA PLANNING & ZONING COMMISSION

## MEETING MINUTES Tuesday, January 8, 2019

David Bailey: I suspect not, we have a very large project that would be multifamily covering 40 acres, but I doubt that we have any specific layout. The significant portion would be some type of commercial, and then there would be a multifamily project. **Sam Weiger:** Chairman, Commissioners, for the record, Sam Weiger, Kuna Planning and Zoning Staff 751 W. 4<sup>th</sup> St. The application before you this evening is for an annexation and rezone approval at the Southwest corner of Hubbard and Ten Mile Road. The applicant requests to annex two sites, approximately 39.54 acres and 2 acres, into Kuna City limits with an R-6 (Medium Density Residential) zoning designation. A residential subdivision will likely be proposed for these parcels in the future. The applicant also requests to rezone one site, approximately 38.98 acres, from an agricultural zoning to a commercial zoning. Multifamily dwellings may be proposed for a portion of this parcel, with the balance as commercial. Curb, gutter and detached sidewalk shall be installed throughout the proposed project site and along the site's frontages on West Hubbard Road and Ten Mile Road. Staff recommends the applicant be conditioned to work with ACHD and follow the American Association of State Highway and Transportation Officials (AASHTO) standards and guidelines for the development of bicycle facilities. Staff would like to note that in the letter of intent, the applicant stated that the planned use for the 38.98-acre parcel is multifamily dwellings. The next item on the agenda, the ordinance amendment, proposes an adjustment to code regarding multifamily in a C-1 zone. All noticing requirements for this application's hearing tonight have been met: The property was posted, notices were mailed to property owners within 400 feet of the property, and an ad was run in the Kuna Melba News. Staff has determined the annexation and rezone comply with the goals and policies for Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Code; and the Kuna Comprehensive Plan; and forwards a recommendation for a recommendation of approval for Case No's 18-07-AN (Annexation) and 18-05-ZC (Rezone) subject to any conditions of approval outlined by Kuna's Planning and Zoning Commission and any additional conditions added by the Commission. I will now stand for any questions you may have. **C/Gealy:** Will any changes in that zoning amendment be applied to the property if it is rezoned to commercial tonight as well? Would this be for instance grandfathered in? **Sam Weiger:** We had the intention that it would be grandfathered in, because it's coming after this, but we are leaving that to your decision. **C/Gealy:** It doesn't necessarily have to be that way. **Sam Weiger:** Correct, it's up to you. **C/Young:** I will open the public hearing at 6:10, and I will close the public hearing at 6:11. **Wendy Howell:** Until we have an official application for multi-housing, whichever one goes first would determine if it's grandfathered. **Tim Eck:** Good evening Commissioners, Tim Eck, applicant 6152 E Atwood Lane, Eagle Idaho. There is not much to rebut, but I thought that I would just come up and stand for any questions that you may have that Mr. Bailey was unable to answer. **C/Young:** Do you have a vision for the multifamily piece? How much of the 40 acres would be multifamily? **Tim Eck:** For the R-6 it's easy, for the multifamily, it's a big site. We really think there is an adequate demand for an attached product or a higher density product. Our initial thoughts are a product for sale. We want to put some higher density for a more affordable product. That's one approach we're looking at there. I don't even know what you would put on a 40-acre commercial site that would be a commercial. We just chose C-1 as being the most diverse that would allow some higher density residential in there. With an improved use, we'd come back and start working on a plan to try and figure out how much commercial space we need and what kind of commercial uses we can actually attract. Once we have that figured out, the rest goes to residential. All we could fill then would be 20 acres of residential. **C/Laraway:** For 40 acres, do you foresee coming back and breaking this partial up more after certain requirements are passed to change things to C-2 and then C-1 and break up the partial more? **Tim Eck:** That's not our vision right now. We're probably not completely up to speed on the amendment to the zoning ordinance. I think the city probably needs a commercial one on Ten Mile. There's a couple of small corners, but find out if they're usable. If we can find a user, then we'll expand that to what we can absorb and then look to the rest for residential. If the zoning ordinance changes, facilitate better residential for the C-2 and C-3, we might come back a little bit with that. I haven't seen the revisions. Quite frankly, we were looking at this and C-1 gave us the best option for residential. 40 for commercial is a big site. **C/Young:** There was a question out of the audience. R-6 is a residential zone with a maximum density of six units per acre. A C-1 zone is a commercial zone that has a varied amount of usage for it but fall under it. Multifamily and residential types fall under it. There is no revision to a C-2 or C-3 under this application. Now is Commission discussion. **C/Gealy:** I have no concern with the annexation of R-6. **C/Young:** As far as the zoning for the east parcel to C-1, it's consistent with the new Comp Plan. The new Comp Plan will show that as a neighborhood commercial zone. **C/Gealy:** My only concern with the commercial designation is if the applicant comes back with a proposal to put multifamily on the entire 40 acres. That would be a lot of multifamily in one location and I would have a lot of concerns. If we approve the rezone to commercial then we allow the multifamily to 22 units per acre. When the proposal comes back,

# CITY OF KUNA PLANNING & ZONING COMMISSION

## MEETING MINUTES Tuesday, January 8, 2019

our experience shows that we cannot change it. **C/Hennis:** I agree. **C/Young:** Right now, it's an allowed use, but we can't foresee what the use will be. Is there a way to condition the maximum amount? **C/Gealy:** Can we condition it for maximum acreage or a percent that may be in the multifamily? **Wendy Howell:** You can condition it, it is a recommendation to the council. That is not what's before you, though. The rezone and annexation are what you're making your decision on. The current ordinance and the current comprehensive plan. Ultimately it will be up to the council as to which one goes first. **C/Hennis:** With that in mind, I'd be more apt to not accept the C-1. That's on top of the other 40 acres of R-6. That's far too much density, and the citizens have expressed much concern. It's been stated by the applicant that the maximum is a consideration. We have an approval or denial to the City Council. With those concerns in mind, are there any other thoughts? **C/Laraway:** We have gone through a lot of heartache with the C-1 approval, but we have no basis for going 6-8 months down the road when somebody wants to put up multi housing. **C/Damron:** Can we approve the annexation and table the rezone until we see what City Council does with the zoning? **C/Young:** We are the recommending body so we should decide. **C/Laraway:** I don't see any sense of having all multifamily housing. **C/Damron:** Once we rezone it, then that goes to Council for the zone. **Wendy Howell:** If you would like to call Mr. Eck back up, he would like to address that concern. **C/Gealy:** With respect to comments from the school district, would there be a place for kids to wait for the bus, and I was going to ask if you were willing to do that in the residential areas. **Tim Eck:** Absolutely. **C/Gealy:** If this built out in the commercial area to the extent that it would be allowed under the commercial designation, we're concerned about the multi-family. **Tim Eck:** My intention was not just to make a high-density residential area. We would be willing to have a limitation on the percentage that we could put residential on. I'm confident we could get commercial use on 15 acres. The rest could be subject to residential. We could limit it to 25 acres of the 40. **C/Laraway:** We have been limited by boundaries and law. Once it's approved, it's freelanced as to what you can do there. The percentage would be a great way to start. That's why I asked if you'd be breaking up more partials to where it's more clarified as to what you have planned. **Tim Eck:** First, I have to get a use before a project gets put together. The economic development coordinator is working on that. Once we have a zoning, we know what uses we can bring in. Right now, if we try to bring in those uses, it's backwards. We need to know what the uses allowed are so that we can fill up those uses and work on some residential behind it. There's a parcel behind that and that parcel is R-4. Coming up that Hubbard corridor we go from R-4 to R-6. I hope to see that as a good transition. **C/Laraway:** I assume that the Ten Mile sector and Hubbard sector will be mostly the commercial that you're talking about and the residential in the back. **Tim Eck:** I'm not a big commercial developer, but I would visualize that the Ten Mile frontage would be the ideal location for the commercial component. Maybe wrapping around the corner down Hubbard a short way. Then you phase that into the residential and keep the commercial. They will all want to be on Ten Mile. **Tim Eck:** We will try to create a pattern where the higher density and even in the R-6 go a little higher density close to the east parcel and low density when we go to the west parcel. We just kind of continue to phase that density from R-4 at Indian Creek to R-6 by the time we get to the commercial and get some high density in there. **C/Hennis:** That helps in my consideration. Even if we wait, it will be harder. It won't help the developer or the city as a whole. **C/Gealy:** The applicant suggested 25 acres of multifamily, we could potentially see 500 units. It's better than 800. **C/Young:** It's good planning practice to have transitioning densities.

*Commissioner Hennis motions to recommend approval of Case No. 18-07-AN with the conditions as outlined in the staff report; Commissioner Laraway seconds, all aye and motion carried 4-0. Commissioner Gealy motions to recommend approval of Case No. 18-05-ZC with the conditions as outlined in the staff report: With an additional condition that the preliminary plat before us would include no more than 25 acres of multifamily; Commissioner Damron seconds, all aye and motion carried 4-0.*

**18-06-ZOA (Zoning Ordinance Amendment) – Multi-family; An Ordinance of The City Council of Kuna, Idaho, Amending Kuna City Code (KCC) to:**

- Amending subsection 2 of section 6 of chapter 1 of title 5 Kuna city code by the addition of the following: "data processing facility", "office (home occupation)," "repair service," research and development business," and "research and development facility" to "meanings of terms or words";
- Amending section 2, chapter 3, title 5 of the Kuna city code, regarding the definition book titled, "a planners dictionary" utilized for land use definitions; the official schedule of zoning district

# CITY OF KUNA PLANNING & ZONING COMMISSION

## MEETING MINUTES Tuesday, January 8, 2019

regulations and the "land use table" therein; and amending designations of the zoning district permitted land uses and designations of land uses within zoning districts that require a special use permit; and making technical amendments to the "land use table footnotes";

- Adding chapter 5, title 5 of the Kuna City Code, by adding a new section 7 by recodifying section 5-5-6 to section 5-5-7 without any amendment to the provisions therein;
- Amending chapter 5, title 5 by the addition thereto of a new section 6 providing for zoning regulations for solid waste enclosures and locations;
- Amending section 3, chapter 9, title 5 titled "parking space requirements" making technical amendments to the parking space requirements for apartments and multi-family dwellings developments;
- Amending section 12 of chapter 17, title 5 titled "buffer areas; common lots" providing for design requirements and adding design requirements for apartments and multi-family developments;
- Providing a severability clause
- Directing the city clerk; and
- Providing an effective date.

**Wendy Howell:** Chairman and Commissioners, the revisions that are being proposed is taking multifamily out of commercial zones, this does include condos and townhouses as well. However, in the R-12 and R-20 zones. Condos and townhouses will be allowed with a zero-side setback. This will provide stricter criteria in relations to the setbacks and buffers. The parking space requirements for apartments and multifamily dwellings is proposed to change from 1.5 units to 2 per unit plus one additional spot for visitor parking per dwelling unit bringing the total to three parking stalls per unit. Currently there are no specific requirements for open space for apartments and/or multifamily developments besides PUDs. This proposal does add a requirement for a minimum of 100 square feet of usable open space per dwelling unit for multifamily housing and apartments. Also, under the design ordinance, it states that for residential developments is a consideration for a couple of items. We will change that consideration to a requirement. That is on page 23 of the ordinance about halfway down, and then added a minimum requirement percentage of open space of five percent usable open space per 50 dwellings in residential developments. Right below that, it shows the design requirements for the apartments and or multifamily developments to have a minimum of 100 square feet of usable open space required per dwelling unit. If approved, this amendment will necessitate to request a high-density zone rather than a commercial zone for multifamily. Also contained within this ordinance amendment is a proposal submitted to us by J&M Sanitation for specific criteria for solid waste enclosures. I'll funnel any of those questions the best I can. I can always follow up with answers and have those answers for the council. The proposed changes are consistent with the comprehensive plan. The City Attorney has reviewed this without any objections. I'll stand for questions. **C/Gealy:** I am happy to see the requirement for open space. I believe that it's in the comprehensive plan that we strive for 3.15 acres of developed park land per 1,000 people. There are about 3 people per house. I would like to see us apply that standard. **Wendy Howell:** We have park impact fees, which will help achieve that goal in both the new and old comprehensive plan. As far as open space per 1,000 population, I think that's it's slightly different in the new one. As I said, the number that we've used before is 3.15 acres. I know the National Parks and Recreation Association recommends 10 acres per 1,000 people. 3 acres is substantially less, but 100 square feet per dwelling unit in multifamily doesn't work out to very much building space. **Wendy Howell:** I took that out of the Boise ordinance. **C/Gealy:** The three acres per 1,000 people, and we assumed three people per 1,000, we would need to have 400 square feet per dwelling unit. By the time you put in extra parking and that, since we're charging impact fees. Impact fees are supposed to go to new parks to accommodate those type of requirements. It's not completely necessary about development to provide the space. **C/Young:** The impact fees go toward some of those open space requirements. **C/Gealy:** They also go for equipment and maintenance from talking with Kuna Parks and Recreation. The impact fees, while they are an improvement, they don't give us an abundance of resources for providing for parks. **Wendy Howell:** There are two areas we are looking at, and we're very close to purchase. I

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

---

**MEETING MINUTES  
Tuesday, January 8, 2019**

can't go into the details. One is substantial, looking like a regional park. The other will be a smaller park. **C/Gealy:** The impact fees cover more just the cost of the ground. It also has to cover equipment and maintenance and staffing. I don't think we can say the impact fee is addressing all of the park needs. **Wendy Howell:** I'm not opposed to increasing it, it was just a starting point. **C/Young:** I'm with Cathy as far as the 100 just to get a feel for what that is. When I was looking at the application that we had just a few minutes ago. If the whole 40 acres would have gone in and you had a density of about 400 units going in, that would have been about one acre of open space to give you a feel for scale. **C/Gealy:** I don't think it's enough. **Wendy Howell:** What would you like it changed to? **C/Gealy:** I would make it 400 square feet per dwelling unit. That would give us the 3 acres per 1,000 people if you figure three people in each dwelling unit. **C/Hennis:** What density were you looking at when you were comparing that? **C/Gealy:** What we've used in the past is 3.15 acres of usable open space. 3.15 acres per 1,000 people of developed open space is what we had. **C/Young:** Does that include new parks and things like that? **C/Gealy:** That's for the whole city. **C/Young:** I think the 100 number is light, but I think 400 is too much. **C/Gealy:** If you figured there were 300 units, and you assume three people per unit, then that's close to 1,000 people. That community would need three acres of developed park open space. It doesn't have to be park, it doesn't need a lot of amenities, but it needs to be a developed open space. **C/Damron:** A lot of times on the size of the multifamily homes, they don't have that kind of space. Whatever designation they have for a gazebo or a front yard play area for the kids, is anything like that going to be considered in there? **C/Young:** I think that where things are kind of going a little sideways, this is taking that 3.1 number and applying it all to a multifamily area where part of that is the impact fees that the parks in the city is theirs. That ratio is hit a little heavy for that specific ordinance. **Wendy Howell:** In coordination with that, a lot of people that choose to live in multifamily don't want to take care of the yard. They do have an HOA which generally takes care of that area, including the front and the back usable space around the building. Code enforcement is an extra issue that could come into play. Someone has to enforce that the HOA is actually taking care of the property. I just needed a starting point for a conversation. **C/Gealy:** The National Parks and Recreation Association will lean the other way, but they are 10 acres per 1,000 people. **Wendy Howell:** This isn't necessarily a park, though. This is open space, where it can be just flat green grass, or a gazebo or half of a basketball court. **C/Gealy:** It's the same thing we talked about with these communities, where we're concentrating these people and they really need some sort of space where children can be outside. **C/Hennis:** Do we define usable space in here? **Wendy Howell:** Yes, it's in the actual zoning ordinance in the definitions. **C/Gealy:** I am happy to see more, I'm open to suggestions. **C/Damron:** In a property like an R-6, we have more availability for open space. If you look at that same concept, and I look at multifamily being more like five people per unit. If we look at that many people in one spot and run it at that multiplier that you have, a person could possibly lose two units putting up a multifamily with that kind of property restriction. **C/Young:** If we have a minimum of the 10 by 10, as a minimum, we can look at the plat that they are proposing and say that we would like to see a little bit more open space. That sets us at a minimum, but it doesn't set us at a maximum. However, we will give them something that works within that plat plan. If we designate too much, we could be cutting them off of maybe some of their units that they want to put in there. I know that's not the thing that we want to hear, but it could be a financial deterrent to some builders. To me, if we have 200 on a 40-acre parcel that's two acres of usable space, that's a fair amount. I think that four acres when you take in the fact the parking requirements for the multifamily, there is a give and take in there a little bit. I think that 400 is heavy, but I think 200 is good. As far as the other pieces of the ordinance, I think that the increase on the parking requirement is a good idea. **C/Gealy:** I wonder if it's too much, but at the same time, I can understand two spaces per unit for a visitor. **Wendy Howell:** I did have four per unit, but I stepped it back slightly. You'll eventually get two kids in there, and they're driving. **C/Young:** One and a half spaces is light, and if you look around the valley, you'll see a few areas that I can point to where parking is a nightmare, and they just continue to put more and more in and compounding the problem in certain areas. When I saw that, I was very excited. It's much needed. **Wendy Howell:** It will be a good starting point, and if we see issues with parking, we can always come back and change it. **C/Laraway:** Just from my experience, it's not the parking on the streets. It's the unreliable information that there's only 2.5 people per house, and only one of them drive. That's the unrealistic number. If you put a husband and wife in there, those people work and have kids

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

---

**MEETING MINUTES  
Tuesday, January 8, 2019**

and they drive. It would be nice to have a realistic number that says ok that is only parking places per unit. I would even like to exclude handicapped parking from that number. Handicapped parking should be on its own. **Wendy Howell:** I would agree. That probably should be added in there. **C/Laraway:** I've had nightmare after nightmare regarding apartments on Maple Grove on Lake Hazel. For those cars, there's not a parking space on the street. **Wendy Howell:** We could just put "plus ADA parking", or it might already be addressed in the ordinance. I'm not seeing it immediately here. **C/Young:** We could put a sub-note underneath that puts the parking stall requirement in addition to accessible parking requirements. **C/Young:** Stepping back, what do you think about the 200 number? **C/Gealy:** I would of course like for it to be more, but 200 is better than 100. I want to make sure that once we set a number that we're supposed to see here. We don't really have any grounds to ask for more. Right now, we're asking them to provide open space amenities, and the developers really don't have to. They're doing it, because we're asking them to. It's nice to be able to have something to support that. **C/Damron:** Can we put in there as a minimum? We can condition them later if it looks like there's an area that's either not being used, or maybe make a little more. **Wendy Howell:** In design review, there is another opportunity to try to negotiate where they think it needs to be on a case by case basis. **C/Gealy:** If we're looking at the 25 acres that we just talking about, as a hypothetical, and they come in with 400 units or 500 units, it's extremely hard to put that much on. I'm just trying to get an idea of what we're talking about in this situation specifically. **C/Young:** If you were looking on a 25-acre site, and you were going to save 350 units, that's about 70,000 square feet which is about an acre and a half. I was looking at 400 units on a 40-acre site, if you take that ratio down. **C/Laraway:** Is it better to have a number or a percentage? **C/Young:** If the density is higher, it forces more of the open space to accommodate for that. **Wendy Howell:** I'm trying to think about what's been approved over the last six months and envisioning this being in place. That's how we worked through it, it probably would've prevented some of the problems or issues that arose. **C/Gealy:** If we issued a percentage, you couldn't base it on what the density is as much based on age. If you have something that is twice as dense, you're going to have the same amount of open space. **C/Hennis:** Actually, the way that you want it proposed to where it can vary by density. The denser would have to result in a greater amount. I like the way she's got it written, but I'd be more to the 200. I think it's a little more reasonable. The 400 is a little much. I think it's asking a bit much. I think 200 is better than what a lot of cities are requiring. **C/Laraway:** Every time someone comes before us, we always make it part of the condition. **Wendy Howell:** Above where that is in the ordinance, under D, number 3 is a five percent usable open space per 50 dwellings in residential developments. Would you like to change that or keep it as is? **C/Hennis:** Was that item changed or was it added? **C/Damron:** We could have 50 dwellings in 400 feet. **Wendy Howell:** As of now unless it's a PUD, we have nothing. I wouldn't be opposed to going seven percent or something to see how that plays out. **C/Damron:** Do they define dwelling as single-family home? **Wendy Howell:** We have dwelling units as an occupied structure or house. Multifamily has four dwelling units. **C/Gealy:** When you were talking about two acres per 40 acres, what did that mean? **C/Young:** Under the 100, it was about an acre per. **C/Gealy:** It was about five percent usable open space to give us two acres per 40 acres for R-4 and R-6? **C/Damron:** It would be two acres at five percent for 40 acres in an R-6 zone. It's not acres, it's dwellings, how many dwellings are in an R-6 with 40 acres? That would only give us 1.2 acres. **C/Gealy:** That's not too much different than what we're proposing on the other. We're bumping it up to almost two acres or an acre and a half. 1.2 doesn't seem like enough on 40 acres. **C/Damron:** If you spread it through that 40 acres, it doesn't seem like enough, but they've been giving us more than on these large subdivisions. **C/Gealy:** They've been giving us about three acres on 40 acres. **Wendy Howell:** In order for the city to take over a proposed park to be dedicated to the city, it has to meet a certain requirement. It needs to be a minimum of three acres or five acres. **C/Gealy:** Three acres out of 40 acres is about 7.5 percent. **C/Hennis:** For a minimum of five percent of usable open space per fifty dwellings in a residential development, what happens if you get 100 dwellings? **Wendy Howell:** It's 10 percent. That's increasing lots. **C/Hennis:** If you increase that open space, you'd be at 20 percent of that open space on that 40 acres in an R-6. Let's say we take that R-6 that we just looked at on the 40 acres. At most, you get 240 dwelling units. They could take it to that, we don't typically get it. Let's say we go down to five, that's easy math for us at five. That would give us 200 units, that would be 20 percent of their open space by this math. At 40 acres, 20 percent of that will be 8 acres. **C/Damron:** That's a lot of money

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

---

**MEETING MINUTES  
Tuesday, January 8, 2019**

to lose. **Wendy Howell:** The other directors said that five percent is too low. **C/Hennis:** Isn't that PUD based on acreage but not on the dwelling units per acre, because that's what gets us. **C/Gealy:** This comes under common lots. **Wendy Howell:** This would include pathways too. **C/Gealy:** All that stuff along the main collectors is included. A lot of times we see these common lots that is still a pathway. For 40 acres, that's eight acres. **Wendy Howell:** A sidewalk is required. The buffer is landscaped. **C/Hennis:** How usable is that four-foot buffer zone between your curb and your sidewalk? **C/Gealy:** That's why when we see 27 common lots, it's with a lot of trails and pathways. I think five percent is fine. **C/Damron:** We're concentrating on contiguous piece as opposed to being broken up. **C/Gealy:** Do you think we need to change the 100 square feet under multifamily to five percent per 50 dwellings? **C/Hennis:** I think people will respond to the higher density with that. **Wendy Howell:** I specifically made sure that definition was in there for this very reason. **C/Hennis:** This is what the sticking point would be if we had applicants come up and do that. **C/Gealy:** If there were 50 multifamily dwelling units, then the minimum square feet of open space under the 200 would be 10,000 square feet, correct? This would be a quarter of an acre for 50, correct? I think we should treat multifamily equitably. We did 200 square feet per dwelling unit for 50 dwelling units. That would be 10,000 square feet. This would be a quarter of an acre. **C/Hennis:** It would be a little less, but it's close. **C/Damron:** We have about 7,200 square feet per unit, so if we put 50 units there for the multifamily area we're looking at. **C/Young:** When we said multifamily unit per large building, if it's a three-story building with six on each level then that's 18 units. **C/Damron:** Out here on Hubbard and Ten Mile, there are four units per, and they're about 1,800 square feet per unit for 8,000 total. I'm trying to look at the average square footage of the house in the R-6 and the average square footage of the house and the dwelling units and try to make them equitable. As you said earlier with multifamily, there's reasons why people are there too. **C/Young:** Looking at 200 for multifamily, I think this works. **C/Damron:** The front yard area is a common area. Most people don't have their own lawns, they have lawn service come in there so the kids can play in those front areas. **Wendy Howell:** Open space actually excludes parking structures, they shall not be included. Open space is any area substantially open to the sky which may be on the same lot with a building. The area may include along the natural environment features, water areas, swimming pools, tennis courts, and other rec facilities that P&Z Commission deems permissible. **C/Damron:** The front yards and basketball courts is easy. **Wendy Howell:** If there's an irrigation easement or a storm swale, that technically isn't open space, because it could have water in it. **C/Laraway:** This could be for sanitation and drainage. **Wendy Howell:** Areas that have grasses in it is for water retention which perks out. **C/Gealy:** Do we make a motion? **Wendy Howell:** You can make a recommendation with the modification stated. An ordinance is a public hearing. **C/Young:** I will open the public testimony at 7:21 and close it at 7:22.

*Commissioner Hennis motions to recommend approval of Case Nos. 18-06-ZOA with the revision of 200 square feet of usable open space under Section 5-17-12-E-1 on page 23. Commissioner Gealy seconds, all aye and motion carried 4-0.*

**1. COMMISSION REPORTS**

**Wendy Howell:** I would recommend that you all review the new comprehensive plan and submit any revisions, edits, recommendations, comments, so that when it comes in front of you, we have corrected a lot of it. Cathy, I found a correction in Chapter One, where some of the lettering was wrong, so you can ignore that.

**2. ADJOURNMENT**

*Commissioner Hennis motions to adjourn; Commissioner Gealy Seconds, all aye and motion carried 4-0.*

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

---

**MEETING MINUTES  
Tuesday, January 8, 2019**

---

Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

---

Wendy I. Howell, Planning and Zoning Director  
Kuna Planning and Zoning Department



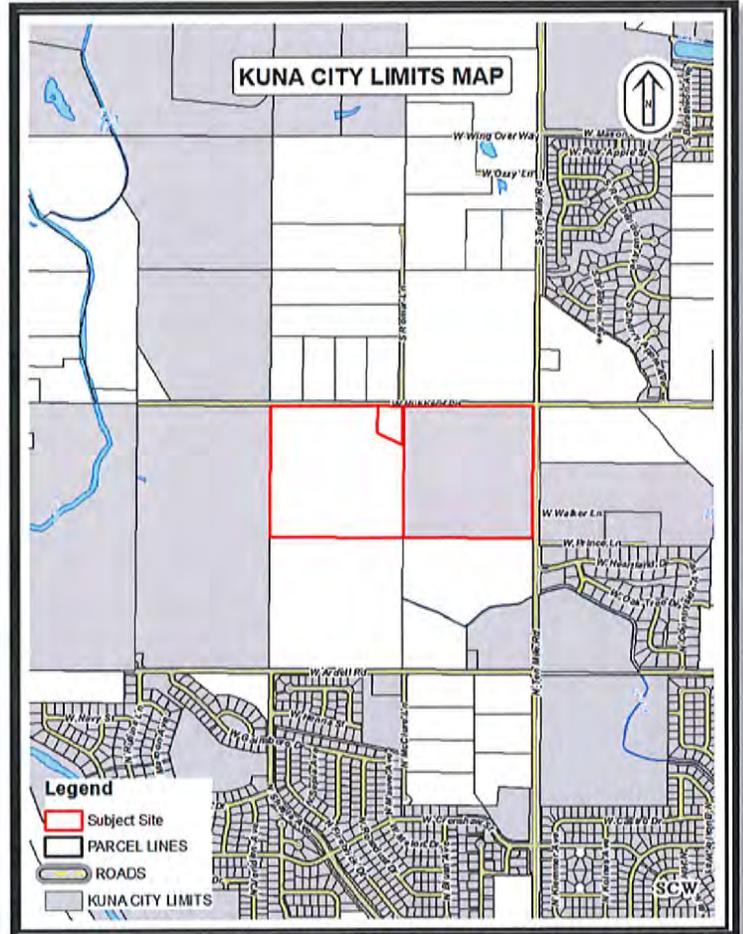
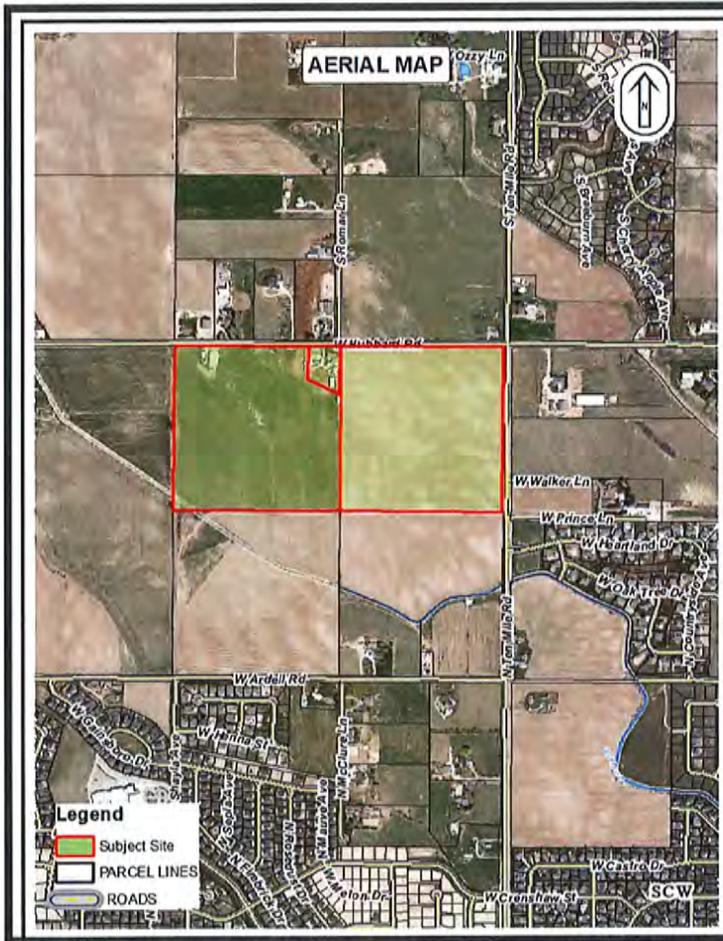
**a. Notifications**

- |                                 |  |
|---------------------------------|--|
| i. Neighborhood Meeting         | September 12, 2018 (7 people attended) |
| ii. Agency Comment Request      | November 15, 2018                      |
| iii. Kuna, Melba Newspaper      | December 19, 2018                      |
| iv. 400' Property Owners Notice | December 21, 2018                      |
| v. Site Posted                  | September 28, 2018                     |

**B. Applicant Request:**

The applicant, Tim Eck, requests to annex two contiguous parcels on West Hubbard Road into Kuna City Limits with an R-6 zoning designation. The subject sites are located at 3925 and 3625 West Hubbard Road, within Section 15, Township 2 North, Range 1 West (APN# S1315120800 & S1315120700). Additionally, the applicant also requests to rezone an adjoining parcel, approximately 38.98 acres, from agricultural to commercial. The subject site is located at 3003 North Ten Mile Road, within Section 15, Township 2 North, Range 1 West; (APN# S1315110051).

**C. Exhibit Maps:**

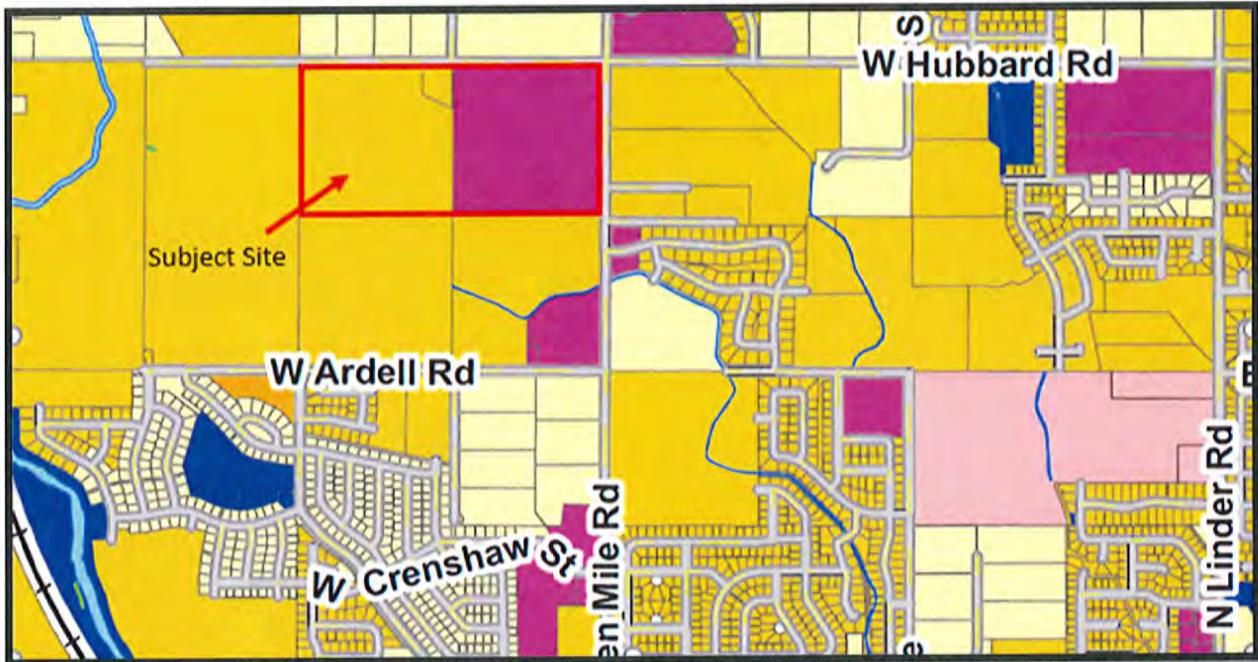


**D. Site History:**

Two parcels are currently within Ada County. The approximately 2.002-acre property has served as residential property and the approximately 36.51-acre parcel has historically been considered agricultural land. The approximately 38.98-acre parcel on Ten Mile Road is within city limits and is currently zoned A (agricultural).

**E. General Projects Facts:**

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations, it is not the actual zone. The Future Land Use Map identifies the 37.54-acre site and 2.002-acre site medium density residential and the 38.98-acre site as commercial (neighborhood and community).



2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map does not indicate a future trail through any of the three sites. However, a future bike path is shown along the future extension of Shayla Avenue. Accordingly, it is the City's goal and desire to increase the number of trails and pathways in Kuna. Staff highly recommends that developers design and construct trails and pathways, or work with Ada County Highway District to pay their proportionate share to comply with the Master Plan's goals by either starting a pathway, or extending current ones at time of development.



3. **Surrounding Land Uses:**

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

4. **Parcel Sizes, Current Zoning, Parcel Numbers:**

Property Owner	Parcel Size	Current Zone:	Parcel Number
Thistle Farm, LLC	37.54 acres	RR, Ada County	S1418346600
Justin Blackstock	2.002 acres	RR, Ada County	S1315120700
Bodahl Farm, LLC	38.98 acres	A, Kuna City	S1315110051
<b>Total Acres 78.522</b>			

5. **Services:**

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

6. **Existing Structures, Vegetation and Natural Features:**

The 2.002-acre parcel contains one manufactured home. The front of the site contains landscaping typically associated with a residential lot (i.e. grass, trees and shrubs). The 36.51-acre parcel historically has been farmed and contains features associated with agricultural land. The Teed Canal lies within the 37.54-acre parcel. The Boise Project Board of Control is contracted to operate and maintain this canal. The site is relatively flat with an estimated average slope of 0% to 3%. Bedrock depth is estimated to be between 20 and 40 inches and greater than 60 inches, according to the USDA Soil Survey for Ada County.

7. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area.

8. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:

- Kuna School District ..... Exhibit C-1
- Boise Project Board of Control..... Exhibit C-2
- Community Planning Association of Southwest Idaho (Compass) ..... Exhibit C-3
- Idaho Transportation Department (ITD) ..... Exhibit C-4

F. **Staff Analysis:**

The applicant requests to annex an approximately 37.54-acre parcel and a 2.002-acre parcel into Kuna City limits with an R-6 (Medium Density Residential) zoning designation. City limits are contiguous to the eastern and western property lines. A residential subdivision is proposed for these parcels.

This project is adjacent to West Hubbard Road and North Ten Mile Road. All major public utilities are located approximately within 300 feet of the subject sites. Applicant is aware that development of these parcels will require connection to all city services and associated connection fees at time of building permit submittal.

The Recreation and Pathways Master Plan Map does not indicate a future trail through either site. However, a future bike path is shown along the future extension of Shayla Avenue. Staff will require the applicant to

work with ACHD and follow the American Association of State Highway and Transportation Officials (AASHTO) standards and guidelines for the development of bicycle facilities.

Additionally, the applicant proposes to rezone an approximately 38.98-acre parcel from agricultural to commercial. Multifamily dwellings are proposed for this parcel.

Staff has determined the annexations and the rezone comply with the goals and policies for Kuna City, Title 5 and Title 6 of Kuna City Code; Idaho Code; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No's 18-07-AN (Annexation), 18-05-ZC (Rezone), subject to any conditions of approval outlined by Kuna's Planning and Zoning Commission and City Council.

**G. Applicable Standards:**

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Subdivision Ordinance Title 6.
3. City of Kuna Comprehensive Plan.
4. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

**H. Kuna City Code Analysis:**

1. This request appears to be consistent and in compliance with all Kuna City Code (KCC).

**Comment:** *The proposed application adheres to the applicable requirements of Title 5 and Title 6 of KCC.*

2. The Commission feels the sites *are* physically suitable for development in the future.

**Comment:** *The 37.54-acre (approximate), 2.002-acre (approximate), and 38.98-acre (approximate) sites appear to be suitable for development in the future.*

3. The annexation and rezone requests *are not* likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

**Comment:** *The land to be developed is not used as wildlife habitat. Roads, driveways, family units and open spaces are planned for construction according the City and ACHD requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

4. These applications *are not* likely to cause adverse public health problems.

**Comment:** *The project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

**Comment:** *The annexation and rezone requests appear to avoid detriment to surrounding uses. Commission did consider the annexation and rezone and the location of the property with adjacent uses.*

**I. Comprehensive Plan Analysis:**

The Kuna Planning and Zoning Commission accepts the Comprehensive Plan components as described below.

1. The proposed application for the sites is consistent with the following Comprehensive Plan components:

**2.0 – Private Property Rights**

**Goal 1: Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in a private property “takings”.**

*Policy: As part of a land use action review, the staff shall evaluate with guidance from the City’s attorney; The Idaho Attorney General’s six criteria established to determine the potential for property taking.*

**6.0 – Land Use**

**Goal 2: Encourage a balance of land uses to ensure that Kuna remains desirable, stable and a self-sufficient community.**

**J. Factual Summary:**

These parcels are both on West Hubbard Road just west of North Ten Mile Road. The project consists of annexation of two parcels into Kuna City limits and rezoning of one parcel from agricultural to commercial. The first parcel is 37.54 acres and proposed to be zoned R-6. The purpose of annexing this parcel is to create a residential subdivision. The second parcel is approximately 2.002 acres, and the purpose of annexing this parcel is to create a residential subdivision. The applicant requests rezone approval on the 38.98-acre lot for multifamily dwellings.

**K. Findings of Fact:**

1. **Annexation and Rezone:** Based upon the record contained in Case No’s 18-07-AN and 18-05-ZC including the Comprehensive Plan, Kuna City Code, Staff’s Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Planning and Zoning Commission hereby recommends *approval of* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No’s 18-07-AN, 18-05-ZC, a request for annexation and rezone approval by the applicant.
2. The Kuna Planning and Zoning Commission conditionally approves the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

*Comment: The Kuna Planning and Zoning Commission held a public hearing on the subject applications on January 8, 2019, to hear from City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

3. Based on the evidence contained in Case Nos. 18-07-AN and 18-05-ZC, this proposal complies with the Comprehensive Plan and Future Land Use Map.

*Comment: The Comp Plan Future Land Use Map designates the approximately 37.51 and 2.00-acre parcels as Medium Density Residential. With the annexation, the applicant proposes a zoning designation of R-6 for these two parcels. The Comp Plan Future Land Use Map designates the approximately 38.98-acre parcel as Commercial. With the rezone, the applicant proposes a zoning designation of C-1 for this parcel.*

4. The Kuna Planning and Zoning Commission has the authority to recommend approval or denial of Case Nos. 18-07-AN and 18-05-ZC.

**Comment:** On January 8, 2019, the Commission voted to recommend conditional approval of Case Nos. 18-07-AN and 18-05-ZC.

5. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

**Comment:** As noted in the process and noticing sections, notice requirements were met to hold a public hearing on January 8, 2019.

**L. Conclusions of Law:**

1. Based on the evidence contained in Case Nos. 18-07-AN & 18-05-ZC, Commission finds that Case Nos. 18-07-AN & 18-05-ZC *complies* with Kuna City Code.
2. Based on the evidence contained in Case Nos. 18-07-AN & 18-05-ZC, Commission finds that Case Nos. 18-07-AN & 18-05-ZC *is* consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

**M. Decision by the Planning & Zoning Commission:**

*Note: These motions are for the recommendation of approval, conditional approval or denial of the annexation and rezone applications to City Council. However, if the planning and Zoning Commission wishes to change specific parts of these requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *conditional approval* of Case No. 18-07-AN (Annexation) & 18-05-ZC (Rezone), an annexation request from Tim Eck, on behalf of Thistle Farms, LLC to annex approximately 39.56 acres into a residential subdivision and rezone approximately 38.98 acres for commercial use, with the following conditions of approval:

- *Applicant shall follow the conditions as stated in the staff report.*

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the drainage and development plans. All site improvements are prohibited prior to approval of the following agencies:
  - a. The City Engineer shall approve the sewer hook-ups.
  - 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 approval of the drainage plan from the City Engineer.
  - 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 Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
  - e. The Kuna Municipal Irrigation District 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. 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-W**.
3. The Kuna Planning and Zoning Commission recommends that the preliminary plat for the 38.98-acre parcel would include no more than 25 acres of multifamily housing.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. 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 (KMID).
6. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
7. Parking within the site shall comply with Kuna City Code.
8. Curb, gutter and detached sidewalk shall be installed throughout the proposed project site and along the site's frontages on West Hubbard Road and Ten Mile Road.
9. Applicant shall work with ACHD and follow the American Association of State Highway and Transportation Officials (AASHTO) standards and guidelines for the development of bicycle facilities.
10. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
11. The land owner/applicant/developer, 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.
12. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
13. Developer/owner/applicant shall comply with all local, state and federal laws.

**DATED: This 22<sup>nd</sup> day of January, 2019.**

---

Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

---

Sam Weiger, Planner I  
Kuna Planning and Zoning Department



# City of Kuna

Planning and Zoning Commission  
Staff Report

P.O. Box 13  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
www.Kunacity.id.gov

**To:** Planning and Zoning Commission

**Case Numbers:** 18-06-AN (Annexation), 18-08-S (Preliminary Plat) & 18-35-DR (Design Review) **Ledgestone Subdivision**

**Site Location:** East Hubbard Road and North Locust Grove Road, Kuna, ID 83634

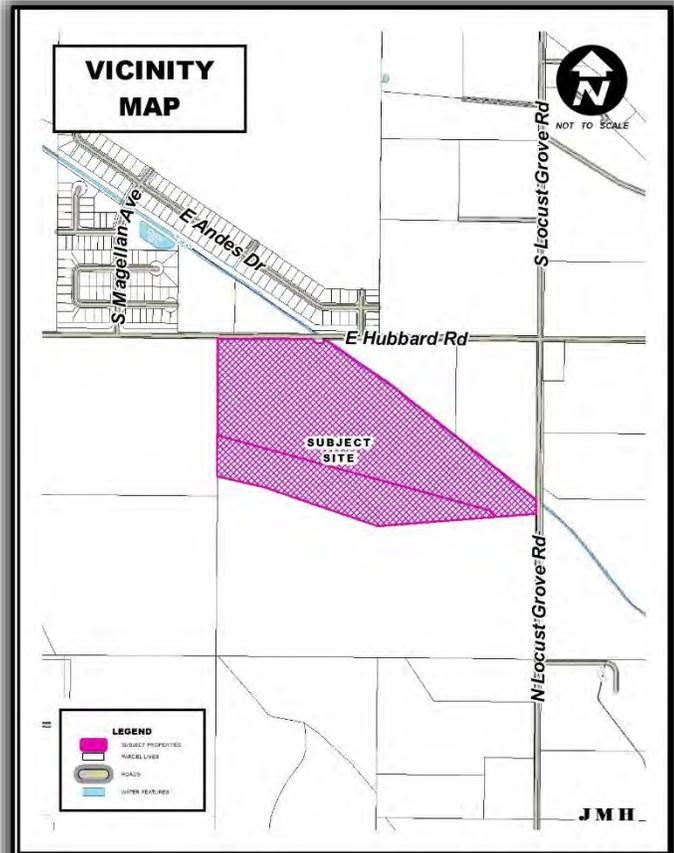
**Planner:** Jace Hellman, Planner II

**Hearing Date:** December 11, 2018  
**Tabled to:** **January 22, 2019**

**Owner:** TJ Johnson  
2425 N Locust Grove Road  
Kuna, ID 83634

**Applicant:** Trilog Development, Inc.  
9839 Cable Car Street, Suite 101  
Boise, ID 83709  
208.895.8858

**Representative:** Jane Suggs, WHPacific  
2141 W. Airport Way, Suite 104  
Boise, ID 83705  
208.275.8729  
[jsuggs@whpacific.com](mailto:jsuggs@whpacific.com)



**Table of Contents:**

- |                          |   |
|--------------------------|---|
| A. Process and Noticing  | G. Applicable Standards                 |
| B. Applicants Request    | H. Factual Summary                      |
| C. Exhibit Maps          | I. Proposed Comprehensive Plan Analysis |
| D. Site History          | J. Proposed Kuna City Code Analysis     |
| E. General Project Facts | K. Commission's Recommendation          |
| F. Staff Analysis        | L. Recommended Conditions of Approval   |

**A. Process and Noticing:**

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body; and that preliminary plats and annexations are designated as public hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

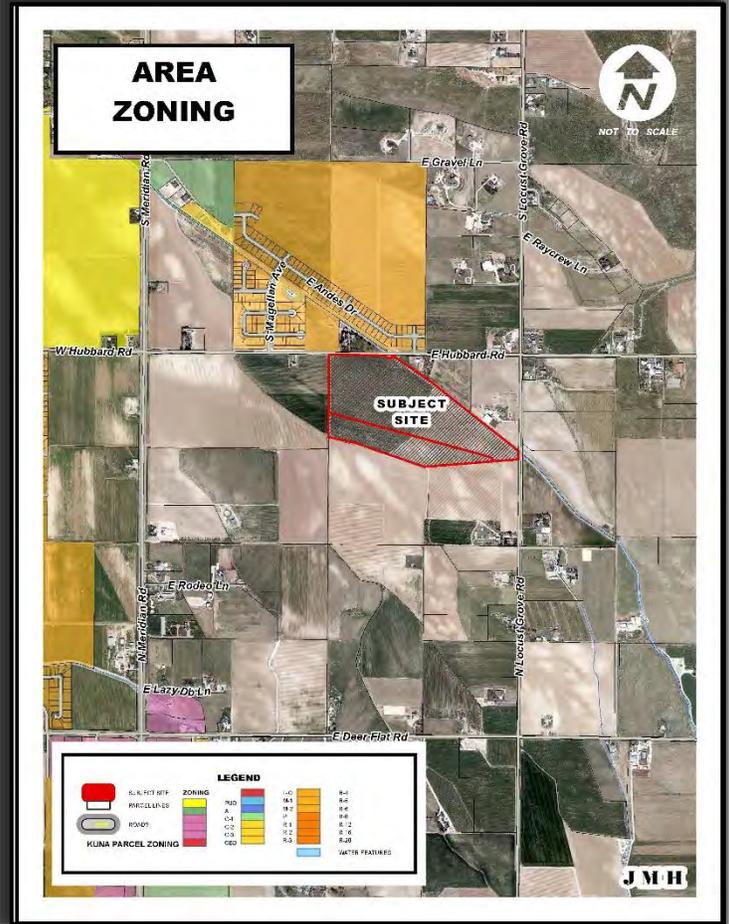
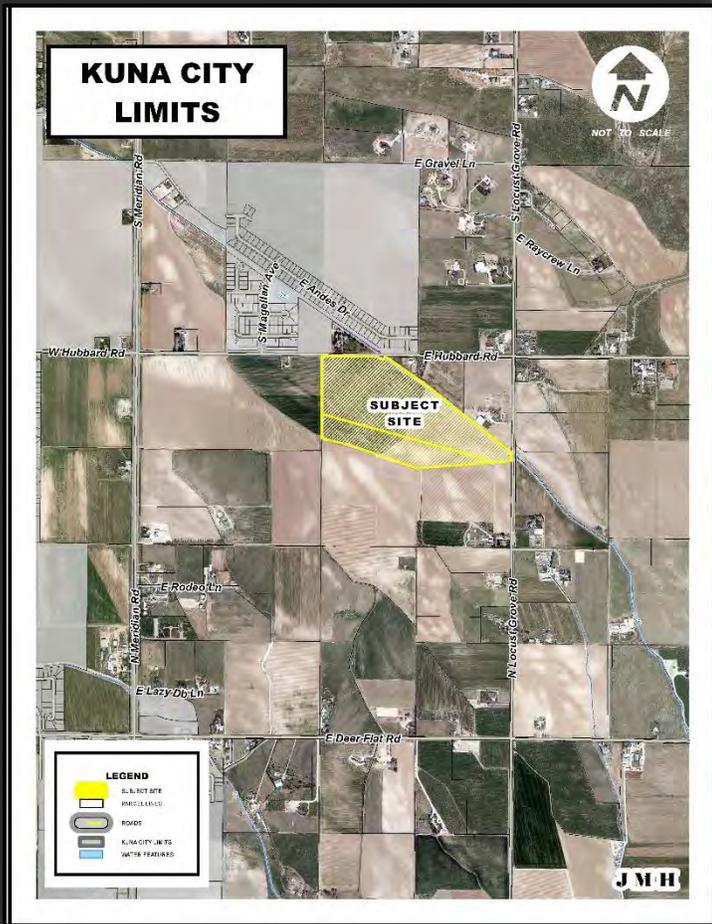
**a. Notifications**

- |                                  |                                  |
|----------------------------------|----------------------------------|
| i. Neighborhood Meeting          | July 9, 2018 (6 people attended) |
| ii. Agency Comment Request       | October 22, 2018                 |
| iii. 400' Property Owners Notice | November 21, 2018                |
| iv. Kuna Melba Newspaper         | November 21, 2018                |
| v. Site Posted                   | November 29, 2018                |

**B. Applicant's Request:**

On behalf of Trilogy Development, Inc., Jane Suggs, with WHPacific requests to annex two contiguous parcels comprising of approximately 60.85 acres on East Hubbard Road and North Locust Grove Road into Kuna City Limits with an R-8 zoning designation; and to subdivide the 60.85-acres into 298 total lots, consisting of 253 single family buildable lots, and 45 Common lots. The subject sites are adjacent to the southwest corner of East Hubbard Road and North Locust Grove Road, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN's S1418121126 & S1418123400).

**C. Exhibit Maps:**

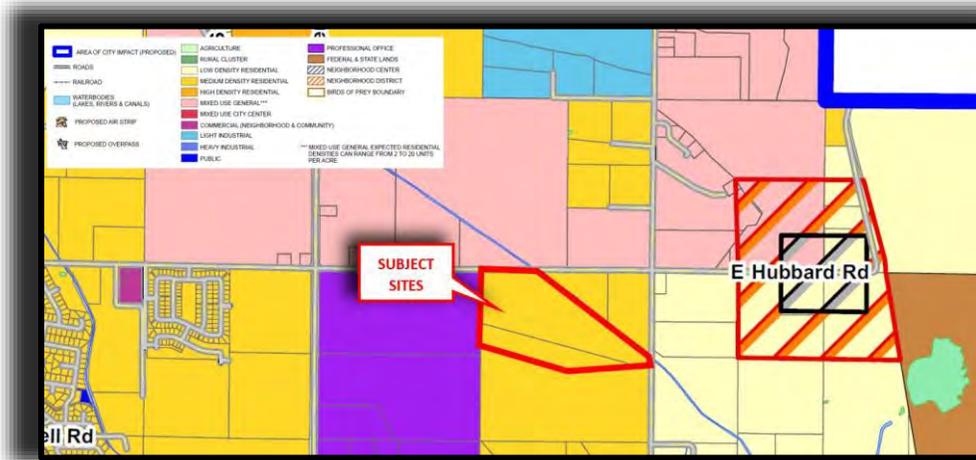


**D. Site History:**

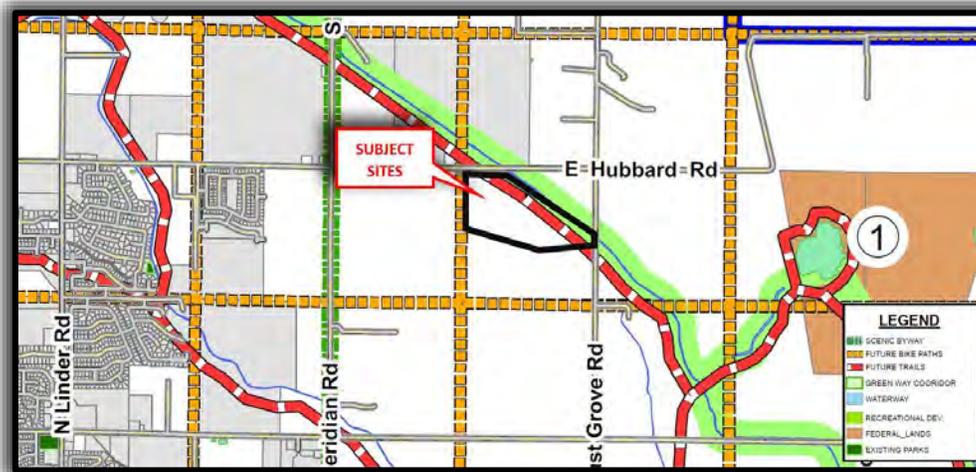
Both parcels are currently zoned Rural Residential (RR) within unincorporated Ada County. Historically these parcels have served as farmland.

**E. General Projects Facts:**

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the 60.85-acre site as Medium Density Residential.



2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail through the northeast edge of the site situated along the Mason Creek Feeder. Accordingly, it is the City's goal and desire to increase the number of trails and pathways in Kuna. Staff highly recommends that developers design and construct trails and pathways along frontages of their canals and ditches to comply with the Master Plan's goals by either starting a pathway, or extending current ones at time of development.



**3. Surrounding Land Uses:**

<b>North</b>	R-6	Medium Density Residential – Kuna City
	RR	Rural Residential – Ada County
<b>South</b>	RR	Rural Residential – Ada County
<b>East</b>	RR	Rural Residential – Ada County
<b>West</b>	RR	Rural Residential – Ada County

4. **Parcel Sizes, Current Zoning, Parcel Numbers:**

Property Owner	Parcel Size	Current Zone:	Parcel Numbers
TJ Johnson	60.85 acres	RR (Rural Residential)	S1418121126 & S1418123400

5. **Services:**

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

6. **Existing Structures, Vegetation and Natural Features:**

The proposed project sites are generally vacant of any structures with the exception of a few outbuildings. vegetation on-site is consistent with that of crop fields. The site is relatively flat with an estimated average slope of 0% to 2%. Bedrock depth is estimated to be greater than sixty inches according to the USDA Soil Survey for Ada County.

7. **Transportation / Connectivity:**

The applicant proposes connections to public streets in two locations, which includes a new section of the mid mile collector Stroebel Road and existing Locust Grove Road. Additionally, a temporary access onto Hubbard Road has been proposed, which will be relinquished upon a later phase of development. A continuation of the regional pathway along the Mason Creek Feeder has been proposed along the northeastern property line of the proposed project site.

8. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

9. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:

- Department of Environmental Quality ..... Exhibit C-2
- Central District Health Department ..... Exhibit C-3
- Community Planning Association of Southwest Idaho (Compass) ..... Exhibit C-4
- Nampa & Meridian Irrigation District ..... Exhibit C-5
- Boise Project Board of Control ..... Exhibit C-6
- Kuna City Engineer ..... Exhibit C-7
- Idaho Transportation Department ..... Exhibit C-8
- Ada County Highway District ..... Exhibit C-9

**F. Staff Analysis:**

The applicant proposes to annex two contiguous parcels comprising of approximately 60.85 acres on East Hubbard Road and North Locust Grove Road into Kuna City Limits with an R-8 zoning designation; and to subdivide the 60.85-acres into 298 total lots, consisting of 253 single family buildable lots, and 45 Common lots.

The applicant has proposed a zoning designation of R-8, which falls under the classification of Medium Density Residential. However, the applicant proposed an actual density of 4.15 dwelling units per acre. Lots are proposed to be significantly larger than the minimum of 3,300 square feet listed in Kuna City Code 5-3-3, with lot sizes ranging from approximately 5,400 square feet to 10,600 square feet. However, the dimensional lot standards of an R-8 designation allow the applicant to provide a new type of home product to the City of Kuna. 53 buildable

lots are proposed as alley loaded homes. These single-family homes will face the street; however, driveway and garage access will be available from the rear of the house via a public alley way. This product will fit into the current dimensional lot standards of an R-8 zone except for a proposed lot coverage of 52%. Kuna City Code 5-3-3 allows for a maximum lot coverage of 40%. However, the City of Kuna encourages creativity in the design of its subdivisions and Kuna City Code 5-3-3-B allows for the Planning and Zoning director to modify some dimensional standards with the Planning and Zoning Commissions concurrence. The remaining 200 buildable lots will be standard single-family home lots.

Applicant is constructing a new section of Stroebel Road along the east property line, which will serve as the main entrance into the Project. Stroebel Road is listed as a north-south collector according to Kuna's Street Circulation Map. Staff would recommend the applicant work with Staff and Ada County Highway District to ensure the new collector street is constructed to each agency's standards. A secondary access has been proposed onto existing Locust Grove Road. However, this access point is not projected to be constructed until a later phase of site development. In the meantime, the applicant proposes a temporary emergency access point on to Hubbard Road. Several stub streets have been provided as a part of this project, two (2) to the south, including the stub of future collector Stroebel Road, and one (1) to the northeast, across the Mason Creek Feeder. The applicant will be required to install a sign at the terminus of each of the roads stating these roads will continue in the future. Staff will defer the applicant to comments provided by ACHD for preferred language.

The installation of streetlights are a required public improvement listed under Kuna City Code 6-4-2. The applicant has not identified streetlight locations on the preliminary plat. Applicant will be required to work with staff in order to comply with Kuna City code and install street lights a maximum spacing of two hundred fifty (250) feet along the site's frontage. The locations of street lights will be approved at the time of construction document review. Staff would note that these street lights must be designed and installed according to "Dark skies" standards.

Applicant proposes to install an eight (8) foot sidewalk within the proposed buffer areas along Hubbard, Stroebel and Locust Grove Roads. Road sections of Hubbard Road and Locust Grove Road that abut the site are designated as arterials, while the newly proposed section of Stroebel Road is designated as a collector. Kuna City Code 5-17 requires the construction of detached eight (8) foot sidewalks along classified roadways. This sidewalk needs to be located within the public right-of-way and separated from public vertical curb by a four to eight-foot-wide irrigated and landscaped planter strip, which is in addition to the required landscape buffers. Staff will require the applicant install curb and gutter along all roadways. Furthermore, the applicant is required to conform to Kuna City Code and install the proposed sidewalk within the right-of-way separated from the public vertical curb by a four to eight-foot-wide irrigated and landscaped planter strip.

Kuna's Comprehensive Plan (Comp Plan), encourages a variety of housing types for all income levels numerous times throughout the document. Pertinent sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan Analysis) of this report. The City attempts to balance all housing types within the City. Staff has reviewed the proposed preliminary plat for technical compliance with Kuna City Code (KCC), and finds the pre-plat and landscape plan are in compliance with applicable codes. Staff would recommend that the applicant work with Kuna's staff, ACHD, and Kuna Rural Fire District (KRFD) to conform to each agency's requirements.

A design review application for common area landscaping and open space was included as a part of the overall application. Applicant proposes several dedicated landscaping and buffer areas throughout the project. Approximately 14%, or 8.51 acres of the project has been dedicated to common area; and 10.2%, or 6.2 acres of the project have been determined as "usable open space". Staff find the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. However, staff would recommend the applicant be conditioned to place sod wherever the landscape plan identifies "Lawn", and provide staff an updated landscaping plan accommodating requested change.

The Recreation and Pathway Master Plan Map identifies a regional green way corridor pathway along Mason Creek on the South. The applicant proposes the construction of over 2,000 linear feet of regional public pathway along the south side of Mason Creek along the northeastern edge of the subject site's property line. As a proposed green way corridor pathway, Kuna City Code 5-17-14 requires pathway of a minimum of ten (10) feet wide and it must be located within a thirty-foot wide public easement. Staff has determined that the proposed pathway complies with Kuna City Code. Additionally, several internal pathways have been proposed throughout to promote pedestrian connectivity throughout the project.

All monument signage shall go to the Commission for review and approval. No application for signage was submitted with this application, and shall be approved through the design review process prior to installation.

Applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to signature on the final plat.

Staff has determined the preliminary plat and design review complies with the goals and policies for Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan; and forwards a recommendation for a recommendation of approval for Case Nos. 18-06-AN (Annexation) and 18-08-S (Preliminary Plat); and forwards a recommendation of approval for 18-35-DR (Design Review), subject to any conditions of approval outlined by Kuna's Planning and Zoning Commission and City Council.

**G. Applicable Standards:**

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Subdivision Ordinance Title 6.
3. City of Kuna Comprehensive Plan.
4. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

**H. Factual Summary:**

The proposed project sites are adjacent to the southwest corner of East Hubbard Road and North Locust Grove Road. The applicant proposes to annex two contiguous parcels comprising of approximately 60.85 acres on East Hubbard Road and North Locust Grove Road into Kuna City Limits with an R-8 zoning designation; and to subdivide the 60.85-acres into 298 total lots, consisting of 253 single family buildable lots, and 45 Common lots. The applicant proposes to complete this project in five phases.

**I. Proposed Comprehensive Plan Analysis:**

The Kuna Planning and Zoning Commission may accept or reject the Comprehensive Plan components, and has determined the proposed annexation and preliminary plat requests for the site *are/are not* consistent with the following Comprehensive Plan components as described below:

**2.0 – Property Rights**

***Goal 1: Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in a private property "takings".***

*Policy: As part of a land use action review, the staff shall evaluate with guidance from the City's attorney; The Idaho Attorney General's six criteria established to determine the potential for property taking.*

**6.0 – Land Use**

*Policy: Provide a variety of housing densities and types to accommodate various lifestyles, ages and economic groups.*

**Goal 2: Encourage a balance of land uses to ensure that Kuna remains desirable, stable and a self-sufficient community.**

**Goal 3: Protect the quality of existing residential neighborhoods and ensure new residential development is sustainable. Provide a variety of housing opportunities to meet the needs of all Kuna residents.**

*Objective 3.1: Encourage and plan for the development of cohesive neighborhood units that incorporate a variety of housing densities and styles.*

**9.0 – Transportation**

**Goal 1: Promote and encourage bicycling and walking as transportation modes.**

**10.0 – Recreation**

**Goal 2: Integrate trails, pathways, bike lanes and greenway corridor systems into community life and development patterns.**

*Objective 2.1: Ensure that neighborhoods have easy access to open green space, pathways, trails and bike lanes.*

**12.0 – Housing**

**Goal 1: Provide a wide-range of housing to meet the needs of the current and future population. Ensure that housing is available throughout the community for people of all income levels and for those with special needs.**

*Objective 1.1: Encourage the construction of housing that is safe, affordable and designed to accommodate a range of income levels and lifestyles.*

*Policy: Encourage the development community to provide a variety of lot sizes, dwelling types, densities and price points.*

**Goal 3: Encourage high-quality residential development.**

**J. Proposed Kuna City Code Analysis:**

1. This request appears to be consistent and in compliance with all Kuna City Code (KCC).

**Comment:** *The proposed applications adhere/do not adhere to the applicable requirements of Title 5 and Title 6 of KCC.*

2. The Planning and Zoning Commission feels the site *is/is not* physically suitable for the proposed development.

**Comment:** *The 60.85-acre (approximate) site does/does not appear to be suitable for the proposed development.*

3. The preliminary plat request is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

**Comment:** *The land to be developed is not used as wildlife habitat. Roads, driveways, family units and open spaces are planned for construction according the City and ACHD requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

4. These applications *are/are not* likely to cause adverse public health problems.

**Comment:** *The project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

**Comment:** *The preliminary plat request considers the location of the property and adjacent uses. The adjacent uses are medium density residential (Kuna City) and rural residential (Ada County).*

6. The existing and proposed street and utility services in proximity to the site are suitable or adequate for a commercial development.

**Comment:** *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for this project.*

**K. Commission's Recommendation:**

*Note: These motions are for the approval, conditional approval or denial of the design review application and the recommendation of approval or denial of the annexation and preliminary plat applications. However, if the planning and Zoning Commission wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval/denial* of Case Nos. 18-06-AN (Annexation) and 18-08-S (Preliminary Plat), a subdivision request from Jane Suggs with WHPacific, on behalf to Trilogy Development to annex and subdivide approximately 60.85 acres into 298 total lots (253 buildable commercial lots and 45 common lots), and *approves/conditionally approves/denies* Case No. 18-35-DR (Design Review), subject to the following conditions of approval listed in section L of this staff report.

**L. Recommended Conditions of Approval:**

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
  - a. The City Engineer shall approve the sewer hook-ups.
  - 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 approval of the 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 Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
  - e. The Kuna Municipal Irrigation District 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. 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-W**.

3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
5. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform all corresponding Master Plans.
6. Curb, gutter and sidewalk (attached and detached) shall be installed in accordance with Kuna City Code Title 5 Chapter 17.
7. Applicant shall work with staff in order to provide locations of street lights as required by Kuna City Code.
8. Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
9. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
10. All signage within/for the project shall comply with Kuna City Code and shall be approved through the design review process.
11. 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 within public rights-of-way shall be with approval from the public entities owning the property.
12. If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.
13. The land owner/applicant/developer, 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.
14. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
15. Developer/owner/applicant shall comply with all local, state and federal laws.

**DATED** this 22<sup>nd</sup> day of January, 2019.



# City of Kuna

## Planning and Zoning Commission Proposed Findings of Fact and Conclusions of Law

P.O. Box 13  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
www.Kunacity.id.gov

Based upon the record contained in Case Nos. 18-06-AN, 18-08-S and 18-35-DR including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby approves/conditionally approves/denies Case No. 18-35-DR and recommends *approval/denial* of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 18-06-AN and 18-08-S, a request from WHPacific to annex two contiguous parcels comprising of approximately 60.85 acres on East Hubbard Road and North Locust Grove Road into Kuna City Limits with an R-8 zoning designation; and to subdivide the 60.85-acres into 298 total lots, consisting of 253 single family buildable lots, and 45 Common lots.

*If the planning and Zoning Commission wishes to approve, deny or modify specific parts of the Findings of Facts and Conclusions of Law as detailed below, those changes must be specified.*

1. *Based on the evidence contained in Case Nos. 18-06-AN, 18-08-S and 18-35-DR, this proposal does generally comply with the City Code.*

**Staff Finding:** *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6.*

2. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

**Staff Finding:** *Neighborhood Notices were mailed out to residents within 400-FT of the proposed project site on November 21, 2018 and a legal notice was published in the Kuna Melba Newspaper on November 21, 2018. The applicant posted sign on the property on November 29, 2018.*

3. *Based on the evidence contained in Case Nos. 18-06-AN, 18-08-S and 18-35-DR, this proposal does generally comply with the Comprehensive Plan.*

**Staff Finding:** *The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic group in Kuna. The proposed zoning designation is R-8 (Medium Density Residential). The Comp Plan Map designates this property as Medium Density.*

4. The contents of the proposed preliminary plat application *does* contain all of the necessary requirements as listed in Kuna City Code 6-2-3: - Preliminary Plat.

**Staff Finding:** *Review by Staff of the proposed preliminary plat confirms all technical requirements listed in KCC 6-2-3 were provided.*

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

**Staff Finding:** *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services and suitable and adequate to accommodate the proposed project.*

6. The proposed development *is* continuous with Master Utility Plans (Sewer/Water/Pressurized Irrigation).

**Staff Finding:** *Correspondence from Kuna Public Works recommends the applicant be required to conform to the Master Sewer Plan, Master Water Plan and Master Pressurized Irrigation Plan, therefore satisfying this requirement.*

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

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

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

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

9. All private landowners *have* consented to annexation.

**Staff Finding:** *An affidavit of legal interest was signed by TJ and Elaine Johnson allowing WHPacific to act on their behalf of this project, therefore consenting to the annexation of the proposed project site.*

10. The proposed project lands *are* contiguous or adjacent to property within Kuna City Limits.

**Staff Finding:** *The parcel is contiguous with City limits to the north.*

11. The site landscaping *does* minimize the impact on adjacent properties through the use of screening.

**Staff Finding:** *Per the submitted landscape Plan, the applicant is proposing a 38-foot landscape buffer along Hubbard Road, a 25-foot landscape buffer along the proposed road section of Stroebel Road, and 25-foot landscape buffer along Locust Grove Road. Additionally, the applicant has proposed several landscaped areas throughout the development. A six-foot vinyl fence is proposed around the entire project.*

**DATED** this 22<sup>nd</sup> day of January, 2019.



City of Kuna  
 Planning & Zoning  
 Department  
 P.O. Box 13  
 Kuna, Idaho 83634  
 208.922.5274  
 Fax: 208.922.5989  
 Website: www.kunacity.id.gov

## Preliminary Plat Checklist

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

**Project name:** Ledgestone Subdivision      **Applicant:** Jane Suggs / WHPacific

All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	X
✓	Vicinity map showing relationship of the proposed plat to the surrounding area with a 2-mile radius.	X
✓	Homeowner's maintenance agreement for the care of landscaped common areas.	
✓	Legal description of the preliminary plat area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	X
✓	Proof of ownership—A copy of your deed <b>and</b> Affidavit of Legal Interest (for all interested parties involved).	X
✓	Letter of Intent indicating reasons and details for preliminary plat.	X
✓	Commitment of Property Posting form signed by the applicant/agent.	X
TIS underway N/A	If preliminary plat includes 100 lots or more, please submit a traffic impact study. If preliminary plat includes 50 lots or more, please submit an estimate of tax revenue generation and an estimate of the public service costs to provide adequate service to the development.	
✓	A letter from Ada County Engineer with the Subdivision Name reservation. <b>ANY</b> name change(s) needs to be submitted and approved by the Planning & Zoning Director and Ada County Engineer.	X
✓	Phasing Plan see plat	
N/A	Include Large Scale Development Requirements. KCC 6-5-4	—
✓	Landscape Plan— (in color)	X
✓	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	X
✓	8 1/2 x 11 proposed preliminary plat.	X
✓	Preliminary plat drawing on 24x36 quality paper drawn to scale of 1 to 100' or more. The following information shall be contained on the preliminary plat: ◇ Topography at two foot (2') intervals ◇ Land uses (location, layout, types & dimensions): residential, commercial & industrial land uses. ◇ Street right-of-ways: dimensions of right-of-way dedication for all roadways, street sections, improvements, etc. ◇ Easements/common space: utility easements, parks, community spaces ◇ Lots: layout and dimensions of lots ◇ Preliminary improvement drawing: show water, sewer, drainage, electricity, irrigation, telephone, natural gas, proposed street lighting, proposed street names, proposed subdivision name, fire hydrant placement, storm water disposal, underground utilities, and sidewalks..	X

*Note: Only one copy of the above items need to be submitted when applying for multiple applications. This application shall not be considered complete (nor will a Public Hearing be set) until Staff has received all required information. Once the application is deemed complete, Staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.*





City of Kuna  
 Planning & Zoning  
 Department  
 P.O. Box 13  
 Kuna, Idaho 83634  
 208.922.5274  
 Fax: 208.922.5989  
 Web: Kunacity.id.gov

## Annexation Checklist

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

<b>Project name:</b> Ledgestone Subdivision	<b>Applicant:</b> Jane Suggs / WHPacific
--	---

All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	X
✓	Letter of Intent indicating reasons for proposed annexation and the availability of public services.	X
✓	Vicinity map drawn to scale, showing the location of the subject property. Map shall contain the following information: Shaded area showing the annexation property, Street names and names of surrounding subdivisions.	X
✓	Legal description of the annexation area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	X
✓	Recorded warranty deed for the property.	X
✓	Proof of ownership—A copy of your deed <u>and</u> Affidavit of Legal Interest (All parties involved)	X
N/A	Development Agreement & Development Agreement Checklist	—
✓	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	X
✓	Commitment of Property Posting form signed by the applicant/agent.	X

*Note: Only one copy of the above items need to be submitted when applying for multiple applications.*

*This application shall not be considered complete (nor will a Public Hearing be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.*



City of Kuna  
 Planning & Zoning  
 Department  
 P.O. Box 13  
 Kuna, Idaho 83634  
 208.922.5274  
 Fax: 208.922.5989  
 Website: www.kunacity.id.gov

## Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

\*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	18-08-S 18-06-AN 18-33-DR
Project name	Ledge Stone Subdivision
Date Received	10/4/18
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

### Type of Review (check all that apply):

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

### Contact/Applicant Information

Owners of Record: <u>TJ Johnson</u>	Phone Number: _____
Address: <u>2425 N. Locust Grove Road</u>	E-Mail: _____
City, State, Zip: <u>Kuna, ID 83634</u>	Fax #: _____
Applicant (Developer): <u>Trilogy Development, Inc</u>	Phone Number: <u>208-895-8858</u>
Address: <u>9839 Cable Car Street, Suite 101</u>	E-Mail: _____
City, State, Zip: <u>Boise, ID 83709</u>	Fax #: _____
Engineer/Representative: <u>Jane Suggs / WHPacific</u>	Phone Number: <u>208-275-8729</u>
Address: <u>2141 W. Airport Way, Suite 104</u>	E-Mail: <u>jsuggs@whpacific.com</u>
City, State, Zip: <u>Boise, ID 83705</u>	Fax #: _____

### Subject Property Information

Site Address: <u>Hubbard Road and Stroebel Road (new), to Locust Grove Road and Mason Creek</u>
Site Location (Cross Streets): <u>E. Hubbard Road, N. Locust Grove Road</u>
Parcel Number (s): <u>S1418121126, S1418123400</u>
Section, Township, Range: <u>Section 18, 2N, 1E</u>
Property size: <u>60.85 acres</u>
Current land use: <u>farming</u> Proposed land use: <u>single family subdivision</u>
Current zoning district: <u>RR</u> Proposed zoning district: <u>R-8</u>

Exhibit  
A2a

**Project Description**

Project / subdivision name: Ledgestone Subdivision

General description of proposed project / request: single family homes, some with alleys for rear loaded garages, parks, pathways and open spaces, over 2000 feet of pathway along Mason Creek

Type of use proposed (check all that apply):

Residential \_\_\_\_\_

Commercial \_\_\_\_\_

Office \_\_\_\_\_

Industrial \_\_\_\_\_

Other \_\_\_\_\_

Amenities provided with this development (if applicable): park with tot lot, pathways throughout the subdivision, 2000+ feet of pathway along Mason Creek, alley loaded homes

**Residential Project Summary (if applicable)**

Are there existing buildings?  Yes  No

Please describe the existing buildings: \_\_\_\_\_

Any existing buildings to remain?  Yes  No

Number of residential units: 253 Number of building lots: 253

Number of common and/or other lots: 45

Type of dwellings proposed:

Single-Family \_\_\_\_\_

Townhouses \_\_\_\_\_

Duplexes \_\_\_\_\_

Multi-Family \_\_\_\_\_

Other \_\_\_\_\_

Minimum Square footage of structure (s): \_\_\_\_\_

Gross density (DU/acre-total property): 4.16 Net density (DU/acre-excluding roads): 5.59

Percentage of open space provided: 14% Acreage of open space: 18.51 acres

Type of open space provided (i.e. landscaping, public, common, etc.): parks, Mason Creek path, pathways

**Non-Residential Project Summary (if applicable)**

Number of building lots: \_\_\_\_\_ Other lots: \_\_\_\_\_

Gross floor area square footage: \_\_\_\_\_ Existing (if applicable): \_\_\_\_\_

Hours of operation (days & hours): \_\_\_\_\_ Building height: \_\_\_\_\_

Total number of employees: \_\_\_\_\_ Max. number of employees at one time: \_\_\_\_\_

Number and ages of students/children: \_\_\_\_\_ Seating capacity: \_\_\_\_\_

Fencing type, size & location (proposed or existing to remain): \_\_\_\_\_

Proposed Parking:

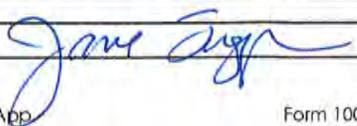
a. Handicapped spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

b. Total Parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

c. Width of driveway aisle: \_\_\_\_\_

Proposed Lighting: \_\_\_\_\_

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): \_\_\_\_\_

Applicant's Signature:  Date: 10/1/18

October 1, 2018

Ms. Wendy Howell, Director  
Kuna Planning and Zoning Department  
751 W. 4<sup>th</sup> Street  
Kuna, Idaho 83634

Subject: LedgeStone Subdivision – Hubbard Road, between Meridian and Locust Grove Roads  
Applications for annexation with zoning and preliminary plat

Dear Ms. Howell:

On behalf my client, Trilogy Development, Inc., please accept the attached applications to annex the subject property into the City of Kuna and to subdivide the property into 253 residential lots and 44 4 common lots. The property is located south of Hubbard Road and Mason Creek, between Meridian Road/Hwy 69 and Locust Grove Road. The subdivision property totals 60.85 acres and is currently located in Ada County with a zoning designation of RR. We are requesting annexation with a zoning designation of R-8. This residential zone meets the Kuna Comprehensive Planning designation for this area as *Medium Density Residential*. According to the Kuna Comp Plan: *this designation describes areas where residential development densities generally range from four to seven units per acre. These areas will be made up of single-family homes, but may include townhomes, row houses, duplexes and other types of multi-family land uses.* It is important to note that this zoning designation affords the flexibility and creativity to provide a mix of lot sizes and home projects, with a density that is still at the low end of the Comprehensive Plan, 4.16 du/acre.

The property is currently used as farm land. To the north of the property is Hubbard Road and the Patagonia Subdivision, which the Comprehensive Plan designates as Mixed Use. The agricultural land to the east is shown on Kuna's Future Land Use Map as Professional Office. The property to the south is expected to be developed with additional Medium Density Residential uses and the land to the east, across Locust Grove Road, is shown as Low Density Residential in the Comprehensive Plan. The LedgeStone Subdivision will be complementary to all of the surrounding existing and proposed land uses.

### Preliminary Plat

Two hundred lots in LedgeStone Subdivision have been designed to be larger than the zoning regulations and dimensional standards for the R-8 zone in the Kuna City Code. These lots are all significantly larger than the minimum of the requested zone, with sizes ranging from 5476 sf to 10,681 sf, and an average size of 6822 sf. These 200 standard lots have front yard setbacks of 20', rear yard setbacks at 15', interior side yards are 5' and street side yards are 20', which are typical for all Kuna residential zones.

We are excited to introduce a new alley loaded home design to Kuna. These single family detached homes will face the street; however, the garages will be accessed via an ACHD maintained, public alley. This design provide a charming streetscape and a home product that is popular with young professionals and active seniors, because there is little-to-no yard to maintain. These lots are typically 40' wide and

110' feet deep for a total lot area of 4400 sf. To provide the appropriate home design on these lots we are requesting a Director's exception to allow a 15' setback to the living space, a 20' setback to the garage and a lot coverage of 52%. The Kuna code allows for the Director to modify some dimensional requirements with the Planning and Zoning Commission's concurrence, provided that there are not building or fire code issues. Our requested modifications do not impact building or fire code requirements.

Although the R-8 zone would allow up to eight dwelling units per acre, Ledgestone Subdivision will be built out at just half of that density or 4.15 du/acre. The local streets and open spaces will take up a large portion of the property. In fact, 36.74 acres (60%) of the subdivision will be used for buildable lots and the remaining 24.11 acres (40%) of the 60.85 acre property are used for street right-of-way and open space/buffers.

A Record of Survey has been submitted to the Ada County Surveyor to adjust the southern lot line as shown on the Preliminary Plat. The ROS will be approved and recorded prior to the approval of the Ledgestone Subdivision applications. If fact, we expect the ROS to be approved and recorded prior to the public hearings for the Ledgestone project.

### **Buffers and Open Space**

The development of Ledgestone Subdivision will include the construction of over 2000 linear feet of public pathway along the south side of Mason Creek. This path is a part of the regional pathway system that is included in Kuna's Recreation and Pathways Master Plan Map. The multi-use pathway will be constructed by the developer and dedicated to the City upon completion.

A centrally located park will include a tot lot, gazebo and a popular half –basketball court, along with open play areas. Five additional open spaces lots will be landscaped and will provide passive play areas and neighborhood meeting spots. Pathways have been strategically located to provide good pedestrian connectivity to the park and to the Mason Creek pathway.

The landscape plan also shows additional open space and landscaping at the end caps of most blocks, adding shade and providing an attractive streetscape

The Mason Creek pathway area, plus parks, pathways and landscaped open areas add up to 6.2 acres, or over 10% pf the project area. If we add in the landscaped buffers and end caps, the total amount of landscaped common area is over 8.5 acres or 14% of the site. The buffers include a 25' landscape buffer along Hubbard Road, Locust Grove Road and Stroebel Road. Detached 8' sidewalks are located in these buffer areas.

### **Streets/ and Utilities**

The main entry into Ledgestone will be taken from the new mid-mile collector, Stroebel Road. In addition, Lot 14, Block 1 will constructed to serve as a temporary access to the subdivision from Hubbard Road. Once the connection to Locust Grove Road is completed, Lot 14 will become a building lot. All local streets will be constructed to Kuna's standard of a 36' b/c-b/c street cross section in a 50' wide right-of-way. The public alleys will be constructed to ACHD standards.

We have worked with ACHD to provide one stub street to the northeast that will eventually cross Mason Creek, should the adjacent property be developed. There is one stub street to south, Moonshadow Avenue. We have designed Rio Villegas Street at Locust Grove Road to run along the south property boundary. This will allow a flexibility in designing a new street connection when the property to the south develops.

A Traffic Impact Study has recently been completed that reflects the newly installed traffic signal at Hubbard Road and Hwy 69/Meridian Road. The TIS will be reviewed by ACHD and ITD.

An 18" sewer main will be extended to and through the site from Hubbard Road to Locust Grove Road, as will a 12" water main. Pressurized irrigation will be provide to each lot from the Patagonia irrigation pond.

The existing FEMA flood hazard area for Mason Creek is shown on the plat. The project engineer is currently completing a model of the regulated 100-year flood for Mason Creek adjacent to the property. This is the same type of flood study that was completed for the Patagonia Subdivision downstream of Ledgestone. That previous study showed that the 100-year flood plain is contained entirely within the banks of Mason Creek. We expect that the study for this upstream area of Mason Creek in the Ledgestone Subdivision will have similar results. Upon approval of the study, the project engineer will file a Letter of Map Revision (LOMR) to remove the affected properties from the flood hazard designation.

#### **Neighborhood Meeting**

A neighborhood meeting was held on the site on Monday, July 9, 2018, at 6 pm. The neighborhood meeting notice and sign-up sheet are included in our application package. Due to the development of Patagonia Subdivision to the north, most neighbors were aware that this property would be developed in the not-too-distant future. There were questions concerned the schedule to begin construction and the time table for buildout.

We are pleased to submit the applications and support materials to annex Ledgestone Subdivision into Kuna and to provide an attractive mix of lot sizes and homes, especially the alley loaded single family home product. We look forward to working with you and your staff on the approval process. And, as always, do not hesitate to contact me if you have questions about the project or the application.

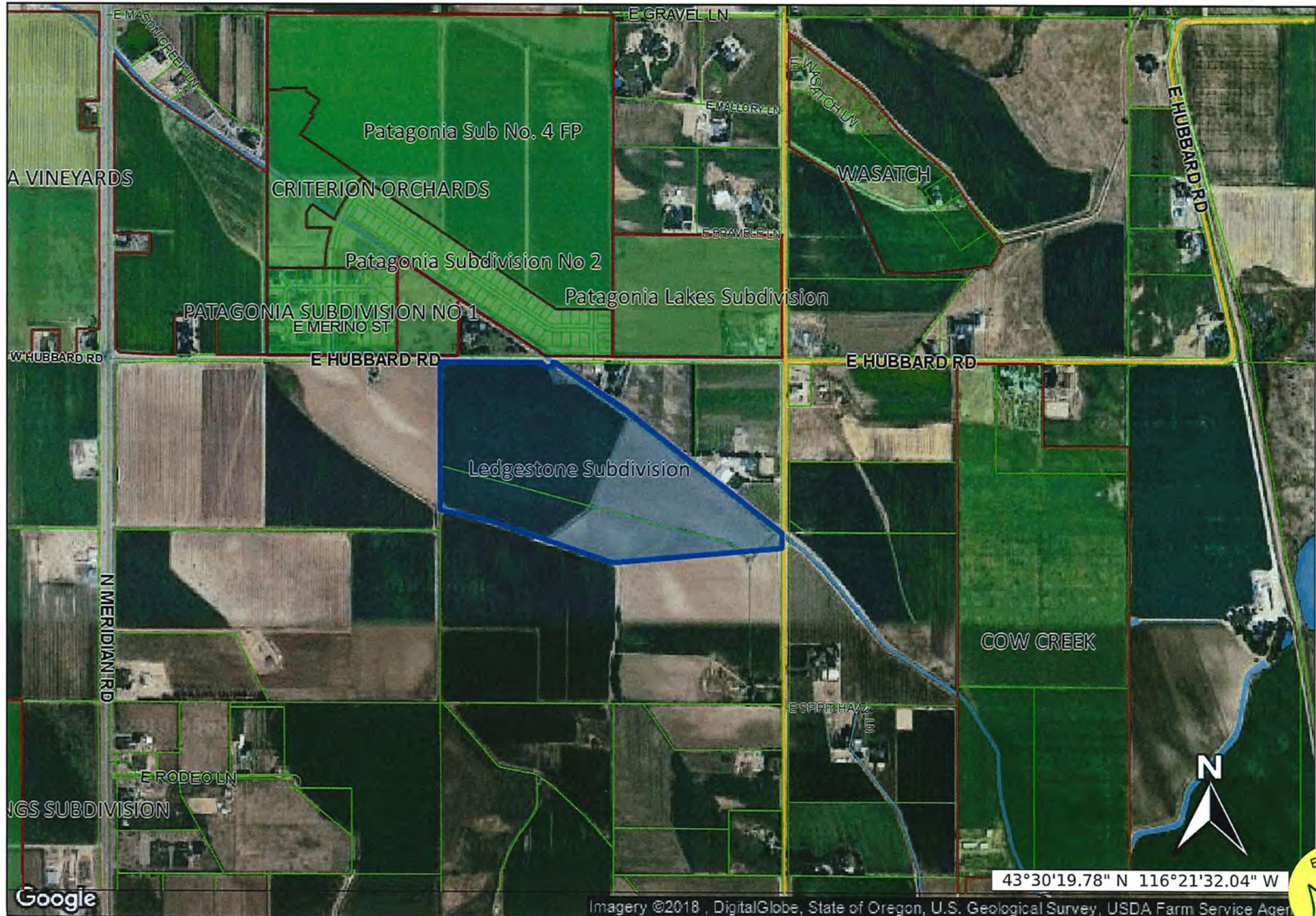
Sincerely,



Jane Suggs

cc: Shawn Brownlee

# Ledgestone Subdivision



Google

Imagery ©2018, DigitalGlobe, State of Oregon, U.S. Geological Survey, USDA Farm Service Agency

Exhibit  
A2C

**DESCRIPTION FOR  
LEDGESTONE SUBDIVISION**

A parcel of land located in the NE 1/4 of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho being more particularly described as follows:

**BEGINNING** at the N1/4 corner of said Section 18 from which the NE corner of said Section 18 bears South 89°25'47" East, 2651.44 feet;

thence along the North boundary line of said Section 18 South 89°25'47" East, 550.00 feet;

thence leaving said North boundary line South 00°34'13" West, 25.00 feet to a point on the South right-of-way line of E. Hubbard Road;

thence along the South right-of-way line of E. Hubbard Road the following 5 courses and distances:

thence South 89°25'47" East, 227.00 feet;

thence South 42°31'14" East, 42.45 feet;

thence South 89°25'47" East, 62.00 feet;

thence North 00°34'13" East, 31.00 feet;

thence South 89°25'47" East, 15.51 feet to a point on the centerline of the Mason Creek Feeder;

thence along the centerline of the Mason Creek Feeder the following 2 courses and distances:

thence South 55°34'36" East, 631.36 feet;

thence South 51°36'36" East, 1,580.10 feet to a point on the East boundary line of said Section 18;

thence along said East boundary line South 00°22'30" West, 215.64 feet;

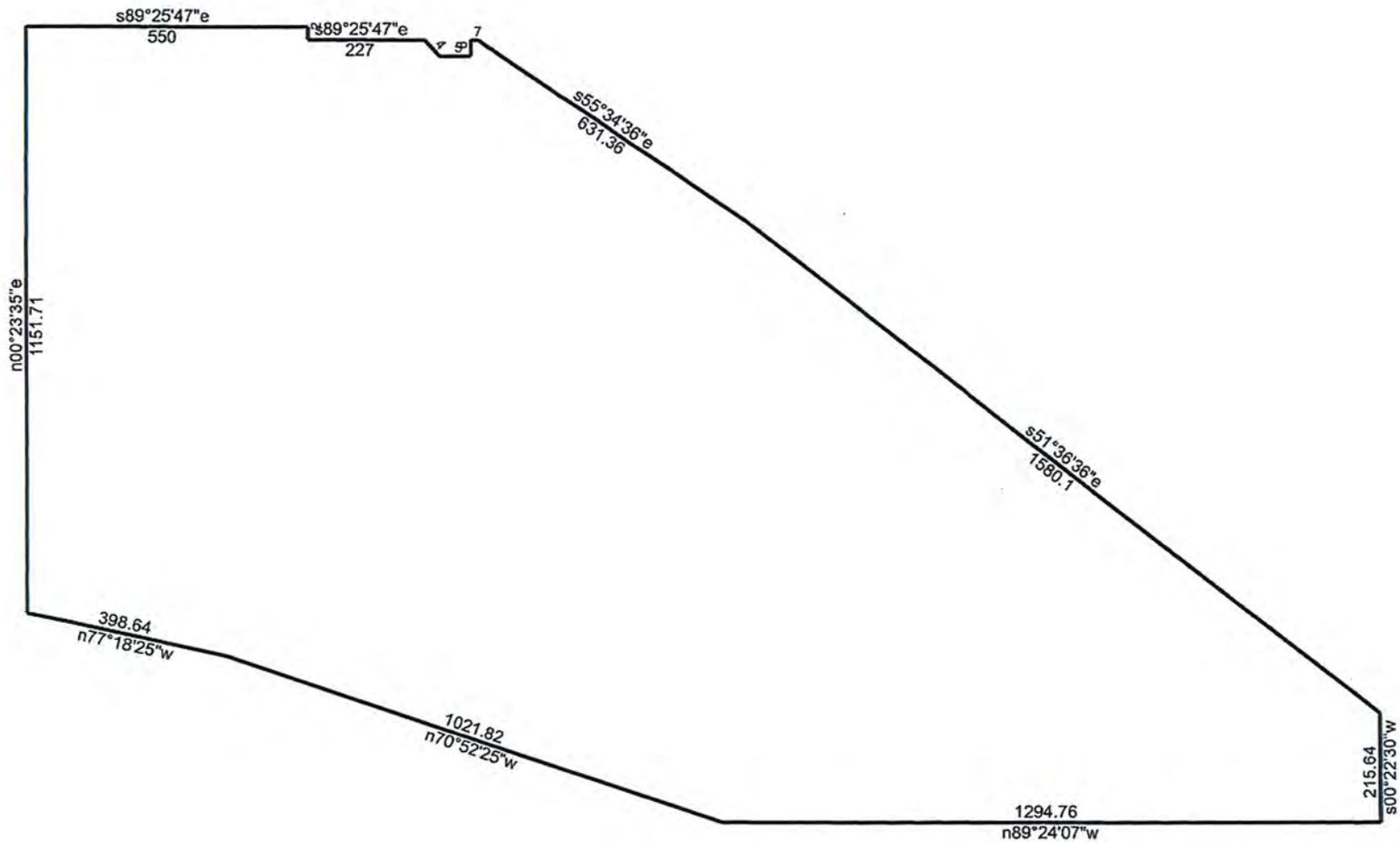
thence leaving said East boundary line North 89°24'07" West, 1,294.76 feet;

thence North 70°52'25" West, 1,021.82 feet;

thence North 77°18'25" West, 398.64 feet to a point on the North-South centerline of said Section 18;

thence along said North-South centerline North 00°23'35" East, 1,151.71 feet to the **REAL POINT OF BEGINNING**. Containing 60.85 acres, more or less.





# LEDGESTONE SUBDIVISION CLOSURE SHEET

10/3/2018

Scale: 1 inch= 340 feet

File:

Tract 1: 60.8477 Acres, Closure: n65.1540e 0.01 ft. (1/642788), Perimeter=7247 ft.

- 01 s89.2547e 550
- 02 s00.3413w 25
- 03 s89.2547e 227
- 04 s42.3114e 42.45
- 05 s89.2547e 62
- 06 n00.3413e 31
- 07 s89.2547e 15.51
- 08 s55.3436e 631.36
- 09 s51.3636e 1580.1
- 10 s00.2230w 215.64

- 11 n89.2407w 1294.76
- 12 n70.5225w 1021.82
- 13 n77.1825w 398.64
- 14 n00.2335e 1151.71





City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634

Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: www.kunacity.id.gov

# City of Kuna AFFIDAVIT OF LEGAL INTEREST

State of Idaho )  
) ss  
County of Ada )

I, TJ Johnson / G Elaine Johnson , 2425 N. Locust Grove Road  
Name Address  
Kuna, ID 83634  
City State Zip Code

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my

Permission to Jane Suggs / WHPacific 2141 Airport Way, Suite 104, Boise, ID 83705 Name Address  
to submit the accompanying application pertaining to that property.

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

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 1st day of October, 2018

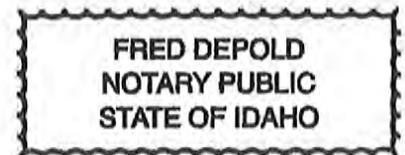
TJ Johnson / G Elaine Johnson  
Signature

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

Fred Depold  
Notary Public for Idaho

Residing at: Meridian Idaho

My commission expires: 12-18-2023



## EXHIBIT A

TRACT I:

An irregular tract in the Northeast one-quarter of Section 18, T. 2 N., R. 1 E., Boise Meridian, Ada County, Idaho, and lying Southerly of the Crest Ditch and Northerly of a drain ditch described as follows:

From a point on the East boundary of Section 18, T. 2 N., R. 1 E., Boise Meridian, situated 1208.46 feet North 0°02' West of the quarter section corner between Sections 17 and 18; thence  
South 85°01' West along the center line of the Crest Ditch 351.6 feet to the real place of beginning; thence  
South 85°01' West along the center line of the drain ditch, 980.3 feet to a point; thence  
North 71°14' West along the center line of a drain ditch, 990.00 feet to a point; thence  
North 77°40' West along the center line of a drain ditch, 398.64 feet to a point on the North and South center line of Section 18; thence  
North 0°02' East along the North and South center line of Section 18, 337.7 feet to a point in the center of the Crest ditch; thence  
South 75°01' East along the center line of the Crest Ditch 2324.8 feet to a point; thence  
South 41°09' East along the center line of the Crest Ditch 78.95 feet to the real place of beginning.

TRACT II:

Part of the Northeast one-quarter of Section 18, T. 2 N., R. 1 E., Boise Meridian, Ada County, Idaho.

Beginning at the East quarter corner of said Section; thence West 2654.5 feet to center of said Section; thence North 0°2' East 1496.2 feet; thence South 77°40' East, 398.64 feet; thence South 71°14' East, 990 feet; thence North 85°1' East 1331.9 feet; thence South 0°2' East 1208.46 feet to a point of beginning.

EXCEPT roads and ditches and rights of way.

TRACT III:

An irregular tract in the Northeast one-quarter of Section 18, T. 2 N., R. 1 E., Boise Meridian, Ada County, Idaho described as follows:

Beginning at the Quarter Section corner between Sections 7 and 18, T. 2 N., R. 1 E., Boise Meridian; thence North 89°59' East along the Section line 846.6 feet to a point in the center of the Mason Creek Ditch; thence South 56°06' East along the center line of the Mason Creek Ditch 673.11 feet to a point; thence South 52°08' East continuing along the center line of the Mason Creek Ditch 1580.1 feet to a point on the East boundary of Section 18; thence South 0°02' East 93.86 feet to a point in the Center of the Crest Ditch; thence South 85°01' West along the center line of the Crest Ditch 351.6 feet to a point; thence North 41°09' West continuing along the center line of the Crest Ditch 78.95 feet to a point; thence North 75°01' West continuing along the center line of the Crest Ditch 2324.8 feet to a point on the North and South center line of Section 18; thence North 0°02' East 814 feet to the place of beginning.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

subject to all easements and rights of way of record or appearing on the land;

subject, also, to taxes and assessments levied and assessed for the year 1977, which are now liens but not yet due nor payable.

*M. J. ...*  
STATE OF ~~NEW YORK~~ )  
County of *Illinois* ) ss.

On the 21 day of May, 1977, before me, personally came ROBERT MONTGOMERY, one of the Trustees of the A. E. MONTGOMERY and HELEN B. MONTGOMERY TRUST, to me, known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same.

*Wm. J. ...*  
NOTARY PUBLIC FOR ~~NEW YORK~~ *MICHIGAN*  
Residence: *LELAND, MICHIGAN 49654*  
Expiration Date - *OCTOBER 18, 1977*

*This document is being recorded as is at the request of T. J. Johnson. No seal on the Notary*

**ANNEXATION DESCRIPTION FOR  
LEDGSTONE SUBDIVISION**

A parcel of land located in the NE 1/4 of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho being more particularly described as follows:

**BEGINNING** at the N1/4 corner of said Section 18 from which the NE corner of said Section 18 bears South 89°25'47" East, 2651.44 feet;

thence along the North boundary line of said Section 18 South 89°25'47" East, 846.24 feet to a point on the centerline of the Mason Creek Feeder;

thence along the centerline of the Mason Creek Feeder the following 2 courses and distances:

thence leaving said North boundary line South 55°34'36" East, 676.24 feet;

thence South 51°36'36" East, 1,580.10 feet to a point on the East boundary line of said Section 18;

thence along said East boundary line South 00°22'30" West, 215.64 feet;

thence leaving said East boundary line North 89°24'07" West, 1,294.76 feet;

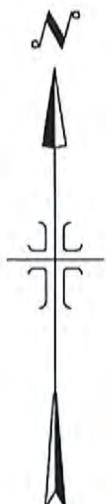
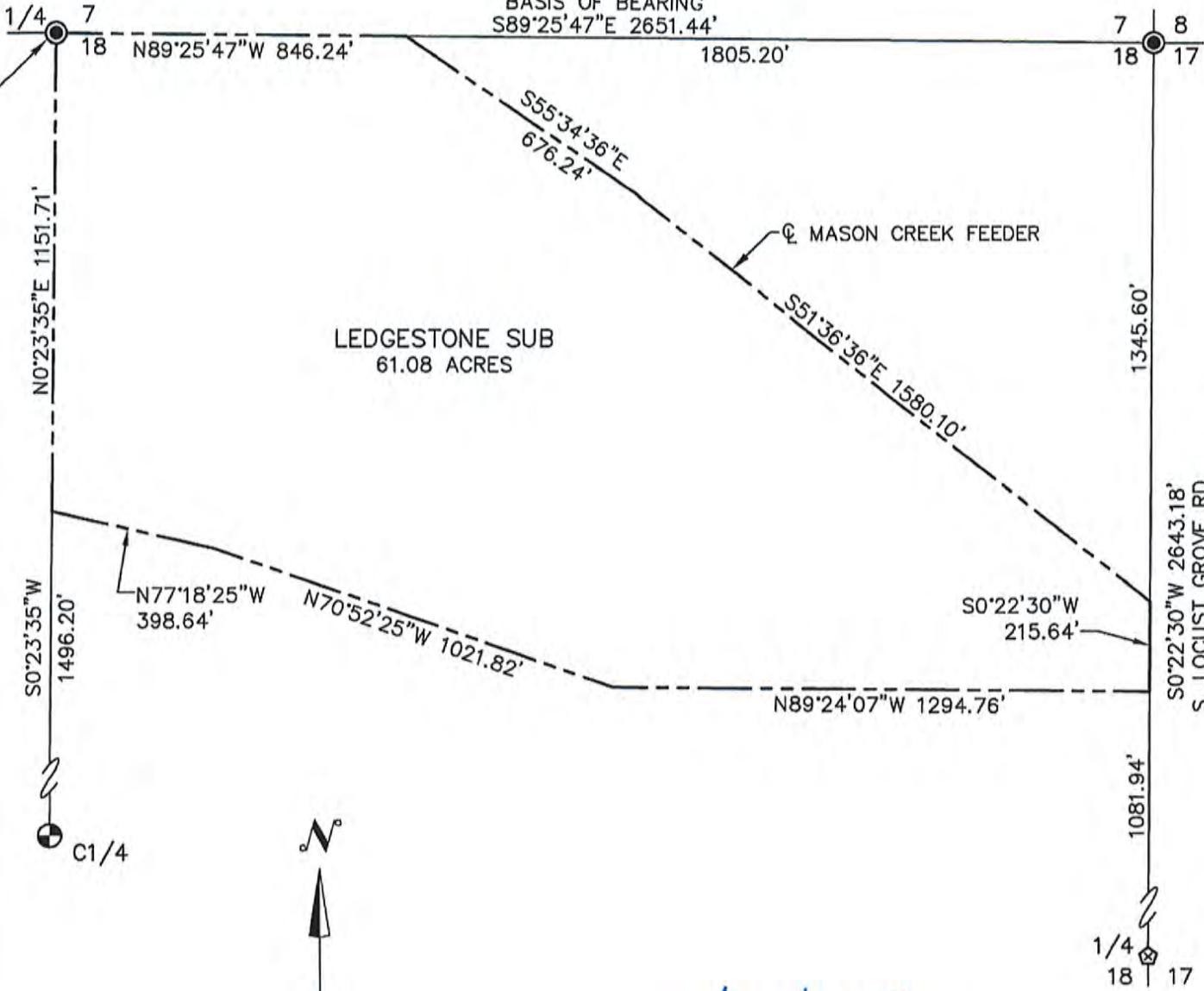
thence North 70°52'25" West, 1,021.82 feet;

thence North 77°18'25" West, 398.64 feet to a point on the North-South centerline of said Section 18;

thence along said North-South centerline North 00°23'35" East, 1,151.71 feet to the **REAL POINT OF BEGINNING**. Containing 61.08 acres, more or less.



E. HUBBARD ROAD  
BASIS OF BEARING  
S89°25'47"E 2651.44'



SCALE: 1" = 400'



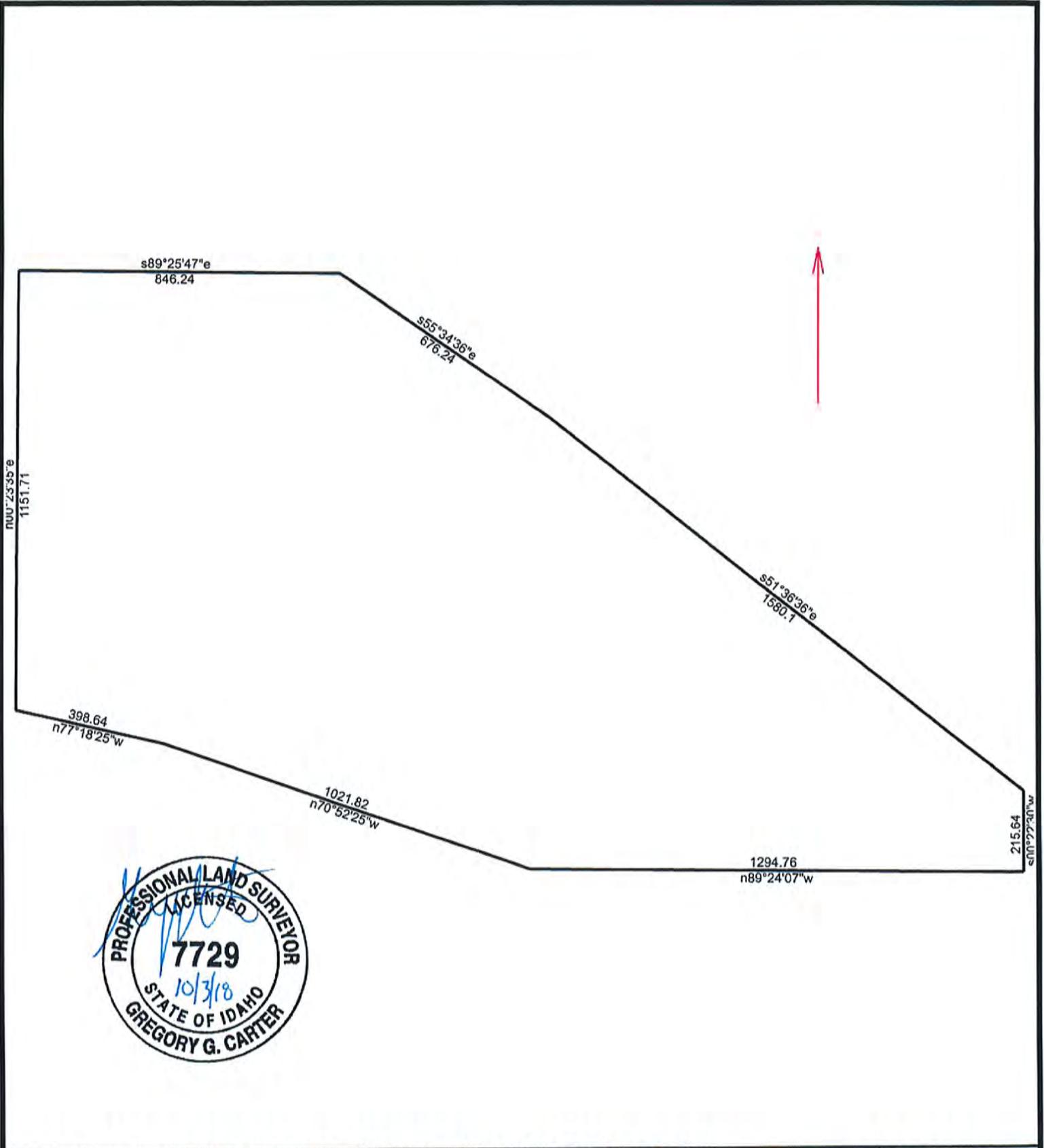
P:\Johnson\_S8oc\_Body\_Top\_18-148\dwg\Annexation\_exhibit.dwg 10/3/2018 9:30:37 AM

**IDAHO SURVEY GROUP, LLC**  
9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-9570

ANNEXATION EXHIBIT DRAWING FOR  
LEDGESTONE SUBDIVISION

LOCATED IN THE NE 1/4 OF SECTION 18, T.2N., R.1E., B.M.,  
ADA COUNTY, IDAHO

JOB NO. 18-148
SHEET NO. 1
DWG. DATE 10/3/2018



Ledgestone Subdivision Annexation Closure Sheet 10/3/2018

Scale: 1 inch= 340 feet | File:

Tract 1: 61.0829 Acres, Closure: n56.4606e 0.01 ft. (1/681860), Perimeter=7185 ft.

- |                      |                      |
|----------------------|----------------------|
| 01 s89.2547e 846.24  | 08 n00.2335e 1151.71 |
| 02 s55.3436e 676.24  |                      |
| 03 s51.3636e 1580.1  |                      |
| 04 s00.2230w 215.64  |                      |
| 05 n89.2407w 1294.76 |                      |
| 06 n70.5225w 1021.82 |                      |
| 07 n77.1825w 398.64  |                      |



*City of Kuna*  
**COMMITMENT TO  
PROPERTY POSTING**

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634

Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: [www.kunacity.id.gov](http://www.kunacity.id.gov)

Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application(s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8.

*Jane Suss*  
Applicant/agent signature:

August 29, 2018  
Date:



**TRAFFIC IMPACT STUDY  
FOR  
LEDGESTONE SUBDIVISION  
ADA COUNTY, ID**

**Prepared for:  
TRILOGY DEVELOPMENT, INC.  
9839 W. Cable Car Street, Ste. 101  
Boise, ID 83709**

**Prepared By:**

**WHPacific**

**2141 W. Airport Way, Ste. 104  
Boise, ID 83705  
(208) 342-5400**

**October 10, 2018**



## **EXECUTIVE SUMMARY**

This study was prepared in accordance with the ADA County Highway District's (ACHD's) requirements for a Traffic Impact Study listed in Section 7106 of the current *ACHD Policy Manual*. It evaluates the traffic impacts associated with the TJ Johnson property in Kuna, ID, also known as "Ledgestone Subdivision." The study area, scope and specific analysis parameters and requirements are the result of an Area of Influence Review performed by the Community Planning Association of Southwest Idaho (COMPASS) and a subsequent Initial Meeting with ACHD. The study's principal findings and recommendations are summarized below.

### **Proposed Development**

- 1.0 Ledgestone Subdivision is a proposed development consisting of 254 single-family dwelling units on a 60.85 acre parcel located south of Hubbard Road, between Meridian Road (SH 69) and Locust Grove Road located in Ada County, Idaho.
- 2.0 The development is planned to be constructed over a period of approximately seven years, or to the period 2025/2026. Do to the short duration of buildout, an interim evaluation was not required by ACHD.
- 3.0 The proposed development is expected to generate 2,398 daily trips, 188 AM peak hour trips and 251 PM peak hour trips.
- 4.0 The primary roadway network serving this proposed subdivision includes the following roadway segments and intersections:

#### Intersections:

- Hubbard Road and SH69 (Meridian Road)
- Hubbard Road and Locust Grove Road
- Columbia Road and Locust Grove Road
- All site access points

#### Segments:

- Hubbard Road, between SH69 and Locust Grove Road
- Locust Grove Road, between Hubbard Road and Columbia Road
- All internal and new collectors

Primary access to the site will be provided via S. Stroebel Road, constructed along the ½ mile alignment, between Meridian Road and Locust Grove Road. Additional access will be provided south of the Mason Creek Ditch at Locust Grove Road and E. Initially, a temporary access will be constructed to the subdivision approximately 500 feet east of S. Stroebel Road. This access will ultimately be closed at the completion of development.

### **Proposed Mitigation for Existing Traffic**

- 5.0 For the existing traffic conditions analyzed with the existing roadway lane configuration, all study area roadways meet ACHD's minimum operational thresholds. No roadway improvements are needed to mitigate existing traffic.
- 6.0 For the existing traffic conditions analyzed with the existing intersection control and lane configuration, all study area intersections meet ACHD's minimum operational thresholds. No intersection improvements are needed to mitigate the existing traffic.

**Proposed Mitigation for 2025 Background Traffic**

- 7.0 For the 2025 background traffic conditions analyzed with the existing roadway lane configuration, all study area roadways meet ACHD's minimum operational thresholds. No roadway improvements are needed to mitigate 2025 background traffic.
- 8.0 For the 2025 background traffic conditions analyzed with the existing intersection control and lane configuration, one of the three study area intersections do not meet ACHD's minimum operational thresholds. At the intersection of Columbia Road and Locust Grove Road, Installation of a traffic signal is recommended to mitigate 2025 background traffic conditions. A single-lane roundabout is deemed as another viable alternative to the recommended traffic signal, however the roundabout alternative was not fully analyzed under this review. While this improvement has been identified to accommodate 2025 background traffic, it is not currently included in ACHD's Capital Improvements Plan (CIP).

**Proposed Mitigation for 2025 Site Plus Background Traffic**

- 9.0 For the 2025 site plus background traffic conditions analyzed with the existing roadway lane configuration, all study area roadways meet ACHD's minimum operational thresholds. No roadway improvements are needed to mitigate 2025 site plus background traffic.
- 10.0 For the 2025 site plus background traffic conditions analyzed with the existing (and 2025 background improvements) intersection control and lane configuration, all study area intersections meet ACHD's minimum operation thresholds. Therefore, no intersection improvements are needed to mitigate 2025 site plus background traffic.

## **PROPOSED DEVELOPMENT**

### **Project Description**

The TJ Johnson property near Kuna, ID is a proposed development consisting of 254 single-family dwelling units on a 60.85 acre parcel located south of Hubbard Road, between Meridian Road (SH 69) and Locust Grove Road. The development is formally known as the “Ledgestone Subdivision.” Primary access to the site will be provided via S. Stroebel Road, constructed along the ½ mile alignment, between Meridian Road and Locust Grove Road. Additional access will be provided south of the Mason Creek Ditch on Locust Grove Road. Initially, a temporary access will be constructed to the subdivision approximately 500 feet east of S. Stroebel Road. This access will ultimately be closed at the completion of development. The existing site is currently undeveloped farm land and is zoned Rural Residential (RR). The project proposes to rezone to Medium Density Residential (R8). The proposed site plan is illustrated in Figure 1.

Buildout of the Ledgestone Subdivision is expected to occur over an approximate seven year period, or approximately 2025/2026. Due to the short duration of buildout it was confirmed in the initial meeting with Ada County Highway District (ACHD) that an interim evaluation period would not be needed.

## **STUDY APPROACH**

This Traffic Impact Study is required by ACHD as part of the development approval process and follows the requirements for Traffic Impact Studies listed in Section 7106 of the current ACHD Policy Manual.

### **Initial Meeting**

Prior to the initial meeting, ACHD requested that Community Planning Association of Southwest Idaho (COMPASS) perform an area of influence model run. The proposed development falls within TAZ 1181. The current COMPASS model assumes 6 households (HH) and 15 jobs within this TAZ. Under the proposed development of 254 single family homes, the total HH equals 260. Using the 2025 forecast year, COMPASS ran the model with and without the proposed development to confirm likely trip impacts. The review concluded that the following intersections and roadway segments be include in the TIS evaluation:

Intersections:

- Hubbard Road and SH69 (Meridian Road)
- Hubbard Road and Locust Grove Road
- Columbia Road and Locust Grove Road
- All site access points

Segments:

- Hubbard Road, between SH69 and Locust Grove Road
- Locust Grove Road, between Hubbard Road and Columbia Road
- All internal and new collectors

This area of influence analysis was provide to ACHD and Idaho Transportation Department (ITD) and is included in the Appendix. Also, prior to the Initial Meeting ACHD approved of collecting traffic counts prior to the start of Kuna schools due to the remote location of the proposed development.



The initial meeting with ACHD was held on August 7, 2018 and was attended by ACHD (Mindy Wallace and Aimee Loudenslager) and WHPacific (Jane Suggs and Bob Beckman). The developer, Trilogy, and ITD were not in attendance at this meeting but were consulted afterward regarding the items discussed. ITD has requested to be involved in review of the TIS due to the potential impacts related to SH69. Other items discussed included:

- ACHD indicated that Capital Projects staff were involved in development of an interim traffic signal at SH69 and Hubbard Road. Subsequent to the meeting, WHPacific contacted both ACHD and ITD regarding this recently installed signal which has been identified as an interim project at this location.
- Other development is planned in the vicinity between Hubbard Road and Columbia Road. According to ACHD, this entitled development is already included in the COMPASS demographic data.
- Due to the short development period, a multiple phase review is not needed. The TIS will only need to assess existing conditions and full buildout (expected in 2025/2026)
- A \$500 fee is included at the time of the TIS submittal. No DRAFT review is needed.
- For trip generation computations use *ITE Trip Generation Manual, 10th Edition*.
- ACHD encouraged WHPacific to ask questions if they came up during development of the traffic study.
- WHPacific should consult with ITD to determine if items above and beyond ACHD Policy will need to be reviewed for ITD purposes. Subsequent contact with ITD indicated that additional review was not needed for this project.

### **Study Area**

In accordance with the area of influence review performed by COMPASS the following intersections and roadway segments will be reviewed:

Intersections:

- Hubbard Road and SH69 (Meridian Road)
- Hubbard Road and Locust Grove Road
- Columbia Road and Locust Grove Road
- All site access points

Segments:

- Hubbard Road, between SH69 and Locust Grove Road
- Locust Grove Road, between Hubbard Road and Columbia Road
- All internal and new collectors

### **Study Period**

The study periods as identified in the Initial Meeting will include:

- Existing (2018)
- 2025/2026 (Buildout)

The following time intervals will be evaluated:

- Weekday AM Peak Hour
- Weekday PM Peak Hour

As this development is comprised entirely of single-family homes, a weekend peak hour review was not deemed necessary.

**ANALYSIS OF EXISTING (2018) CONDITIONS**

**Roadway Network**

Table 1 summarizes the characteristics of the roadway network within the study area.

**Table 1 – Study Area Roadways**

Roadway	Functional Classification	Posted Speed (mph)	Lanes (total)
SH69	Principal Arterial	55	5 (includes TWLTL)
Columbia Road	Minor Arterial	50	2
Hubbard Road	Minor Arterial	45	2
Locust Grove Road	Minor Arterial	50	2

Functional Classification noted in accordance with 2040 Functional Classification Map, COMPASS  
 TWLTL = Two-Way-Left Turn Lane

Two of the three intersections within the study area are stop-controlled (unsignalized). A four-way stop exists at Columbia Road and Locust Grove Road and a two-way stop in the north and south directions is present at Hubbard Road and Locust Grove Road. At SH69 and Hubbard Road a newly installed traffic signal is present. Figure 2 illustrates existing lane configuration and traffic control conditions.

**Transit Service**

Due to the rural nature of the study area no existing transit routes in the vicinity exist. The closest available transit routes are located along Overland Road to the north, with stops in the vicinity of Eagle Road and SH69.

**Bicycle and Pedestrian Facilities**

No bicycle or pedestrian facilities exist within the study area.

**Traffic Volumes**

Existing 24-hour counts and intersection turn movement counts were collected on Tuesday, August 7, 2018. 24-hour counts were recorded 1) on Hubbard Road, between SH69 and Locust Grove Road and 2) on Locust Grove Road, between Hubbard Road and Columbia Road. Intersection turn movement counts were recorded between 7:00 AM – 9:00 AM and 4:00 PM to 6:00 PM in order to isolate the AM and PM peak hour conditions. Intersection count locations included 1) Hubbard Road and SH69, 2) Hubbard Road and Locust Grove Road and 3) Locust Grove Road and Columbia Road. Vehicle classification, pedestrian, and bicycle movements were not recorded for purposes of this review. Figure 3 illustrates resultant 24-hour and intersection turn movement counts. Relative count summaries are also included in the Appendix.

**Level-of-Service Roadway Segments**

ACHD has developed level-of-service (LOS) thresholds for roadway segments based on directional peak hour volumes for various roadway functional classifications, number of lanes and left-turn treatments. Based on the current *ACHD Policy Manual*, the minimum acceptable LOS for a roadway segment is LOS E for principal arterials and minor arterials, and LOS D for collectors. Table 2 summarizes ACHD’s LOS thresholds for roadway segments.

Figure 2

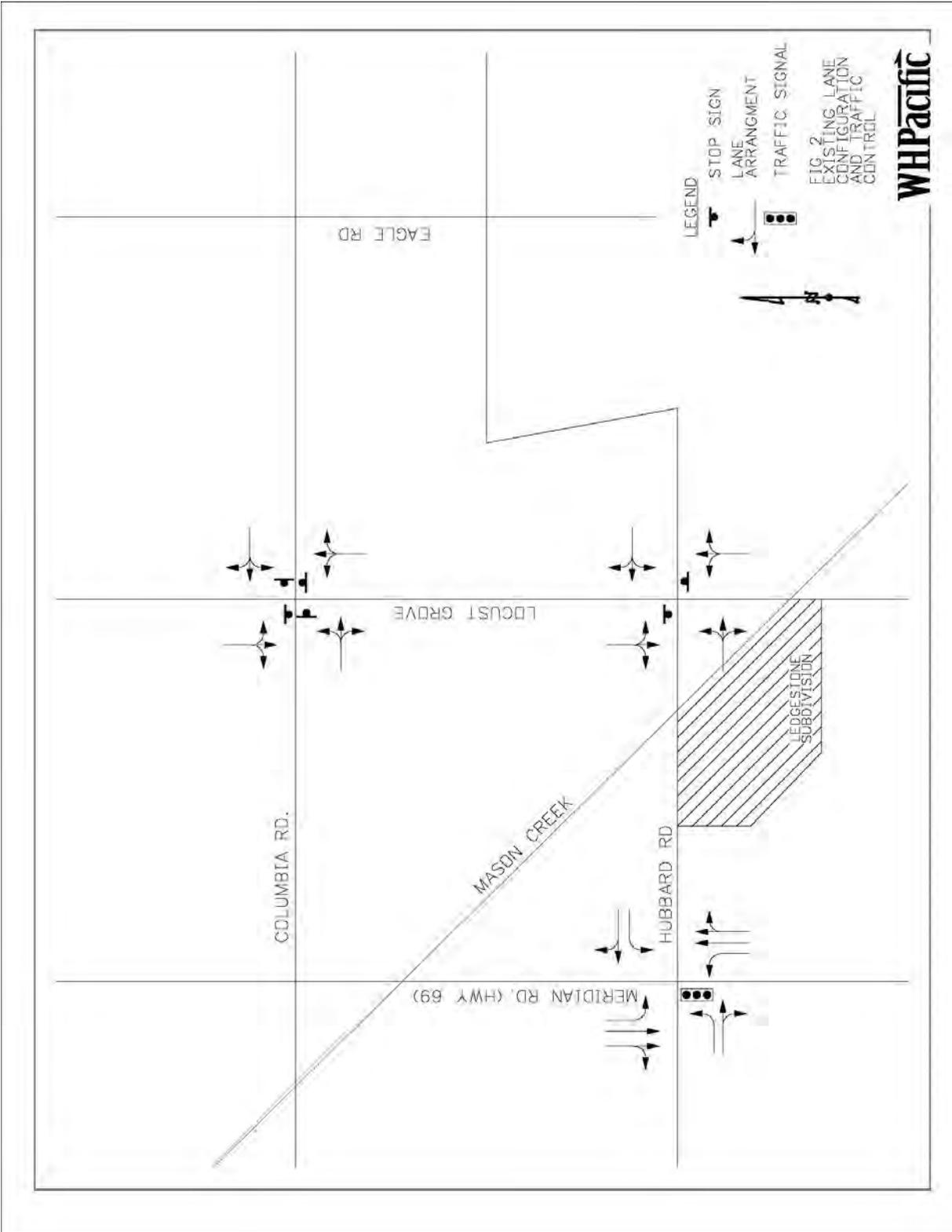
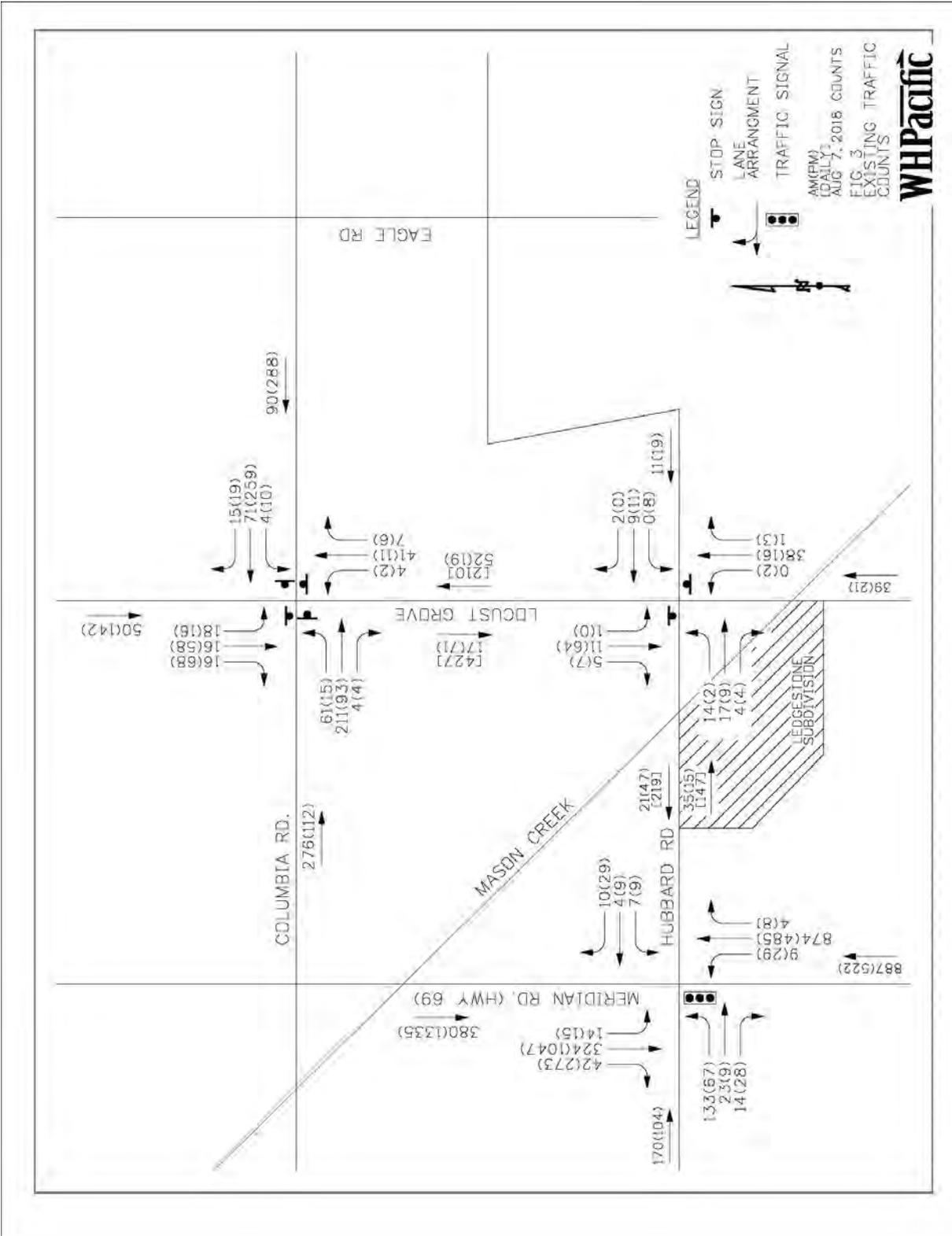


Figure 3



**Table 2 – ACHD LOS Thresholds for Roadway Segments**

Functional Classification	Lanes		
		LOS D	LOS E
<b>Principal Arterials</b>			
No Left-Turn Lanes			
	1	600	690
Continuous Center Left-Turn Lane			
	1	770	880
	2	1680	1780
	3	2560	2720
Median-Control, Channelized Left-Turn Lanes @ Major Intersections			
	1	850	920
	2	1860	1960
	3	2800	3000
<b>Minor Arterials</b>			
No Left-Turn Lane			
	1	540	575
Unrestricted Median, Continuous Left-Turn Lane			
	1	675	720
	2	1395	1540
	3	2155	2370
Median-Control, Channelized Left-Turn Lanes @ Major Intersections			
	1	710	770
	2	1465	1670
	3	2270	2530
<b>Collectors</b>			
No Left-Turn Lanes			
	1	425	525
Unrestricted Median, Continuous Left-Turn Lane			
	1	530	660
	2	1080	1250

Table 3 summarizes the existing LOS for the roadway segments in the study area. As noted, all roadway segments currently operate at LOS D or better under the current lane configuration and traffic volumes. No roadway improvements are needed to mitigate existing traffic conditions.

**Table 3 – Roadway Segment LOS – Existing (2018) Traffic**

Roadway Segment	Functional Class	No. of Thru Lanes	Left-Turn Treatment	Threshold Volume		AM Peak Hour Major Direction		PM Peak Hour Major Direction	
				LOS D	LOS E	Vol (vph)	LOS	Vol (vph)	LOS
Hubbard Rd, SH69 to Locust Grove Rd	Minor Arterial	1	No LT Lane	550	575	35	< D	47	< D
Locust Grove Rd, Hubbard Rd to Columbia Rd	Minor Arterial	1	No LT Lane	540	575	52	< D	71	< D

**Level-of-Service Intersections**

Intersection LOS was evaluated using *Highway Capacity Software (HCS7)*. In accordance with the *ACHD Policy Manual*, the maximum overall v/c ratio is 0.90 for signalized intersection. For unsignalized intersections, the intersection v/c ratio is undefined. The maximum lane group v/c ratio for signalized and unsignalized intersections is 1.0. Each of the intersections within the study area was evaluated under existing traffic control, lane configuration and peak hour volumes. *HCS7* Reports are included in the Appendix and results are summarized in Table 4.

**Table 4 – Intersection Traffic Operations – Existing (2018) Traffic**

Intersection	Traffic Control Lane Group	AM LOS/Delay/v/c	PM LOS/Delay/v/c
Hubbard Rd/ SH69	Traffic Signal	B/13.8	B/12.9
	Eastbound	D/46.9/0.82	D/48.3/0.78
	Westbound	D/48.4/0.38	D/48.2/0.47
	Northbound	A/9.2/0.41	A/7.9/0.54
	Southbound	A/8.0/0.43	B/10.9/0.61
Hubbard Rd/ Locust Grove	TWSC	NR	NR
	Eastbound	NR/3.0/0.01	NR/0.9/0.00
	Westbound	NR/0.0/0.00	NR/3.1/0.01
	Northbound	A/9.6/0.05	A/9.3/0.03
	Southbound	A/9.2/0.02	A/9.6/0.09
Columbia Rd/ Locust Grove	AWSC	A/9.3/NR	A/9.7/NR
	Eastbound	A/10.0/NR	A/8.7/NR
	Westbound	A/8.1/NR	B/10.5/NR
	Northbound	A/8.3/NR	A/8.2/NR
	Southbound	A/8.2/NR	A/9.0/NR

NR = not reported  
 TWSC = Two-way stop control  
 AWSC = All-way stop control

All study area intersections currently operate at acceptable, LOS D or better, conditions. Reported v/c ratios are also under 1.0. No intersection improvements are needed to mitigate existing traffic conditions.

**ANALYSIS OF 2025 BACKGROUND TRAFFIC CONDITIONS**

**Roadway Network**

Both the *ACHD Five-Year Work Plan (FYWP)* and the *ACHD Capital Improvements Plan (CIP)* were reviewed for purposes of the study. The currently adopted *FYWP* identifies projects programmed from 2018 to 2022 while the *CIP* is a long-range (20 years) transportation plan identifying existing transportation facilities, existing deficiencies, and future improvement needs. The only specific project noted in the *FYWP* is an interim traffic signal at the intersection of SH69 and Hubbard Road. This project has recently been completed and is therefore considered as part of the existing roadway and traffic control network. A long-term project is also planned at this intersection to modify this signal and reconstruct/widen approaches, by adding an exclusive right turn lane in the southbound and westbound directions. This work is planned during the period 2031 – 2035 and will therefore not be included in the assumed 2025 lane configuration, unless needed to achieve acceptable operations.

### **Transit Service**

Valley Regional Transit (VRT) has recently adopted (April 2018) *ValleyConnect 2.0* which is a plan for long-range transit service and related capital projects. Scenarios considered in this plan include linking Kuna to Meridian via SH69. As of now the plan is dependent on securing various funding sources and actual projects or programmed improvements are not defined. As such, no further improvements beyond the existing transit network are assumed for the project study area.

### **Bicycle and Pedestrian Facilities**

ACHD's current *FYWP* and *CIP* do not have bicycle or pedestrian improvement projects designated for the study roadways.

### **Traffic Volumes**

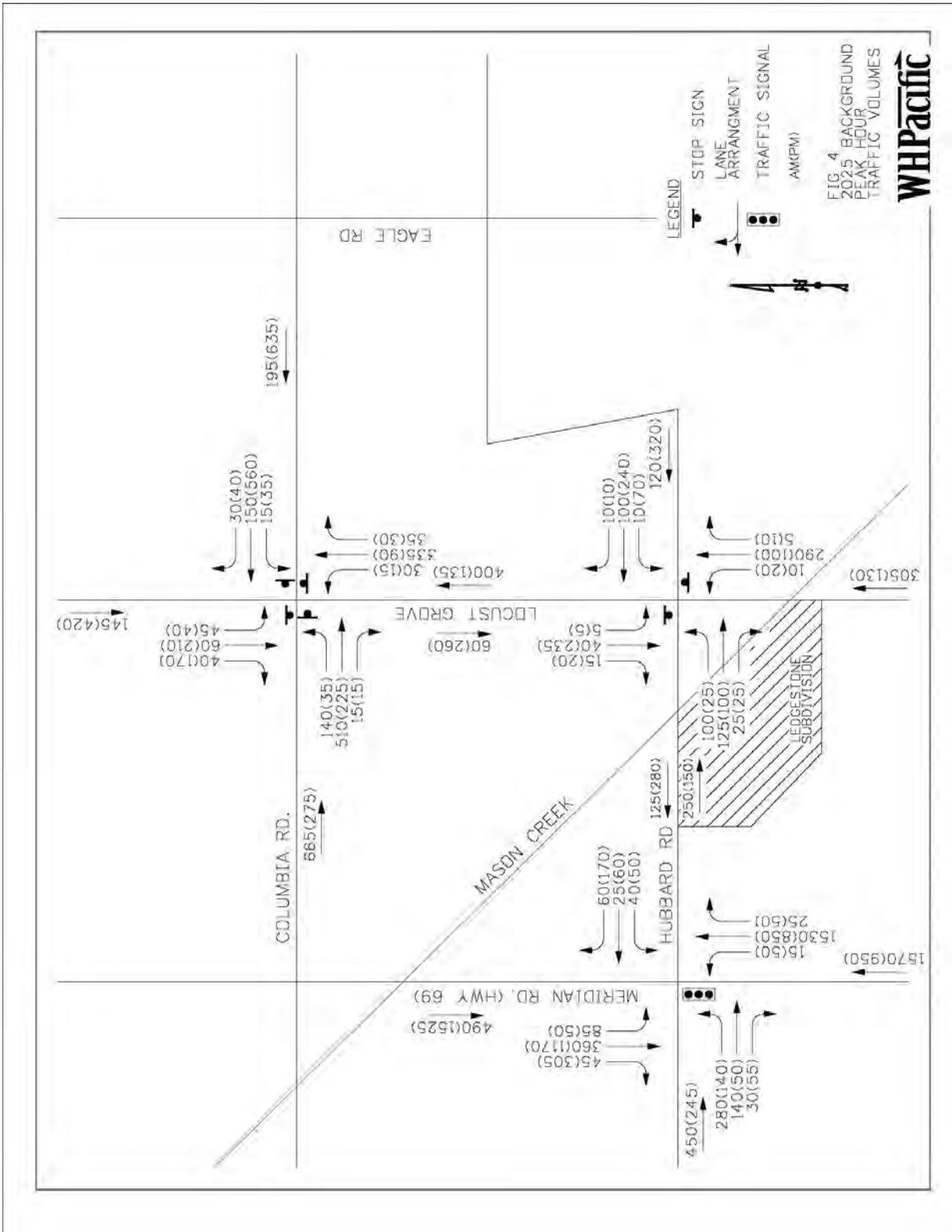
The COMPASS travel demand model was used to estimate 2025 background traffic volumes. As no roadway network improvements or significant demographic changes are planned in this vicinity for the foreseeable future, the existing turn movement distribution is considered a reliable estimate for the distribution of future 2025 peak hour traffic. The 2025 peak hour forecast provided by COMPASS is considered a representation of PM peak hour conditions and a separate AM peak hour model has not been developed. In order to forecast future PM peak hour conditions the COMPASS directional link volumes were distributed in accordance with the associated existing turn movement percentages. Subsequent to this initial computation further manual balancing between nodes was required. This process is consistent with the *Furness Method* where existing intersection turning movement percentages and forecasted peak hour approach volumes are used to alternatively balance the entering and departing traffic until results converge, resulting in balanced forecast turn movement volumes at each intersection.

As an AM forecast is unavailable, further computation were required to generate 2025 background AM peak hour conditions. This was accomplished by computing the growth ratios for each intersection movement (2025 background PM peak hour conditions as compared to existing PM peak hour conditions). These same growth ratios were then applied to the existing AM peak hour traffic volumes in order to generate the 2025 background AM peak hour forecast conditions. Figure 4 illustrates 2025 AM and PM background (without project) peak hour conditions.

### **Off-Site Development**

As indicated previously, development is planned in the vicinity between Hubbard Road and Columbia Road. This entitled development is included in the COMPASS demographic data for 2025 background conditions.

Figure 4



**Level-of-Service Roadway Segments**

Table 5 summarizes the 2025 background LOS for the roadway segments in the study area. As noted, all roadway segments are projected to operate at LOS D or better under the current lane configuration and 2025 background traffic volumes. No roadway improvements are needed to mitigate 2025 background traffic conditions.

**Table 5 – Roadway Segment LOS – 2025 Background Traffic**

Roadway Segment	Functional Class	No. of Thru Lanes	Left-Turn Treatment	Threshold Volume		AM Peak Hour Major Direction		PM Peak Hour Major Direction	
				LOS D	LOS E	Vol (vph)	LOS	Vol (vph)	LOS
Hubbard Rd, SH69 to Locust Grove Rd	Minor Arterial	1	No LT Lane	550	575	250	< D	280	< D
Locust Grove Rd, Hubbard Rd to Columbia Rd	Minor Arterial	1	No LT Lane	540	575	400	< D	260	< D

**Level-of-Service Intersections**

Each of the intersections within the study area was evaluated under existing traffic control, lane configuration and 2025 background peak hour volumes. HCS7 Reports are included in the Appendix and results are summarized in Table 6.

**Table 6 – Intersection Traffic Operations – 2025 Background Traffic**

Intersection	Traffic Control Lane Group	AM LOS/Delay/v/c	PM LOS/Delay/v/c
Hubbard Rd/ SH69	Traffic Signal	C/45.6	C/34.1
	Eastbound	D/38.9/0.89	D/50.5/0.85
	Westbound	D/48.2/0.71	E/56.4/0.89
	Northbound	D/54.7/1.00	C/22.0/0.78
	Southbound	C/22.0/0.79	C/34.9/0.87
Hubbard Rd/ Locust Grove	TWSC	NR	NR
	Eastbound	NR/3.5/0.08	NR/1.5/0.02
	Westbound	NR/0.7/0.01	NR/2.1/0.05
	Northbound	E/40.9/0.81	D/28.2/0.49
	Southbound	C/16.2/0.17	E/39.7/0.77
Columbia Rd/ Locust Grove	AWSC	F/116.6/NR	F/118.1/NR
	Eastbound	F/214.5/NR	C/24.5/NR
	Westbound	C/16.6/NR	F/225.2/NR
	Northbound	E/39.4/NR	C/16.0/NR

Intersection	Traffic Control Lane Group	AM LOS/Delay/v/c	PM LOS/Delay/v/c
	Southbound	B/15.0/NR	F/50.2/NR
Columbia Rd/ Locust Grove (with traffic signal)	Traffic Signal	C/24.6	B/14.7
	Eastbound	B/12.9/0.53	B/11.9/0.32
	Westbound	A/7.0/0.17	B/11.5/0.64
	Northbound	D/48.9/0.87	B/17.2/0.25
	Southbound	D/35.5/0.43	C/20.6/0.83

NR = not reported  
 TWSC = Two-way stop control  
 AWSC = All-way stop control

At Hubbard Road and SH69, the heavy through volume in the northbound direction under AM peak hour conditions is at capacity. Overall, the intersection operates at LOS D in both the AM and PM peak hour conditions and other critical movement v/c ratios are less than 1.0. Under this scenario additional capacity improvements have not specifically been identified, however continued monitoring of this issue is recommended. As SH69 is a state highway, further improvements at this location, beyond that anticipated by the ACHD CIP, would be subject to ITD approval.

The Hubbard and Locust Grove intersection experiences poor LOS for the northbound and southbound stop-controlled movements in the AM and PM peak hours respectively, however the associated v/c ratios are considered acceptable (less than 0.90). Therefore, no further improvements are recommended at this location.

The four-way stop at Columbia Road and Locust Grove is expected to operate poorly under both AM and PM peak hour conditions. ACHD Policy requires that intersections operating at LOS D or worse be evaluated for signalized control in accordance with the *Manual on Uniform Traffic Control Devices (MUTCD)* procedures. In accordance with these procedures, hourly traffic conditions were estimated based on projected 2025 volumes and the hourly distribution of daily traffic volumes, as recorded by the existing 24-hour counts. Under this scenario, it appears that this intersection would meet warrants for a traffic signal. Evaluation of this condition with a traffic signal yields very favorable traffic operations. As such, the subsequent intersection capacity analysis at this location will be completed assuming signalized control. The detailed signal warrant analysis is provided in the Appendix.

**ANALYSIS OF 2025 TOTAL (SITE PLUS BACKGROUND) TRAFFIC CONDITIONS**

**Trip Generation**

The number of trips generated by the proposed development was estimated using rates provide in the *ITE Trip Generation Manual, 10<sup>th</sup> Edition*. Table 6 provides a summary of these results for Daily, AM Peak Hour and PM Peak hour conditions.

**Table 7 – 2025 Trip Generation Summary**

Land Use Category	ITE Code	Size	Period	Trip Rate	Total Trips	Enter		Exit	
Single Family Detached Housing	210	254 DU	Weekday (vpd)	9.44	2398	50%	1199	50%	1199
			AM Peak Hr(vph)	0.74	188	25%	47	75%	141
			PM Peak Hr(vph)	0.99	251	63%	158	37%	93

**Trip Distribution and Assignment**

Site traffic was distributed in consideration of existing travel patterns, site layout and the generalized development within this area. These preliminary assumptions were also reviewed with ACHD for concurrence and are summarized as follows:

- SH69 (North) 20%
- SH69 (South) 5%
- Locust Grove Rd (North) 40%
- Locust Grove Rd (South) 5%
- Hubbard Rd (East) to Eagle Rd 30%

Generally, this distributions assumes the 90% of traffic origins and destinations are to the north and 10% are to the south. Figure 5 illustrates the resultant site traffic distribution. The projected percent increase at each intersection (as compared to 2025 background volumes) is noted as follows:

- Hubbard Road and SH69, AM = +1.8%, PM = +2.1%
- Hubbard Road and Locust Grove Road, AM = +18.0%, PM = +20.5%
- Columbia Road and Locust Grove Road, AM = +5.6%, PM = + 6.8%

**Site Plus Background Traffic**

Site traffic was added to the 2025 background traffic in order to produce the 2025 total traffic conditions with the proposed development. Fig 6 illustrates the resultant traffic volumes for AM and PM peak hour conditions.

**Level-of-Service Roadway Segments**

Table 8 summarizes the 2025 site plus background (total) LOS for the roadway segments in the study area. As noted, all roadway segments are projected to operate at LOS D or better under the current lane configuration and 2025 site plus background volumes. No roadway improvements are needed to mitigate these conditions.

**Table 8 – Roadway Segment LOS – 2025 Site Plus Background Traffic**

Roadway Segment	Functional Class	No. of Thru Lanes	Left-Turn Treatment	Threshold Volume		AM Peak Hour Major Direction		PM Peak Hour Major Direction	
				LOS D	LOS E	Vol (vph)	LOS	Vol (vph)	LOS
Hubbard Rd, SH69 to Locust Grove Rd	Minor Arterial	1	No LT Lane	550	575	262	< D	304	< D
Locust Grove Rd, Hubbard Rd to Columbia Rd	Minor Arterial	1	No LT Lane	540	575	457	< D	323	< D

Figure 5

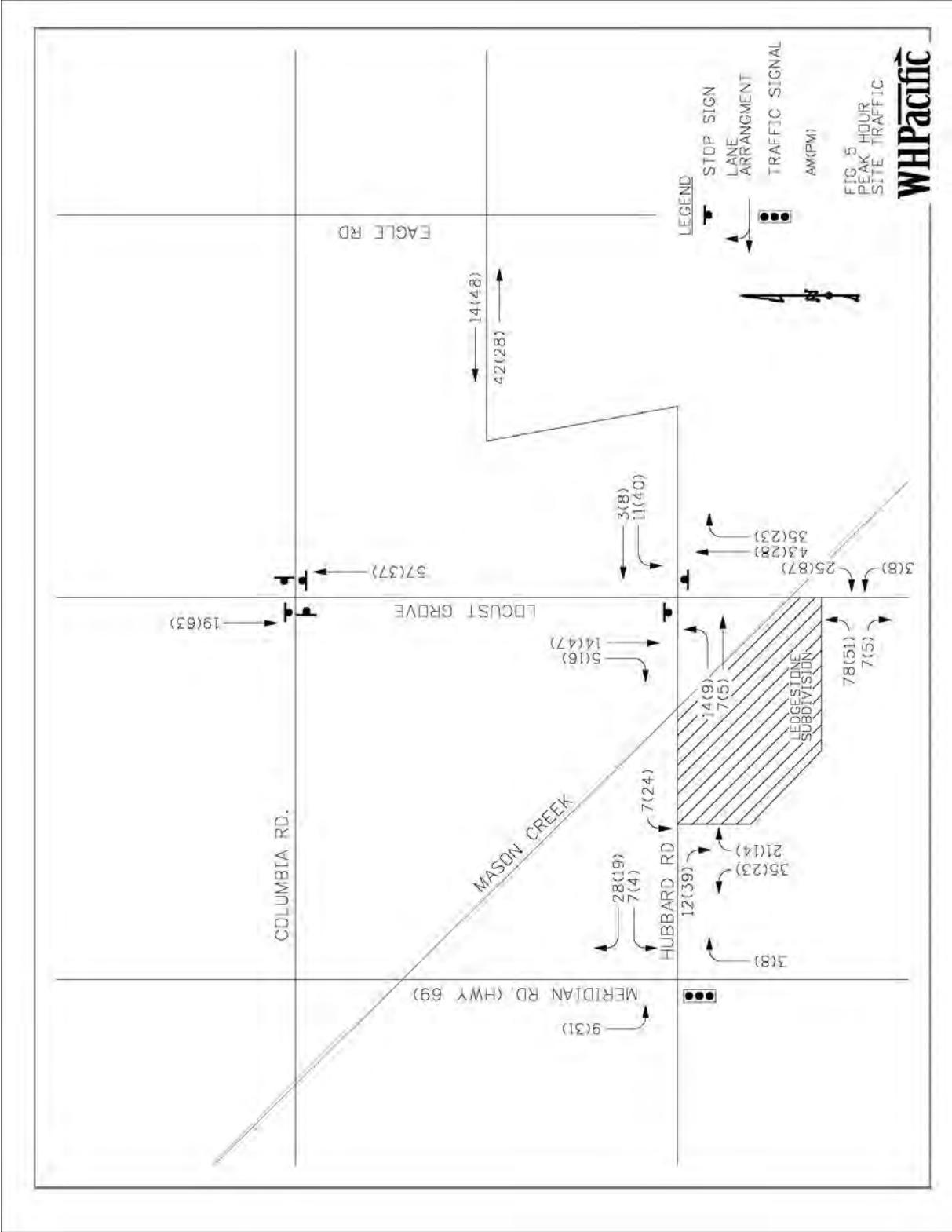
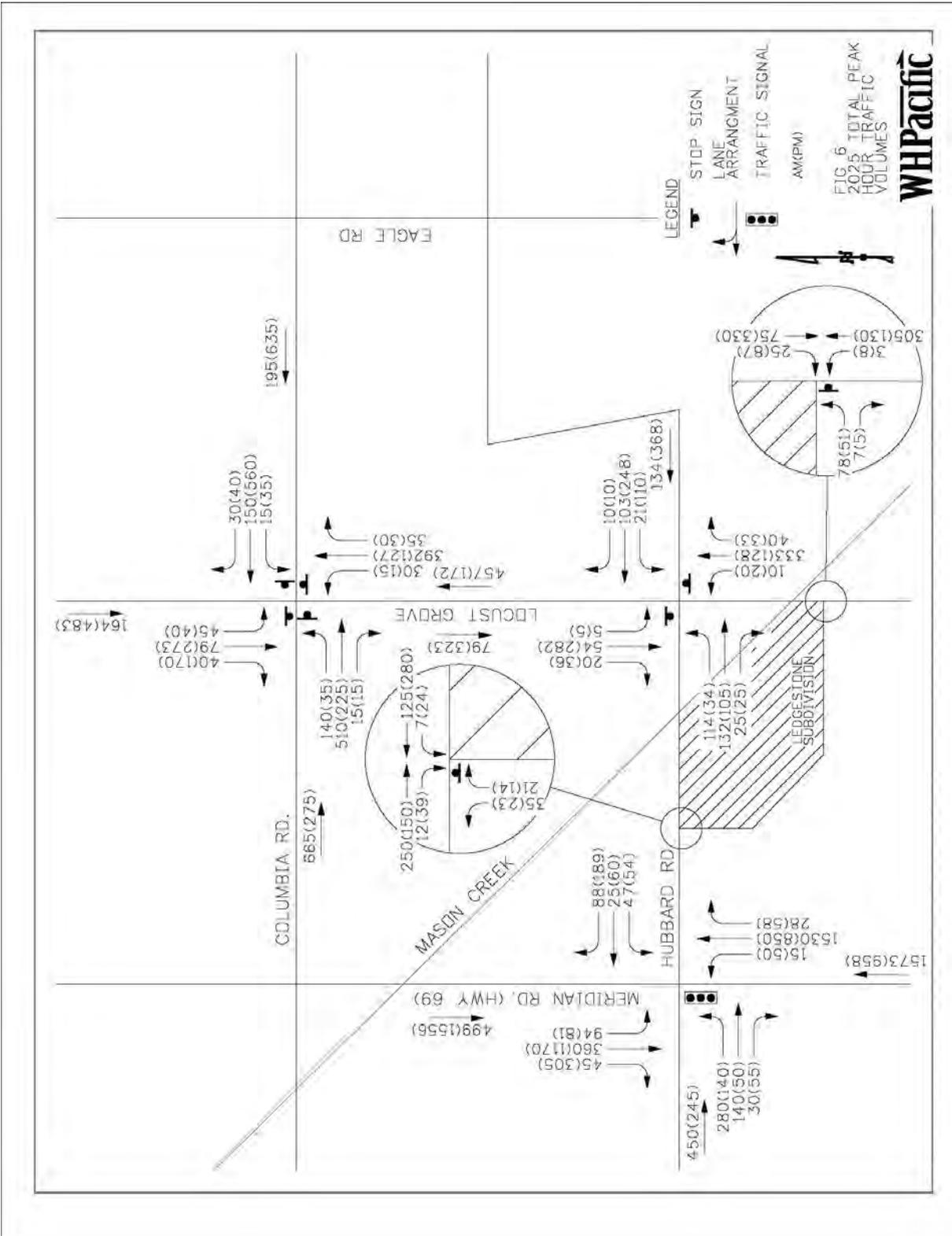


Figure 6



**Level-of-Service Intersections**

Each of the intersections within the study area was evaluated under existing (or previously mitigated) traffic control, lane configuration and 2025 site plus background peak hour volumes. HCS7 Reports are included in the Appendix and results are summarized in Table 9.

**Table 9 – Intersection Traffic Operations – 2025 Site Plus Background Traffic**

Intersection	Traffic Control Lane Group	AM LOS/Delay/v/c	PM LOS/Delay/v/c
Hubbard Rd/ SH69	Traffic Signal	D/53.4	D/38.0
	Eastbound	D/40.3/0.90	D/42.4/0.83
	Westbound	D/50.2/0.77	D/45.8/0.88
	Northbound	E/67.7/1.04	C/23.3/0.70
	Southbound	C/21.0/0.80	D/44.9/0.97
Hubbard Rd/ Locust Grove	TWSC	NR	NR
	Eastbound	NR/4.1/0.11	NR/2.3/0.04
	Westbound	NR/1.2/0.02	NR/2.8/0.08
	Northbound	F/116.2/1.12	NR/NR/NR
	Southbound	NR/NR/NR	F/159.2/1.22
Columbia Rd/ Locust Grove	Traffic Signal	B/16.6	B/15.9
	Eastbound	B/17.5/0.72	B/13.8/0.35
	Westbound	A/8.1/0.21	B/13.9/0.68
	Northbound	B/18.5/0.78	B/15.8/0.29
	Southbound	B/17.5/0.23	B/19.6/0.85
Stroebe Rd/Hubbard Rd	TWSC	NR	NR
	Eastbound	NR	NR
	Westbound	NR/0.6/0.01	NR/1.0/0.03
	Northbound	B/11.4/0.13	B/11.5/0.09
	Southbound	NA	NA
Rio Vallegas/Locust Grove	TWSC	NR	NR
	Eastbound	B/11.9/0.13	B/13.2/0.10
	Westbound	NA	NA
	Northbound	NR/0.1/0.00	NR/0.6/0.01
	Southbound	NR	NR

NR = not reported  
 TWSC = Two-way stop control  
 AWSC = All-way stop control  
 NA = Not applicable

As previously noted at Hubbard Road and SH69, the heavy through volume in the northbound direction under AM peak hour conditions is slightly over capacity. Overall, the intersection operates at LOS D in both the AM and PM peak hour conditions and other critical movement v/c ratios are less than 1.0. The additional site generated traffic at this location with the development is low, approximately 2% of 2025 background volumes. Further improvement at this location, beyond that anticipated by the ACHD CIP, would be subject to ITD approval.

Due to an approximate 20% increase in traffic volumes, further operational impacts are observed at Hubbard and Locust Grove under this scenario. In the northbound and southbound direction, LOS F and

v/c ratios in excess of 1.0 are expected. Under these conditions, signal warrants at this location were reviewed. Results indicate that prevailing forecast traffic conditions at this intersection would be well shy of meeting warrants for a traffic signal. The detailed signal warrant analysis is provided in the Appendix. Alternatively, a four-way stop controlled intersection was also considered as a mitigation measure, but forecast traffic conditions do not meet *MUTCD* multi-way stop application thresholds. Further, forecast turn movements do not indicate unusually heavy traffic volumes so additional auxiliary lane capacity does not appear justified. Therefore, further improvements at this location are not recommended.

### **Turn Lane Analysis**

As indicated above two full access approaches are proposed for the development. One is located approximately 300 feet south of Hubbard Road, off S. Stroebel Road, toward the east, and the other is off Locust Grove, toward the west, south of Mason Creek Ditch (aka E. Rio Vallegas Street). Each site access approach forms a T-intersection with the existing roadway and is proposed to be stop-controlled. As noted in the above stop-controlled analysis both locations are expected to operate under favorable LOS and v/c conditions.

A turn lane analysis was further conducted at each of the locations using the turn lane threshold graphs provided in the ACHD Policy. While neither location appears to warrant a left turn lane, and a right turn lane is not warranted at S. Stroebel Road; a right turn lane appears to be warranted in the southbound direction at Locust Grove Road and E. Rio Vallegas Street.

### **SUMMARY OF RESULTS**

The study's key findings are summarized below.

#### **Existing Traffic Conditions**

1. For the existing traffic conditions analyzed with the existing roadway lane configuration, all study area roadway segments meet ACHD's minimum operational thresholds. Therefore, no roadway improvements are needed to mitigate the existing traffic.
2. For the existing traffic conditions analyzed with the existing intersection control and lane configuration, all study area intersections meet ACHD's minimum operational thresholds. Therefore, no intersection improvements are needed to mitigate the existing traffic.

#### **2025 Background Traffic Conditions**

3. There are no planned improvements to the study roadways or intersections by 2025 according to ACHD's current *FYWP* and *CIP*.
4. For the 2025 background traffic conditions analyzed with the existing roadway lane configuration, all study area roadway segments meet ACHD's minimum operational thresholds. Therefore, no roadway improvements are needed to mitigate 2025 background traffic.
5. For the 2025 background traffic conditions analyzed with the existing intersection control and lane configuration, one of the three study area intersections do not meet ACHD's minimum operational thresholds. The intersection of Columbia Road and Locust Grove is expected to meet traffic signal warrants under 2025 forecast conditions, therefore installation of a traffic signal is recommended to fully mitigate 2025 background traffic conditions.

Isolated performance issues are noted at the intersection of SH69 and Hubbard Road in the northbound and southbound direction. Overall, the intersection operates at an acceptable LOS D and no improvements have been recommended at this location. Further mitigation is subject to ITD review and approval.

**2025 Site Plus Background Traffic Conditions**

6. This scenario reflects the full buildout of 254 single family dwelling units which is expected to generate 2,298 daily trips, 188 AM peak hour trips, and 251 PM peak hour trips.
7. Site traffic is anticipated to have the following general distribution pattern:
  - SH69 (North) 20%
  - SH69 (South) 5%
  - Locust Grove Rd (North) 40%
  - Locust Grove Rd (South) 5%
  - Hubbard Rd (East) to Eagle Rd 30%
8. For the 2025 site plus background traffic conditions analyzed with the existing roadway lane configuration, all study area roadway segments meet ACHD's minimum operation thresholds. Therefore, no roadway improvements are needed to mitigate the site plus background traffic.
9. For the 2025 site plus background traffic conditions analyzed with the existing (and 2025 background improvements) intersection control and lane configuration, all study area intersections meet ACHD's minimum operational thresholds. Therefore, no further intersection improvements are needed to mitigate the 2025 site plus traffic.

Isolated performance issues are noted at the intersection of SH69 and Hubbard Road in the northbound and southbound direction. Overall, the intersection operates at an acceptable LOS D and no improvements have been recommended at this location. Further mitigation is subject to ITD review and approval.

10. Two full access (T-intersection approaches) at Hubbard Road and S. Stroebel Road, and Locust Grove Road and E. Rio Vallegas Street will serve primary access to the subdivision. With the 2025 site plus background traffic conditions, stop control and the proposed lane configuration, the critical minor movements at the proposed site access intersections are expected to operate at LOS B or better.
11. With the 2025 site plus background traffic conditions, turn lane warrants are satisfied as follows:
  - Locust Grove and E. Rio Vallegas Street – southbound right turn lane

APPENDIX

## Johnson-Kuna Proposed Development

The following summarizes the results of an area of influence model run for a proposed development located southwest of Hubbard and Locust Grove Roads. The proposed development will consist of 254 single family homes with an anticipated build out by 2025. See figure 1.

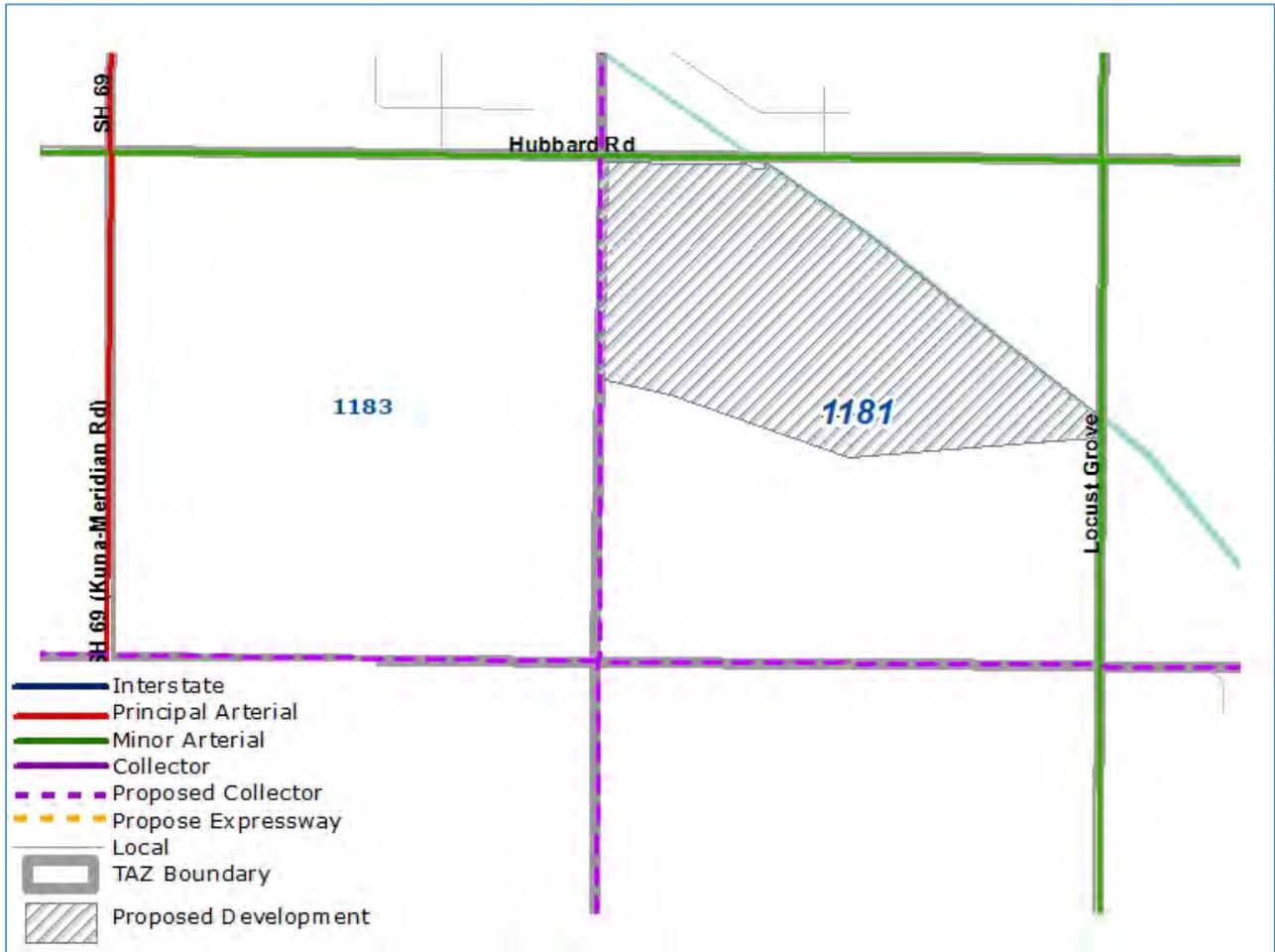


Figure 1: TAZ 1181

Table 1 provides the existing demographics for TAZ 1181, and the proposed development's demographics used for the area of influence model run.

Table 1

	2018		2025 with proposal		2040	
	HH	Jobs	HH	Jobs	HH	Jobs
<b>TAZ 1181</b>	6	15	260	15	6	15

The area of influence results for the proposed development are shown in figures 2. The 2025 peak hour results are shown in figures 3 and 4.





Figure 4: 2025 Peak Hour Demand without Proposed Development

478	311	379	419	405	251	213	1377
549	385	583	413	1568	270	916	916
546	384	581	413	1569	270	12	15
583	377	583	414	1568	269	12	12
586	377	583	414	1568	269	12	12
594	378	583	414	1568	269	12	12
349	394	274	395	353	441	11	11
16	100	100	78	78	136	10	9
631	134	100	78	78	136	10	9
683	378	681	410	624	313	9	9
683	378	681	410	626	312	9	9
683	378	681	410	628	312	9	9
683	378	681	410	628	312	9	9
492	390	534	248	142	215	183	183
494	410	534	248	142	215	183	183
494	410	534	248	142	215	183	183
433	308	880	689	614	185	183	183
642	639	621	689	614	185	183	183
24	639	621	689	614	185	183	183

## Cumulative Development

Figure 5 below shows the location of the preliminary plats adjacent to the proposed development. This entitled development is already included the demographic data set therefore, a cumulative development model run was not necessary.

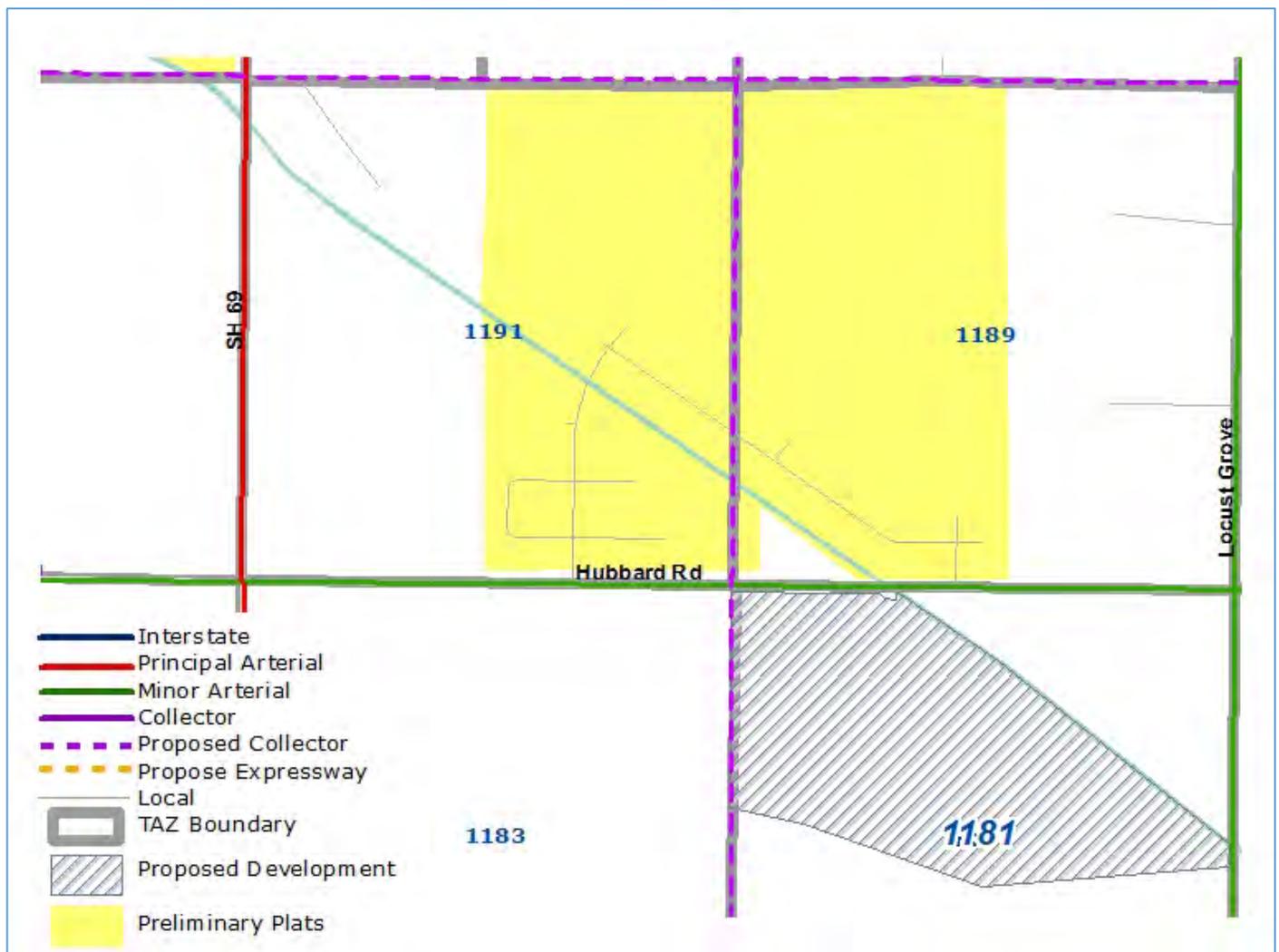


Figure 5

Table 2 provides the existing and forecasted demographics for TAZ 1181, 1189 and 1191.

Table 2

TAZ	2018		2025		2040	
	HH	Jobs	HH	Jobs	HH	Jobs
1181	6	1	260*	1	6	1
1189	7	25	242	25	242	25
1191	39	57	486	113	544	232

\*Includes the proposed development used for the special model run.



# L2 Data Collection

L2DataCollection.com

Idaho (208) 860-7554 Utah (801) 431-2993

Study: WHPA0002  
 Intersection: Meridian Rd / Hubbard Rd  
 City, State: Ada County, Idaho  
 Control: Stop Sign

File Name : Meridian Rd & Hubbard Rd  
 Site Code : 00000000  
 Start Date : 8/7/2018  
 Page No : 1

### Groups Printed- General Traffic

Start Time	Meridian Raod From North					Hubbard Road From East					SH-69 (Meridian Road) From South					Hubbard Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
07:00 AM	8	52	0	0	60	1	0	3	0	4	0	229	3	0	232	1	6	36	0	43	339
07:15 AM	5	72	5	0	82	2	1	2	0	5	1	254	2	0	257	2	8	46	0	56	400
07:30 AM	10	75	5	0	90	4	1	0	0	5	1	226	2	0	229	5	7	39	0	51	375
07:45 AM	19	125	4	0	148	3	2	2	0	7	2	165	2	0	169	6	2	12	1	21	345
<b>Total</b>	<b>42</b>	<b>324</b>	<b>14</b>	<b>0</b>	<b>380</b>	<b>10</b>	<b>4</b>	<b>7</b>	<b>0</b>	<b>21</b>	<b>4</b>	<b>874</b>	<b>9</b>	<b>0</b>	<b>887</b>	<b>14</b>	<b>23</b>	<b>133</b>	<b>1</b>	<b>171</b>	<b>1459</b>
08:00 AM	7	89	5	0	101	2	0	1	0	3	1	184	4	0	189	5	0	28	0	33	326
08:15 AM	10	70	3	0	83	1	0	2	0	3	2	176	3	0	181	4	1	26	1	32	299
08:30 AM	17	85	5	1	108	8	2	4	0	14	1	193	4	0	198	5	4	29	0	38	358
08:45 AM	13	81	2	0	96	3	0	0	0	3	2	143	4	0	149	4	1	30	0	35	283
<b>Total</b>	<b>47</b>	<b>325</b>	<b>15</b>	<b>1</b>	<b>388</b>	<b>14</b>	<b>2</b>	<b>7</b>	<b>0</b>	<b>23</b>	<b>6</b>	<b>696</b>	<b>15</b>	<b>0</b>	<b>717</b>	<b>18</b>	<b>6</b>	<b>113</b>	<b>1</b>	<b>138</b>	<b>1266</b>
-----																					
04:00 PM	46	182	6	0	234	3	4	1	0	8	4	115	6	0	125	8	1	13	0	22	389
04:15 PM	70	239	3	0	312	1	1	1	0	3	1	122	6	0	129	8	0	10	0	18	462
04:30 PM	60	209	4	0	273	8	4	2	0	14	1	117	10	0	128	9	1	8	0	18	433
04:45 PM	59	227	4	0	290	8	3	4	0	15	1	119	8	0	128	7	1	12	0	20	453
<b>Total</b>	<b>235</b>	<b>857</b>	<b>17</b>	<b>0</b>	<b>1109</b>	<b>20</b>	<b>12</b>	<b>8</b>	<b>0</b>	<b>40</b>	<b>7</b>	<b>473</b>	<b>30</b>	<b>0</b>	<b>510</b>	<b>32</b>	<b>3</b>	<b>43</b>	<b>0</b>	<b>78</b>	<b>1737</b>
05:00 PM	70	251	4	0	325	9	2	3	0	14	4	117	6	0	127	9	4	18	0	31	497
05:15 PM	71	266	4	0	341	12	3	2	0	17	3	134	9	0	146	7	2	17	0	26	530
05:30 PM	65	249	2	0	316	6	3	2	0	11	0	126	9	0	135	7	1	14	0	22	484
05:45 PM	67	281	5	0	353	2	1	2	0	5	1	108	5	0	114	5	2	18	0	25	497
<b>Total</b>	<b>273</b>	<b>1047</b>	<b>15</b>	<b>0</b>	<b>1335</b>	<b>29</b>	<b>9</b>	<b>9</b>	<b>0</b>	<b>47</b>	<b>8</b>	<b>485</b>	<b>29</b>	<b>0</b>	<b>522</b>	<b>28</b>	<b>9</b>	<b>67</b>	<b>0</b>	<b>104</b>	<b>2008</b>
<b>Grand Total</b>	<b>597</b>	<b>2553</b>	<b>61</b>	<b>1</b>	<b>3212</b>	<b>73</b>	<b>27</b>	<b>31</b>	<b>0</b>	<b>131</b>	<b>25</b>	<b>2528</b>	<b>83</b>	<b>0</b>	<b>2636</b>	<b>92</b>	<b>41</b>	<b>356</b>	<b>2</b>	<b>491</b>	<b>6470</b>
<b>Apprch %</b>	<b>18.6</b>	<b>79.5</b>	<b>1.9</b>	<b>0</b>		<b>55.7</b>	<b>20.6</b>	<b>23.7</b>	<b>0</b>		<b>0.9</b>	<b>95.9</b>	<b>3.1</b>	<b>0</b>		<b>18.7</b>	<b>8.4</b>	<b>72.5</b>	<b>0.4</b>		
<b>Total %</b>	<b>9.2</b>	<b>39.5</b>	<b>0.9</b>	<b>0</b>	<b>49.6</b>	<b>1.1</b>	<b>0.4</b>	<b>0.5</b>	<b>0</b>	<b>2</b>	<b>0.4</b>	<b>39.1</b>	<b>1.3</b>	<b>0</b>	<b>40.7</b>	<b>1.4</b>	<b>0.6</b>	<b>5.5</b>	<b>0</b>	<b>7.6</b>	

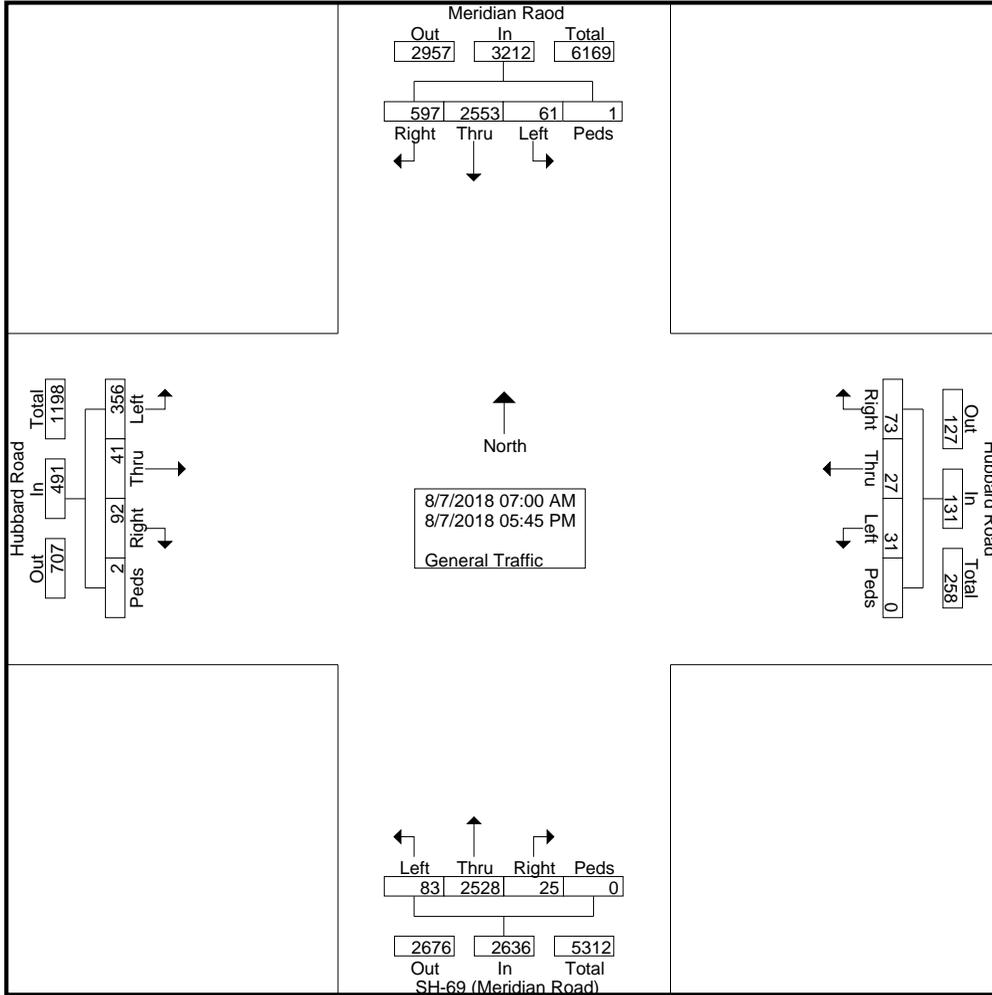
# L2 Data Collection

L2DataCollection.com

Idaho (208) 860-7554 Utah (801) 431-2993

Study: WHPA0002  
 Intersection: Meridian Rd / Hubbard Rd  
 City, State: Ada County, Idaho  
 Control: Stop Sign

File Name : Meridian Rd & Hubbard Rd  
 Site Code : 00000000  
 Start Date : 8/7/2018  
 Page No : 2



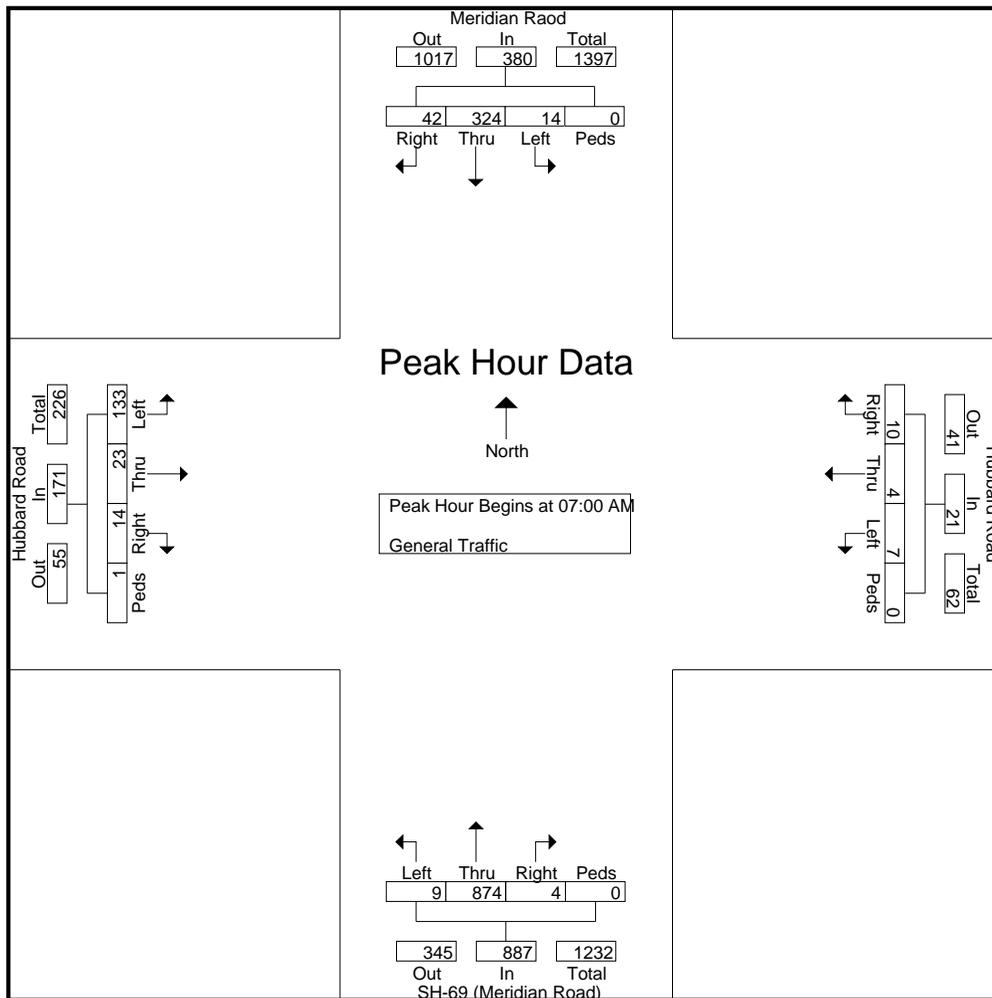
# L2 Data Collection

L2DataCollection.com  
 Idaho (208) 860-7554 Utah (801) 431-2993

Study: WHPA0002  
 Intersection: Meridian Rd / Hubbard Rd  
 City, State: Ada County, Idaho  
 Control: Stop Sign

File Name : Meridian Rd & Hubbard Rd  
 Site Code : 00000000  
 Start Date : 8/7/2018  
 Page No : 3

Start Time	Meridian Raod From North					Hubbard Road From East					SH-69 (Meridian Road) From South					Hubbard Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
<b>Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1</b>																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	8	52	0	0	60	1	0	3	0	4	0	229	3	0	232	1	6	36	0	43	339
07:15 AM	5	72	5	0	82	2	1	2	0	5	1	254	2	0	257	2	8	46	0	56	400
07:30 AM	10	75	5	0	90	4	1	0	0	5	1	226	2	0	229	5	7	39	0	51	375
07:45 AM	19	125	4	0	148	3	2	2	0	7	2	165	2	0	169	6	2	12	1	21	345
Total Volume	42	324	14	0	380	10	4	7	0	21	4	874	9	0	887	14	23	133	1	171	1459
% App. Total	11.1	85.3	3.7	0		47.6	19	33.3	0		0.5	98.5	1	0		8.2	13.5	77.8	0.6		
PHF	.553	.648	.700	.000	.642	.625	.500	.583	.000	.750	.500	.860	.750	.000	.863	.583	.719	.723	.250	.763	.912



# L2 Data Collection

L2DataCollection.com

Idaho (208) 860-7554 Utah (801) 431-2993

Study: WHPA0002  
 Intersection: Meridian Rd / Hubbard Rd  
 City, State: Ada County, Idaho  
 Control: Stop Sign

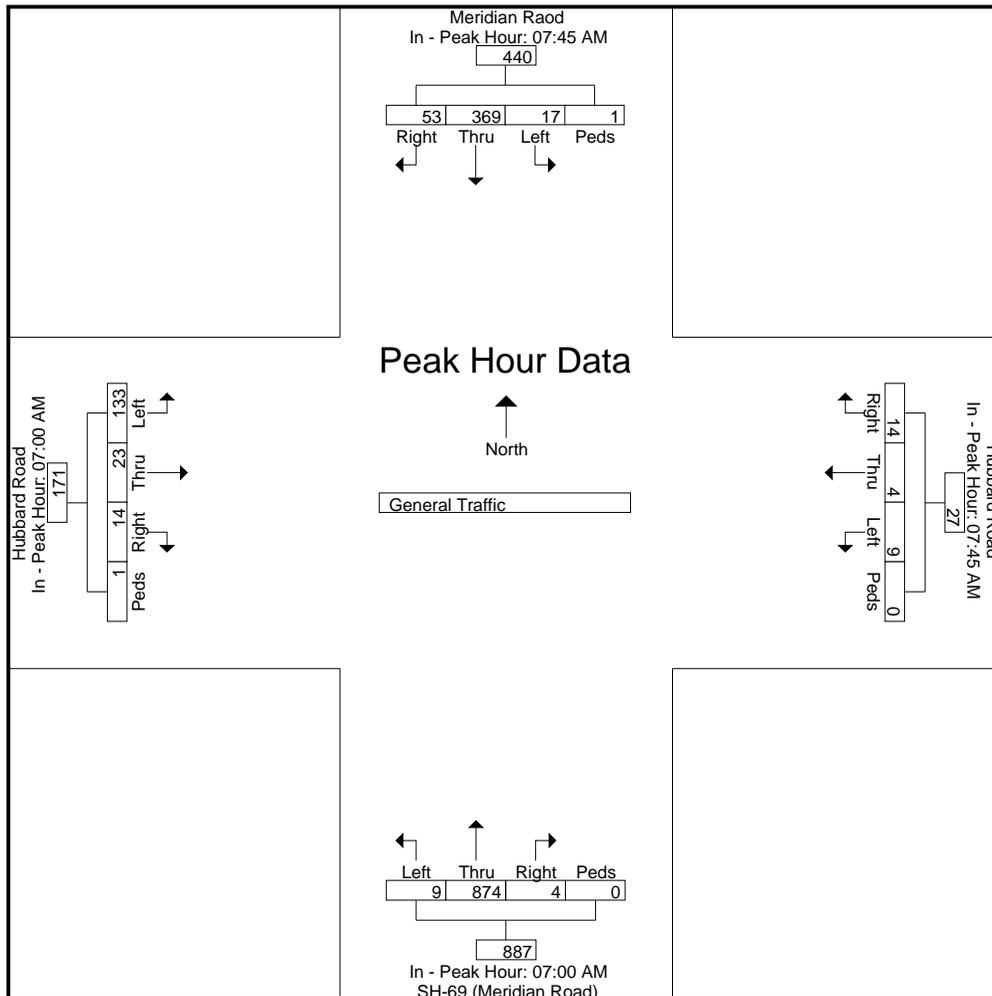
File Name : Meridian Rd & Hubbard Rd  
 Site Code : 00000000  
 Start Date : 8/7/2018  
 Page No : 4

Start Time	Meridian Raod From North					Hubbard Road From East					SH-69 (Meridian Road) From South					Hubbard Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	

**Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1**

Peak Hour for Each Approach Begins at:

	07:45 AM					07:45 AM					07:00 AM					07:00 AM				
+0 mins.	19	125	4	0	148	3	2	2	0	7	0	229	3	0	232	1	6	36	0	43
+15 mins.	7	89	5	0	101	2	0	1	0	3	1	254	2	0	257	2	8	46	0	56
+30 mins.	10	70	3	0	83	1	0	2	0	3	1	226	2	0	229	5	7	39	0	51
+45 mins.	17	85	5	1	108	8	2	4	0	14	2	165	2	0	169	6	2	12	1	21
Total Volume	53	369	17	1	440	14	4	9	0	27	4	874	9	0	887	14	23	133	1	171
% App. Total	12	83.9	3.9	0.2		51.9	14.8	33.3	0		0.5	98.5	1	0		8.2	13.5	77.8	0.6	
PHF	.697	.738	.850	.250	.743	.438	.500	.563	.000	.482	.500	.860	.750	.000	.863	.583	.719	.723	.250	.763



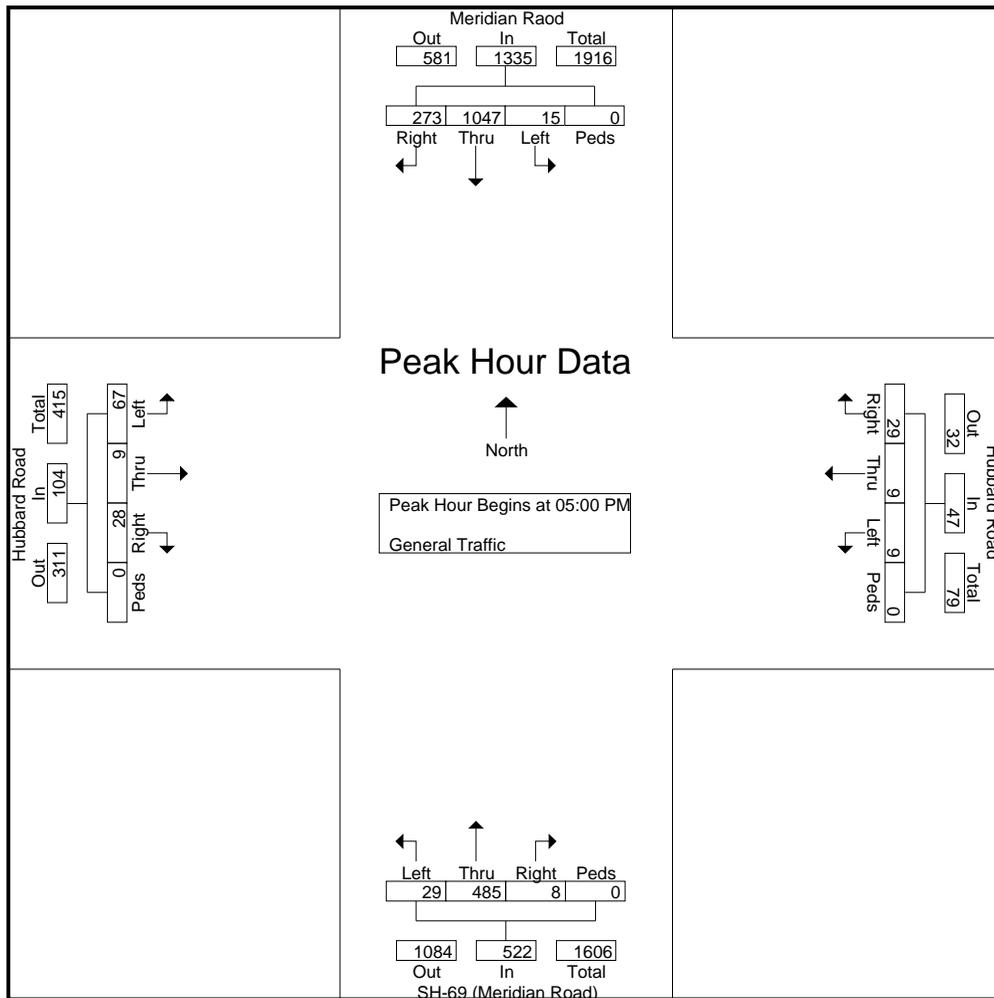
# L2 Data Collection

L2DataCollection.com  
 Idaho (208) 860-7554 Utah (801) 431-2993

Study: WHPA0002  
 Intersection: Meridian Rd / Hubbard Rd  
 City, State: Ada County, Idaho  
 Control: Stop Sign

File Name : Meridian Rd & Hubbard Rd  
 Site Code : 00000000  
 Start Date : 8/7/2018  
 Page No : 5

Start Time	Meridian Raod From North					Hubbard Road From East					SH-69 (Meridian Road) From South					Hubbard Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
<b>Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1</b>																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	70	251	4	0	325	9	2	3	0	14	4	117	6	0	127	9	4	18	0	31	497
05:15 PM	71	266	4	0	341	12	3	2	0	17	3	134	9	0	146	7	2	17	0	26	530
05:30 PM	65	249	2	0	316	6	3	2	0	11	0	126	9	0	135	7	1	14	0	22	484
05:45 PM	67	281	5	0	353	2	1	2	0	5	1	108	5	0	114	5	2	18	0	25	497
Total Volume	273	1047	15	0	1335	29	9	9	0	47	8	485	29	0	522	28	9	67	0	104	2008
% App. Total	20.4	78.4	1.1	0		61.7	19.1	19.1	0		1.5	92.9	5.6	0		26.9	8.7	64.4	0		
PHF	.961	.931	.750	.000	.945	.604	.750	.750	.000	.691	.500	.905	.806	.000	.894	.778	.563	.931	.000	.839	.947



# L2 Data Collection

L2DataCollection.com  
 Idaho (208) 860-7554 Utah (801) 431-2993

Study: WHPA0002  
 Intersection: Meridian Rd / Hubbard Rd  
 City, State: Ada County, Idaho  
 Control: Stop Sign

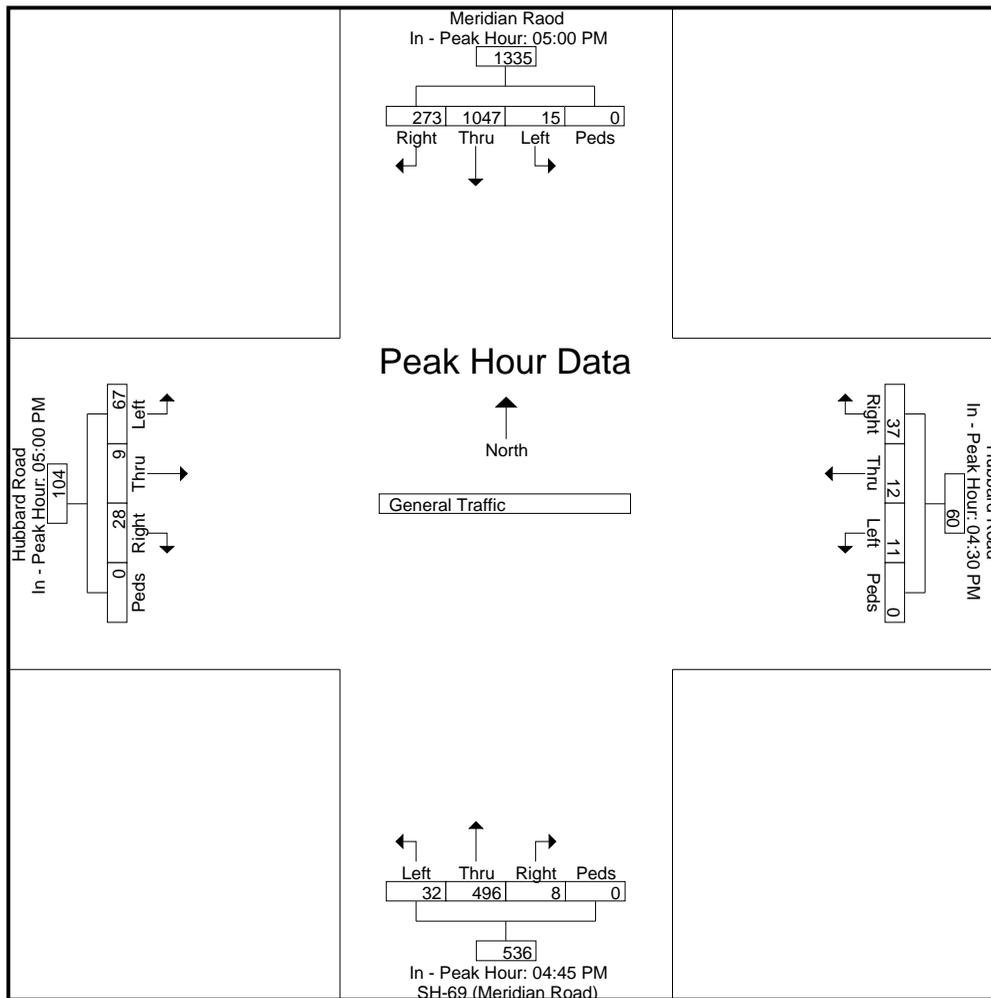
File Name : Meridian Rd & Hubbard Rd  
 Site Code : 00000000  
 Start Date : 8/7/2018  
 Page No : 6

Start Time	Meridian Raod From North					Hubbard Road From East					SH-69 (Meridian Road) From South					Hubbard Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	

**Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1**

Peak Hour for Each Approach Begins at:

	05:00 PM					04:30 PM					04:45 PM					05:00 PM				
+0 mins.	70	251	4	0	325	8	4	2	0	14	1	119	8	0	128	9	4	18	0	31
+15 mins.	71	266	4	0	341	8	3	4	0	15	4	117	6	0	127	7	2	17	0	26
+30 mins.	65	249	2	0	316	9	2	3	0	14	3	134	9	0	146	7	1	14	0	22
+45 mins.	67	281	5	0	353	12	3	2	0	17	0	126	9	0	135	5	2	18	0	25
Total Volume	273	1047	15	0	1335	37	12	11	0	60	8	496	32	0	536	28	9	67	0	104
% App. Total	20.4	78.4	1.1	0		61.7	20	18.3	0		1.5	92.5	6	0		26.9	8.7	64.4	0	
PHF	.961	.931	.750	.000	.945	.771	.750	.688	.000	.882	.500	.925	.889	.000	.918	.778	.563	.931	.000	.839



# L2 Data Collection

L2DataCollection.com

Idaho (208) 860-7554 Utah (801) 431-2993

Study: WHPA0002  
Intersection: Meridian Rd / Hubbard Rd  
City, State: Ada County, Idaho  
Control: Stop Sign

File Name : Meridian Rd & Hubbard Rd  
Site Code : 00000000  
Start Date : 8/7/2018  
Page No : 7

Image 1



# L2 Data Collection

L2DataCollection.com

Idaho (208) 860-7554 Utah (801) 431-2993

Study: WHPA0002  
 Intersection: Locust Grove / Hubbard Rd  
 City, State: Ada County, Idaho  
 Control: Stop Sign

File Name : Locust Grove Rd & Hubbard Rd  
 Site Code : 00000000  
 Start Date : 8/7/2018  
 Page No : 1

## Groups Printed- General Traffic

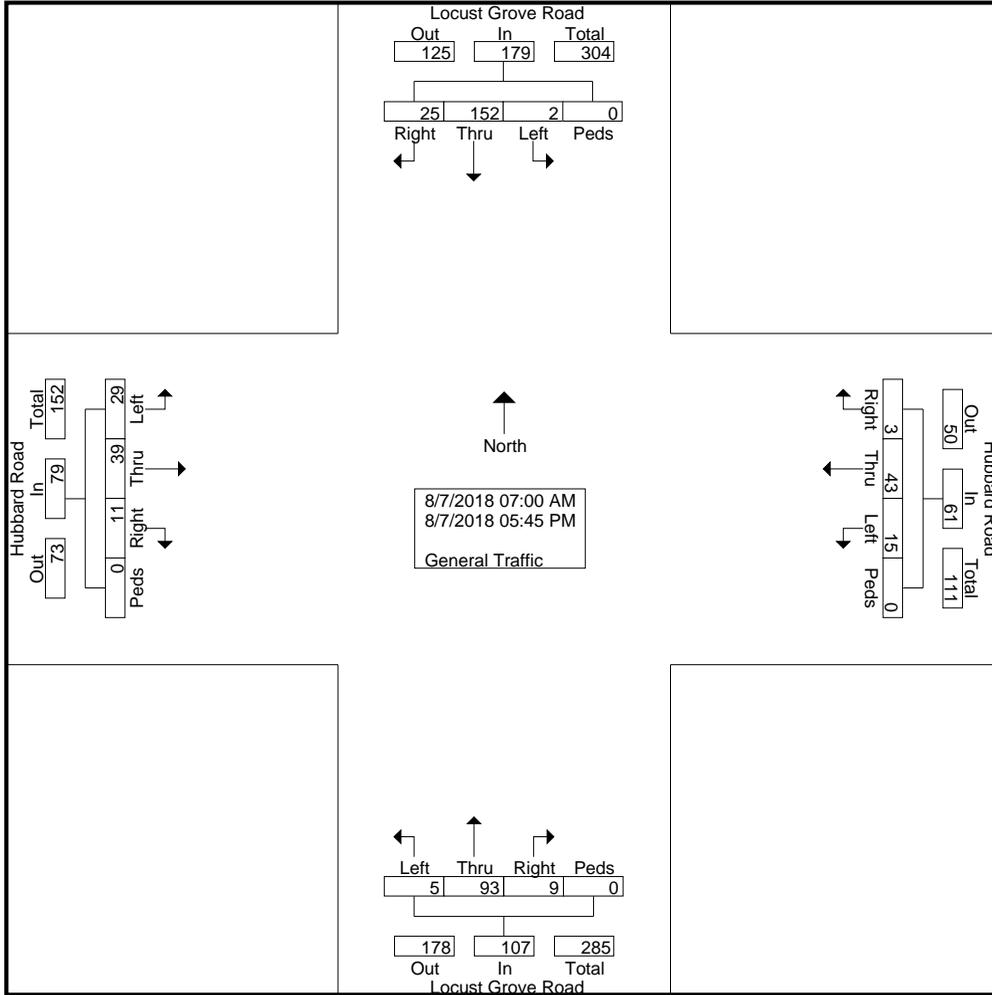
Start Time	Locust Grove Road From North					Hubbard Road From East					Locust Grove Road From South					Hubbard Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
07:00 AM	0	1	0	0	1	0	3	0	0	3	0	10	0	0	10	0	3	4	0	7	21
07:15 AM	0	1	1	0	2	0	3	0	0	3	1	14	0	0	15	1	6	4	0	11	31
07:30 AM	4	5	0	0	9	0	2	0	0	2	0	8	0	0	8	1	5	3	0	9	28
07:45 AM	1	4	0	0	5	2	1	0	0	3	0	6	0	0	6	2	3	3	0	8	22
<b>Total</b>	<b>5</b>	<b>11</b>	<b>1</b>	<b>0</b>	<b>17</b>	<b>2</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>1</b>	<b>38</b>	<b>0</b>	<b>0</b>	<b>39</b>	<b>4</b>	<b>17</b>	<b>14</b>	<b>0</b>	<b>35</b>	<b>102</b>
08:00 AM	0	4	0	0	4	1	3	0	0	4	1	4	0	0	5	2	1	3	0	6	19
08:15 AM	0	6	1	0	7	0	2	0	0	2	0	10	0	0	10	0	1	1	0	2	21
08:30 AM	3	4	0	0	7	0	3	1	0	4	0	7	2	0	9	0	5	1	0	6	26
08:45 AM	1	4	0	0	5	0	0	0	0	0	1	2	0	0	3	0	1	0	0	1	9
<b>Total</b>	<b>4</b>	<b>18</b>	<b>1</b>	<b>0</b>	<b>23</b>	<b>1</b>	<b>8</b>	<b>1</b>	<b>0</b>	<b>10</b>	<b>2</b>	<b>23</b>	<b>2</b>	<b>0</b>	<b>27</b>	<b>2</b>	<b>8</b>	<b>5</b>	<b>0</b>	<b>15</b>	<b>75</b>
-----																					
04:00 PM	2	16	0	0	18	0	3	4	0	7	1	2	0	0	3	0	2	0	0	2	30
04:15 PM	2	16	0	0	18	0	1	1	0	2	1	9	0	0	10	0	2	5	0	7	37
04:30 PM	0	12	0	0	12	0	5	1	0	6	1	3	0	0	4	1	0	1	0	2	24
04:45 PM	5	15	0	0	20	0	6	0	0	6	0	2	1	0	3	0	1	2	0	3	32
<b>Total</b>	<b>9</b>	<b>59</b>	<b>0</b>	<b>0</b>	<b>68</b>	<b>0</b>	<b>15</b>	<b>6</b>	<b>0</b>	<b>21</b>	<b>3</b>	<b>16</b>	<b>1</b>	<b>0</b>	<b>20</b>	<b>1</b>	<b>5</b>	<b>8</b>	<b>0</b>	<b>14</b>	<b>123</b>
05:00 PM	1	16	0	0	17	0	1	1	0	2	1	7	2	0	10	0	1	1	0	2	31
05:15 PM	1	14	0	0	15	0	2	3	0	5	0	2	0	0	2	1	3	1	0	5	27
05:30 PM	2	19	0	0	21	0	5	1	0	6	1	4	0	0	5	1	1	0	0	2	34
05:45 PM	3	15	0	0	18	0	3	3	0	6	1	3	0	0	4	2	4	0	0	6	34
<b>Total</b>	<b>7</b>	<b>64</b>	<b>0</b>	<b>0</b>	<b>71</b>	<b>0</b>	<b>11</b>	<b>8</b>	<b>0</b>	<b>19</b>	<b>3</b>	<b>16</b>	<b>2</b>	<b>0</b>	<b>21</b>	<b>4</b>	<b>9</b>	<b>2</b>	<b>0</b>	<b>15</b>	<b>126</b>
<b>Grand Total</b>	<b>25</b>	<b>152</b>	<b>2</b>	<b>0</b>	<b>179</b>	<b>3</b>	<b>43</b>	<b>15</b>	<b>0</b>	<b>61</b>	<b>9</b>	<b>93</b>	<b>5</b>	<b>0</b>	<b>107</b>	<b>11</b>	<b>39</b>	<b>29</b>	<b>0</b>	<b>79</b>	<b>426</b>
Apprch %	14	84.9	1.1	0		4.9	70.5	24.6	0		8.4	86.9	4.7	0		13.9	49.4	36.7	0		
Total %	5.9	35.7	0.5	0	42	0.7	10.1	3.5	0	14.3	2.1	21.8	1.2	0	25.1	2.6	9.2	6.8	0	18.5	

# L2 Data Collection

L2DataCollection.com  
 Idaho (208) 860-7554 Utah (801) 431-2993

Study: WHPA0002  
 Intersection: Locust Grove / Hubbard Rd  
 City, State: Ada County, Idaho  
 Control: Stop Sign

File Name : Locust Grove Rd & Hubbard Rd  
 Site Code : 00000000  
 Start Date : 8/7/2018  
 Page No : 2



# L2 Data Collection

L2DataCollection.com

Idaho (208) 860-7554 Utah (801) 431-2993

Study: WHPA0002

Intersection: Locust Grove / Hubbard Rd

City, State: Ada County, Idaho

Control: Stop Sign

File Name : Locust Grove Rd & Hubbard Rd

Site Code : 00000000

Start Date : 8/7/2018

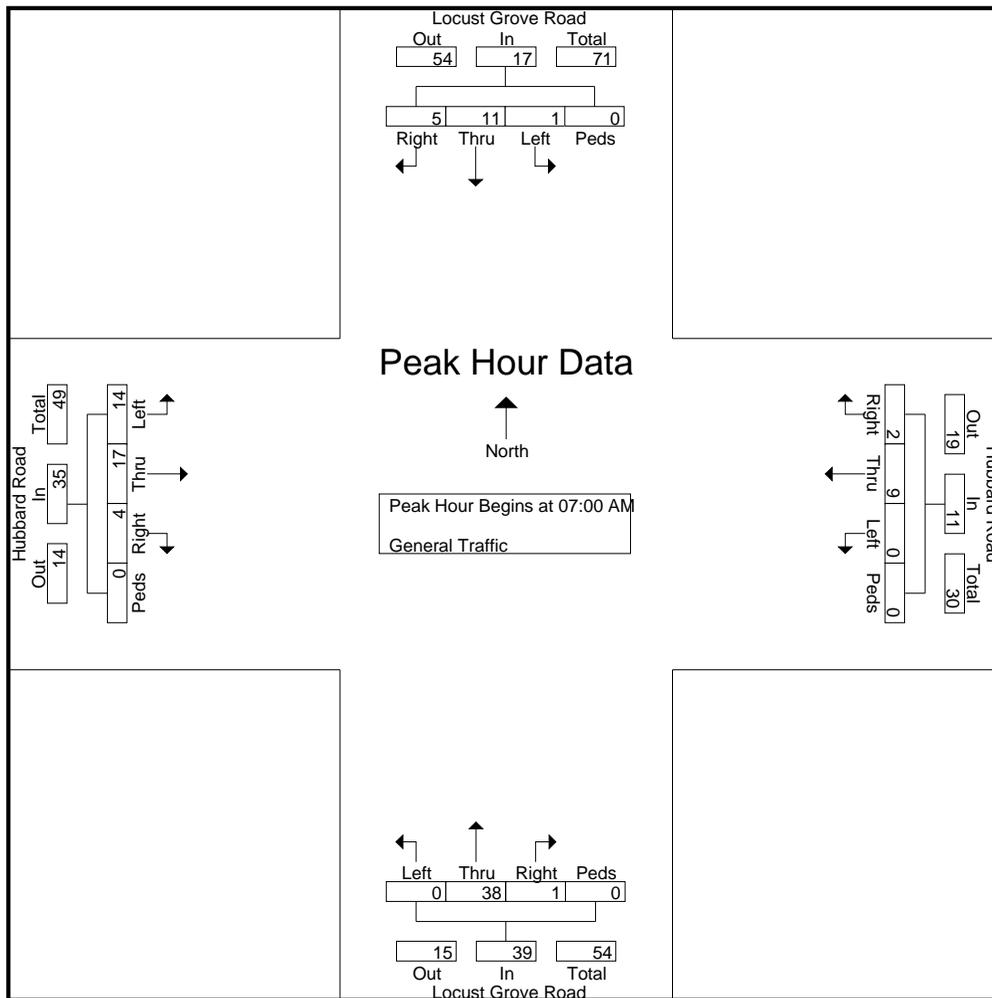
Page No : 3

Start Time	Locust Grove Road From North					Hubbard Road From East					Locust Grove Road From South					Hubbard Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	

**Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1**

Peak Hour for Entire Intersection Begins at 07:00 AM

07:00 AM	0	1	0	0	1	0	3	0	0	3	0	10	0	0	10	0	3	4	0	7	21
07:15 AM	0	1	1	0	2	0	3	0	0	3	1	14	0	0	15	1	6	4	0	11	31
07:30 AM	4	5	0	0	9	0	2	0	0	2	0	8	0	0	8	1	5	3	0	9	28
07:45 AM	1	4	0	0	5	2	1	0	0	3	0	6	0	0	6	2	3	3	0	8	22
Total Volume	5	11	1	0	17	2	9	0	0	11	1	38	0	0	39	4	17	14	0	35	102
% App. Total	29.4	64.7	5.9	0		18.2	81.8	0	0		2.6	97.4	0	0		11.4	48.6	40	0		
PHF	.313	.550	.250	.000	.472	.250	.750	.000	.000	.917	.250	.679	.000	.000	.650	.500	.708	.875	.000	.795	.823



# L2 Data Collection

L2DataCollection.com

Idaho (208) 860-7554 Utah (801) 431-2993

Study: WHPA0002  
 Intersection: Locust Grove / Hubbard Rd  
 City, State: Ada County, Idaho  
 Control: Stop Sign

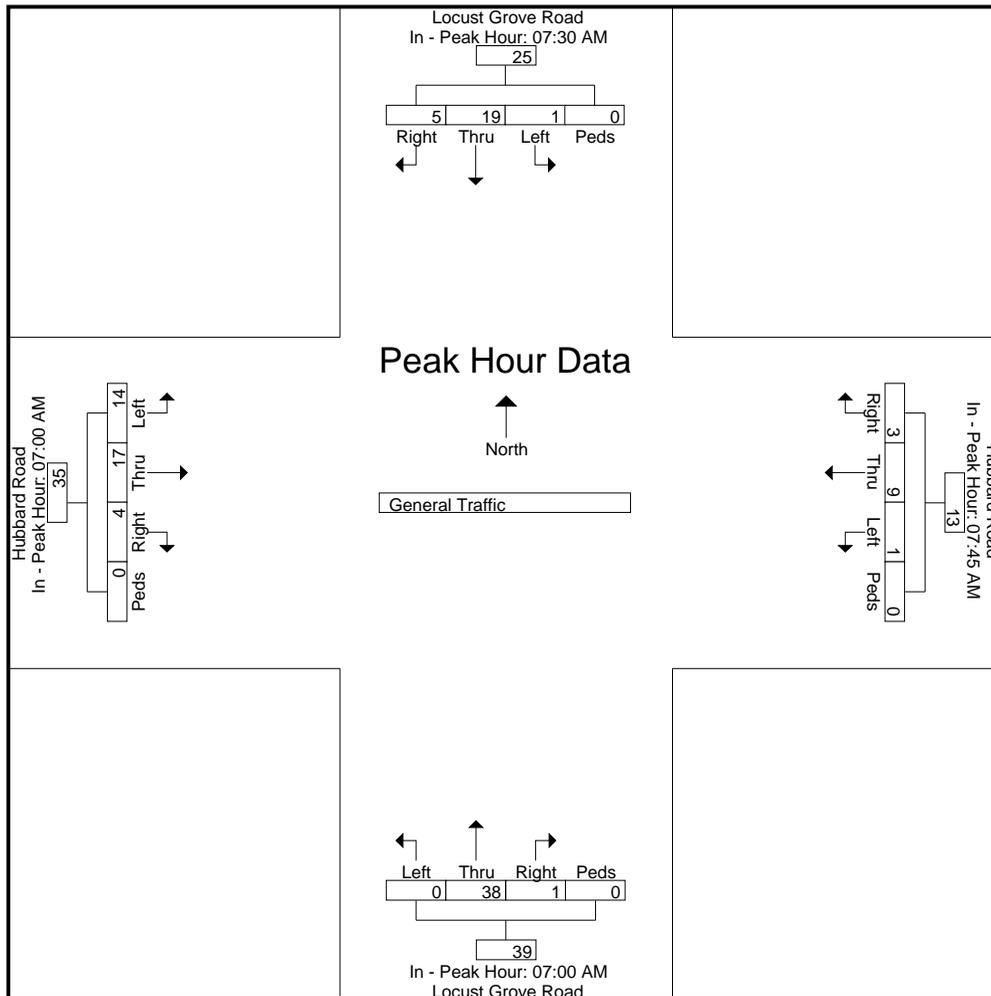
File Name : Locust Grove Rd & Hubbard Rd  
 Site Code : 00000000  
 Start Date : 8/7/2018  
 Page No : 4

Start Time	Locust Grove Road From North					Hubbard Road From East					Locust Grove Road From South					Hubbard Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	

**Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1**

Peak Hour for Each Approach Begins at:

	07:30 AM					07:45 AM					07:00 AM					07:00 AM				
+0 mins.	4	5	0	0	9	2	1	0	0	3	0	10	0	0	10	0	3	4	0	7
+15 mins.	1	4	0	0	5	1	3	0	0	4	1	14	0	0	15	1	6	4	0	11
+30 mins.	0	4	0	0	4	0	2	0	0	2	0	8	0	0	8	1	5	3	0	9
+45 mins.	0	6	1	0	7	0	3	1	0	4	0	6	0	0	6	2	3	3	0	8
Total Volume	5	19	1	0	25	3	9	1	0	13	1	38	0	0	39	4	17	14	0	35
% App. Total	20	76	4	0		23.1	69.2	7.7	0		2.6	97.4	0	0		11.4	48.6	40	0	
PHF	.313	.792	.250	.000	.694	.375	.750	.250	.000	.813	.250	.679	.000	.000	.650	.500	.708	.875	.000	.795



# L2 Data Collection

L2DataCollection.com

Idaho (208) 860-7554 Utah (801) 431-2993

Study: WHPA0002

Intersection: Locust Grove / Hubbard Rd

City, State: Ada County, Idaho

Control: Stop Sign

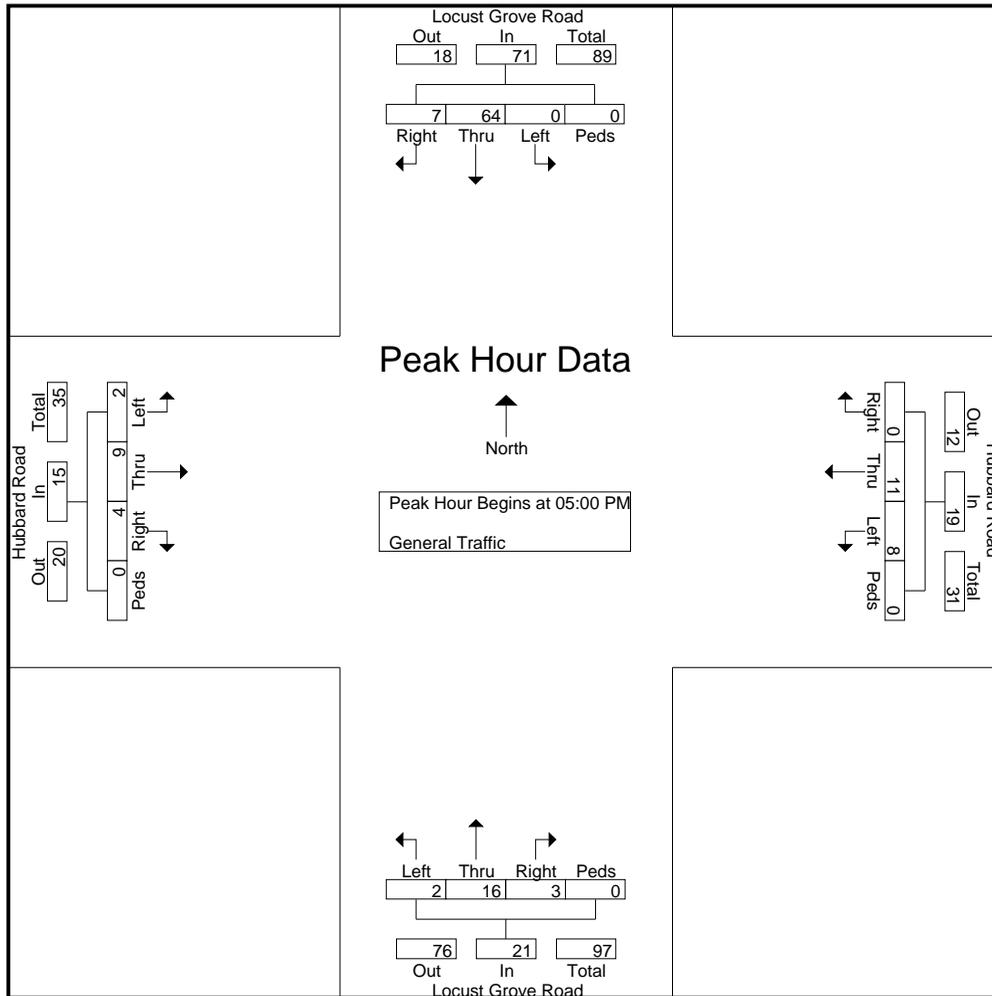
File Name : Locust Grove Rd & Hubbard Rd

Site Code : 00000000

Start Date : 8/7/2018

Page No : 5

Start Time	Locust Grove Road From North					Hubbard Road From East					Locust Grove Road From South					Hubbard Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
<b>Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1</b>																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	1	16	0	0	17	0	1	1	0	2	1	7	2	0	10	0	1	1	0	2	31
05:15 PM	1	14	0	0	15	0	2	3	0	5	0	2	0	0	2	1	3	1	0	5	27
05:30 PM	2	19	0	0	21	0	5	1	0	6	1	4	0	0	5	1	1	0	0	2	34
05:45 PM	3	15	0	0	18	0	3	3	0	6	1	3	0	0	4	2	4	0	0	6	34
Total Volume	7	64	0	0	71	0	11	8	0	19	3	16	2	0	21	4	9	2	0	15	126
% App. Total	9.9	90.1	0	0		0	57.9	42.1	0		14.3	76.2	9.5	0		26.7	60	13.3	0		
PHF	.583	.842	.000	.000	.845	.000	.550	.667	.000	.792	.750	.571	.250	.000	.525	.500	.563	.500	.000	.625	.926



# L2 Data Collection

L2DataCollection.com

Idaho (208) 860-7554 Utah (801) 431-2993

Study: WHPA0002  
 Intersection: Locust Grove / Hubbard Rd  
 City, State: Ada County, Idaho  
 Control: Stop Sign

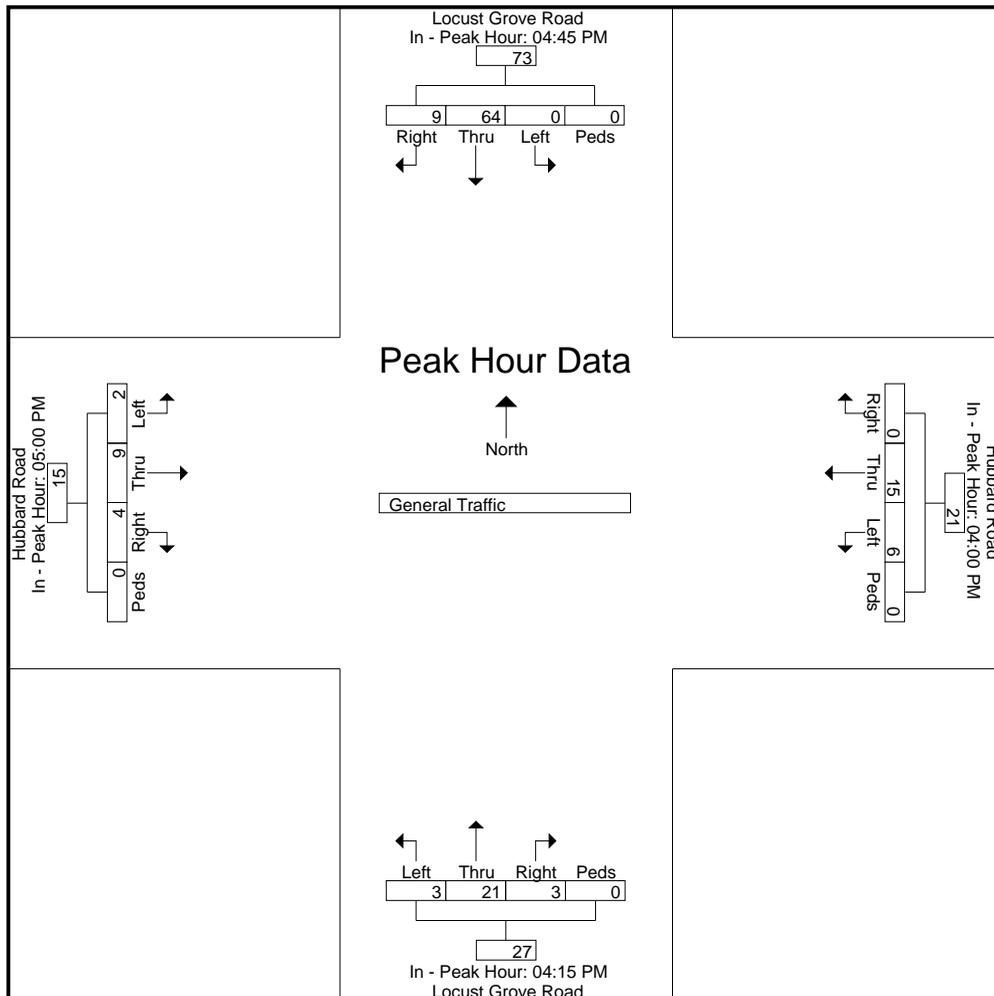
File Name : Locust Grove Rd & Hubbard Rd  
 Site Code : 00000000  
 Start Date : 8/7/2018  
 Page No : 6

Start Time	Locust Grove Road From North					Hubbard Road From East					Locust Grove Road From South					Hubbard Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	

**Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1**

Peak Hour for Each Approach Begins at:

	04:45 PM					04:00 PM					04:15 PM					05:00 PM				
+0 mins.	5	15	0	0	20	0	3	4	0	7	1	9	0	0	10	0	1	1	0	2
+15 mins.	1	16	0	0	17	0	1	1	0	2	1	3	0	0	4	1	3	1	0	5
+30 mins.	1	14	0	0	15	0	5	1	0	6	0	2	1	0	3	1	1	0	0	2
+45 mins.	2	19	0	0	21	0	6	0	0	6	1	7	2	0	10	2	4	0	0	6
Total Volume	9	64	0	0	73	0	15	6	0	21	3	21	3	0	27	4	9	2	0	15
% App. Total	12.3	87.7	0	0		0	71.4	28.6	0		11.1	77.8	11.1	0		26.7	60	13.3	0	
PHF	.450	.842	.000	.000	.869	.000	.625	.375	.000	.750	.750	.583	.375	.000	.675	.500	.563	.500	.000	.625



# L2 Data Collection

L2DataCollection.com

Idaho (208) 860-7554 Utah (801) 431-2993

Study: WHPA0002

Intersection: Locust Grove / Hubbard Rd

City, State: Ada County, Idaho

Control: Stop Sign

File Name : Locust Grove Rd & Hubbard Rd

Site Code : 00000000

Start Date : 8/7/2018

Page No : 7

Image 1



# L2 Data Collection

L2DataCollection.com

Idaho (208) 860-7554 Utah (801) 431-2993

Study: WHPA0002  
 Intersection: Locust Grove / Columbia Rd  
 City, State: Ada County, Idaho  
 Control: All Stop

File Name : Locust Grove Rd & Columbia Rd  
 Site Code : 00000000  
 Start Date : 8/7/2018  
 Page No : 1

## Groups Printed- General Traffic

Start Time	Locust Grove Road From North					Hubbard Road From East					Locust Grove Road From South					Columbia Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
07:00 AM	1	1	2	0	4	1	12	0	0	13	2	11	0	0	13	0	41	15	0	56	86
07:15 AM	4	1	6	0	11	3	19	1	0	23	0	17	2	0	19	1	51	20	0	72	125
07:30 AM	8	7	7	0	22	4	21	2	0	27	3	9	0	0	12	3	69	14	0	86	147
07:45 AM	3	7	3	0	13	7	19	1	0	27	2	4	2	0	8	0	50	12	0	62	110
<b>Total</b>	<b>16</b>	<b>16</b>	<b>18</b>	<b>0</b>	<b>50</b>	<b>15</b>	<b>71</b>	<b>4</b>	<b>0</b>	<b>90</b>	<b>7</b>	<b>41</b>	<b>4</b>	<b>0</b>	<b>52</b>	<b>4</b>	<b>211</b>	<b>61</b>	<b>0</b>	<b>276</b>	<b>468</b>
08:00 AM	4	2	2	0	8	1	12	1	0	14	0	11	1	0	12	0	33	6	0	39	73
08:15 AM	1	3	1	0	5	5	10	0	0	15	4	10	1	0	15	2	19	8	0	29	64
08:30 AM	1	1	4	0	6	3	20	5	0	28	1	7	0	0	8	2	29	4	0	35	77
08:45 AM	0	2	3	0	5	5	11	1	0	17	1	5	1	0	7	2	25	4	0	31	60
<b>Total</b>	<b>6</b>	<b>8</b>	<b>10</b>	<b>0</b>	<b>24</b>	<b>14</b>	<b>53</b>	<b>7</b>	<b>0</b>	<b>74</b>	<b>6</b>	<b>33</b>	<b>3</b>	<b>0</b>	<b>42</b>	<b>6</b>	<b>106</b>	<b>22</b>	<b>0</b>	<b>134</b>	<b>274</b>
-----																					
04:00 PM	6	14	6	0	26	7	41	2	0	50	1	0	1	0	2	2	13	0	0	15	93
04:15 PM	4	15	2	0	21	4	39	2	0	45	1	6	4	0	11	1	21	1	0	23	100
04:30 PM	12	12	5	0	29	1	44	2	0	47	0	8	0	0	8	1	18	2	0	21	105
04:45 PM	20	15	4	0	39	6	64	4	0	74	1	2	0	0	3	0	14	5	0	19	135
<b>Total</b>	<b>42</b>	<b>56</b>	<b>17</b>	<b>0</b>	<b>115</b>	<b>18</b>	<b>188</b>	<b>10</b>	<b>0</b>	<b>216</b>	<b>3</b>	<b>16</b>	<b>5</b>	<b>0</b>	<b>24</b>	<b>4</b>	<b>66</b>	<b>8</b>	<b>0</b>	<b>78</b>	<b>433</b>
05:00 PM	18	15	1	0	34	4	66	0	0	70	3	5	2	0	10	1	22	3	0	26	140
05:15 PM	16	12	6	0	34	7	68	3	0	78	1	2	0	0	3	1	29	3	0	33	148
05:30 PM	14	16	5	0	35	2	61	3	0	66	1	2	0	0	3	2	28	4	0	34	138
05:45 PM	16	13	4	0	33	5	43	6	0	54	0	4	1	0	5	2	28	2	0	32	124
<b>Total</b>	<b>64</b>	<b>56</b>	<b>16</b>	<b>0</b>	<b>136</b>	<b>18</b>	<b>238</b>	<b>12</b>	<b>0</b>	<b>268</b>	<b>5</b>	<b>13</b>	<b>3</b>	<b>0</b>	<b>21</b>	<b>6</b>	<b>107</b>	<b>12</b>	<b>0</b>	<b>125</b>	<b>550</b>
<b>Grand Total</b>	<b>128</b>	<b>136</b>	<b>61</b>	<b>0</b>	<b>325</b>	<b>65</b>	<b>550</b>	<b>33</b>	<b>0</b>	<b>648</b>	<b>21</b>	<b>103</b>	<b>15</b>	<b>0</b>	<b>139</b>	<b>20</b>	<b>490</b>	<b>103</b>	<b>0</b>	<b>613</b>	<b>1725</b>
<b>Apprch %</b>	<b>39.4</b>	<b>41.8</b>	<b>18.8</b>	<b>0</b>		<b>10</b>	<b>84.9</b>	<b>5.1</b>	<b>0</b>		<b>15.1</b>	<b>74.1</b>	<b>10.8</b>	<b>0</b>		<b>3.3</b>	<b>79.9</b>	<b>16.8</b>	<b>0</b>		
<b>Total %</b>	<b>7.4</b>	<b>7.9</b>	<b>3.5</b>	<b>0</b>	<b>18.8</b>	<b>3.8</b>	<b>31.9</b>	<b>1.9</b>	<b>0</b>	<b>37.6</b>	<b>1.2</b>	<b>6</b>	<b>0.9</b>	<b>0</b>	<b>8.1</b>	<b>1.2</b>	<b>28.4</b>	<b>6</b>	<b>0</b>	<b>35.5</b>	

# L2 Data Collection

L2DataCollection.com

Idaho (208) 860-7554 Utah (801) 431-2993

Study: WHPA0002

Intersection: Locust Grove / Columbia Rd

City, State: Ada County, Idaho

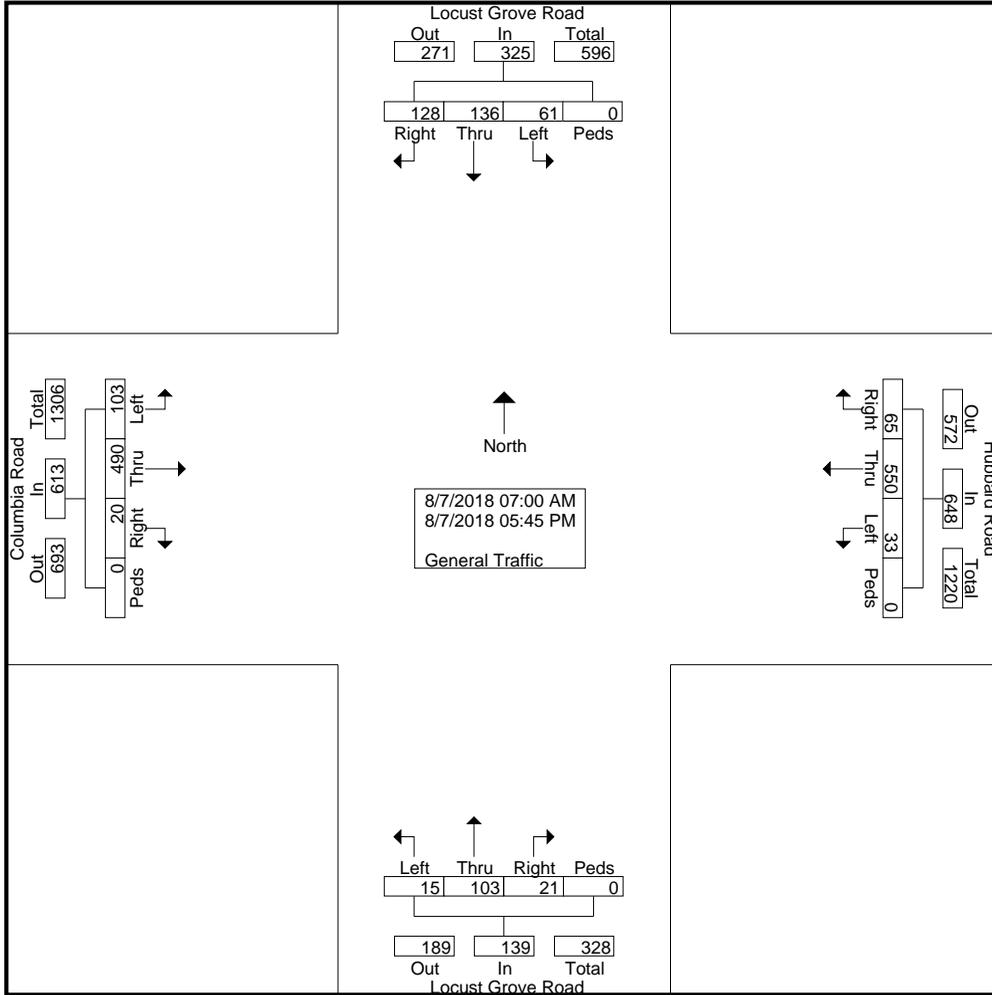
Control: All Stop

File Name : Locust Grove Rd & Columbia Rd

Site Code : 00000000

Start Date : 8/7/2018

Page No : 2



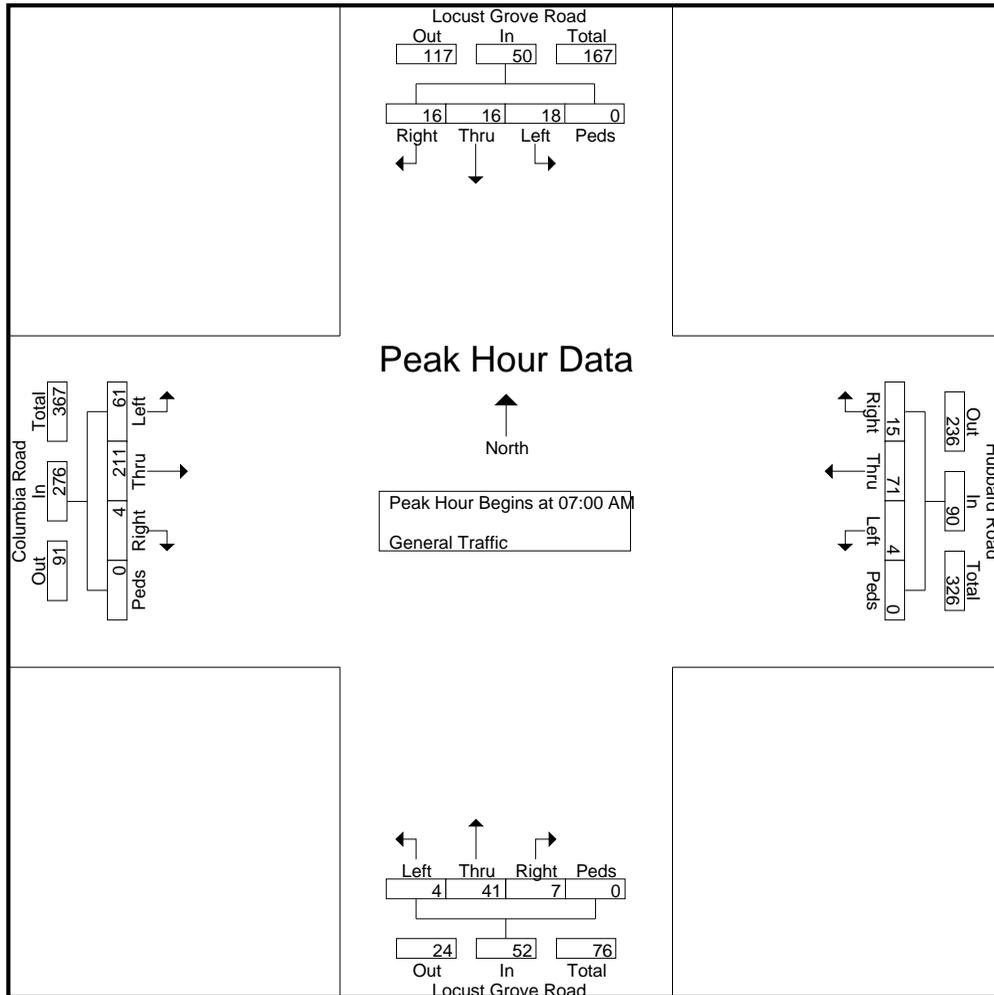
# L2 Data Collection

L2DataCollection.com  
 Idaho (208) 860-7554 Utah (801) 431-2993

Study: WHPA0002  
 Intersection: Locust Grove / Columbia Rd  
 City, State: Ada County, Idaho  
 Control: All Stop

File Name : Locust Grove Rd & Columbia Rd  
 Site Code : 00000000  
 Start Date : 8/7/2018  
 Page No : 3

Start Time	Locust Grove Road From North					Hubbard Road From East					Locust Grove Road From South					Columbia Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
<b>Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1</b>																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	1	1	2	0	4	1	12	0	0	13	2	11	0	0	13	0	41	15	0	56	86
07:15 AM	4	1	6	0	11	3	19	1	0	23	0	17	2	0	19	1	51	20	0	72	125
07:30 AM	8	7	7	0	22	4	21	2	0	27	3	9	0	0	12	3	69	14	0	86	147
07:45 AM	3	7	3	0	13	7	19	1	0	27	2	4	2	0	8	0	50	12	0	62	110
Total Volume	16	16	18	0	50	15	71	4	0	90	7	41	4	0	52	4	211	61	0	276	468
% App. Total	32	32	36	0		16.7	78.9	4.4	0		13.5	78.8	7.7	0		1.4	76.4	22.1	0		
PHF	.500	.571	.643	.000	.568	.536	.845	.500	.000	.833	.583	.603	.500	.000	.684	.333	.764	.763	.000	.802	.796



# L2 Data Collection

L2DataCollection.com

Idaho (208) 860-7554 Utah (801) 431-2993

Study: WHPA0002  
 Intersection: Locust Grove / Columbia Rd  
 City, State: Ada County, Idaho  
 Control: All Stop

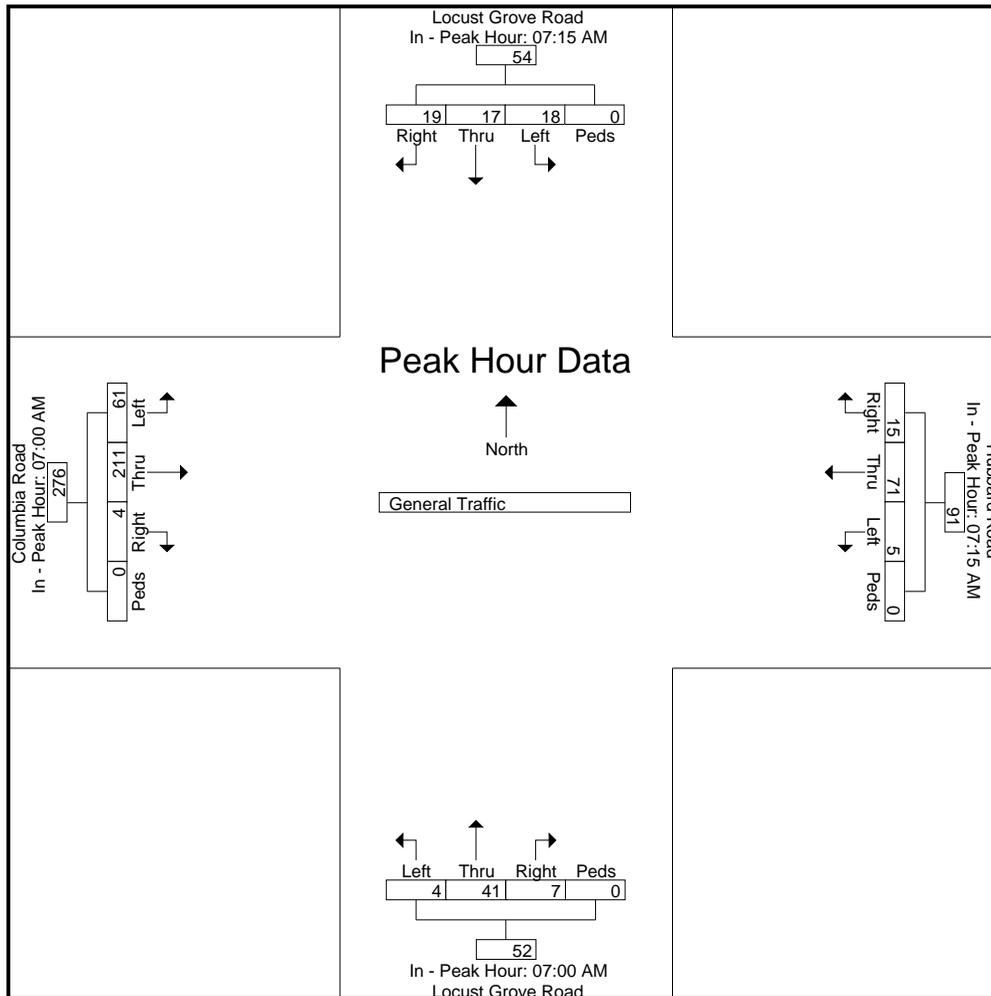
File Name : Locust Grove Rd & Columbia Rd  
 Site Code : 00000000  
 Start Date : 8/7/2018  
 Page No : 4

Start Time	Locust Grove Road From North					Hubbard Road From East					Locust Grove Road From South					Columbia Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	

**Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1**

Peak Hour for Each Approach Begins at:

	07:15 AM					07:15 AM					07:00 AM					07:00 AM				
+0 mins.	4	1	6	0	11	3	19	1	0	23	2	11	0	0	13	0	41	15	0	56
+15 mins.	8	7	7	0	22	4	21	2	0	27	0	17	2	0	19	1	51	20	0	72
+30 mins.	3	7	3	0	13	7	19	1	0	27	3	9	0	0	12	3	69	14	0	86
+45 mins.	4	2	2	0	8	1	12	1	0	14	2	4	2	0	8	0	50	12	0	62
Total Volume	19	17	18	0	54	15	71	5	0	91	7	41	4	0	52	4	211	61	0	276
% App. Total	35.2	31.5	33.3	0		16.5	78	5.5	0		13.5	78.8	7.7	0		1.4	76.4	22.1	0	
PHF	.594	.607	.643	.000	.614	.536	.845	.625	.000	.843	.583	.603	.500	.000	.684	.333	.764	.763	.000	.802



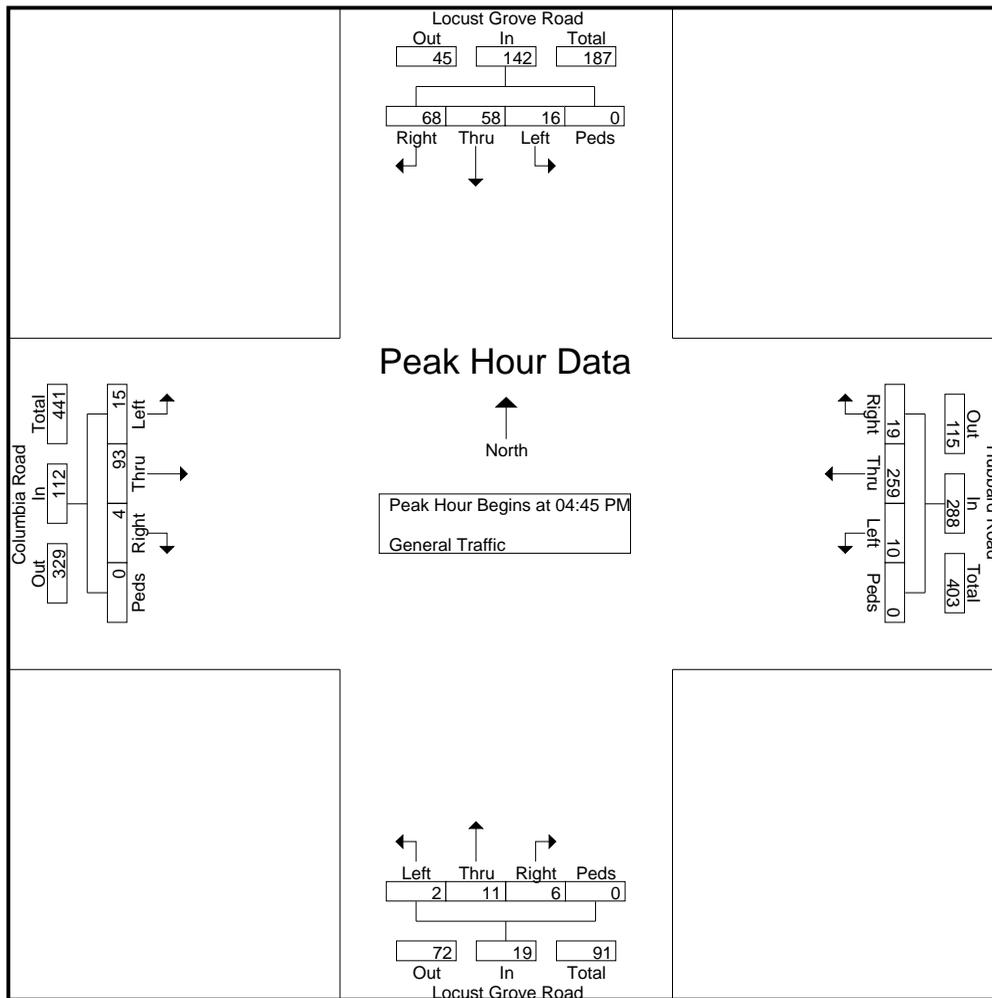
# L2 Data Collection

L2DataCollection.com  
 Idaho (208) 860-7554 Utah (801) 431-2993

Study: WHPA0002  
 Intersection: Locust Grove / Columbia Rd  
 City, State: Ada County, Idaho  
 Control: All Stop

File Name : Locust Grove Rd & Columbia Rd  
 Site Code : 00000000  
 Start Date : 8/7/2018  
 Page No : 5

Start Time	Locust Grove Road From North					Hubbard Road From East					Locust Grove Road From South					Columbia Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
<b>Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1</b>																					
<b>Peak Hour for Entire Intersection Begins at 04:45 PM</b>																					
04:45 PM	20	15	4	0	39	6	64	4	0	74	1	2	0	0	3	0	14	5	0	19	135
05:00 PM	18	15	1	0	34	4	66	0	0	70	3	5	2	0	10	1	22	3	0	26	140
05:15 PM	16	12	6	0	34	7	68	3	0	78	1	2	0	0	3	1	29	3	0	33	148
05:30 PM	14	16	5	0	35	2	61	3	0	66	1	2	0	0	3	2	28	4	0	34	138
Total Volume	68	58	16	0	142	19	259	10	0	288	6	11	2	0	19	4	93	15	0	112	561
% App. Total	47.9	40.8	11.3	0		6.6	89.9	3.5	0		31.6	57.9	10.5	0		3.6	83	13.4	0		
PHF	.850	.906	.667	.000	.910	.679	.952	.625	.000	.923	.500	.550	.250	.000	.475	.500	.802	.750	.000	.824	.948



# L2 Data Collection

L2DataCollection.com

Idaho (208) 860-7554 Utah (801) 431-2993

Study: WHPA0002  
 Intersection: Locust Grove / Columbia Rd  
 City, State: Ada County, Idaho  
 Control: All Stop

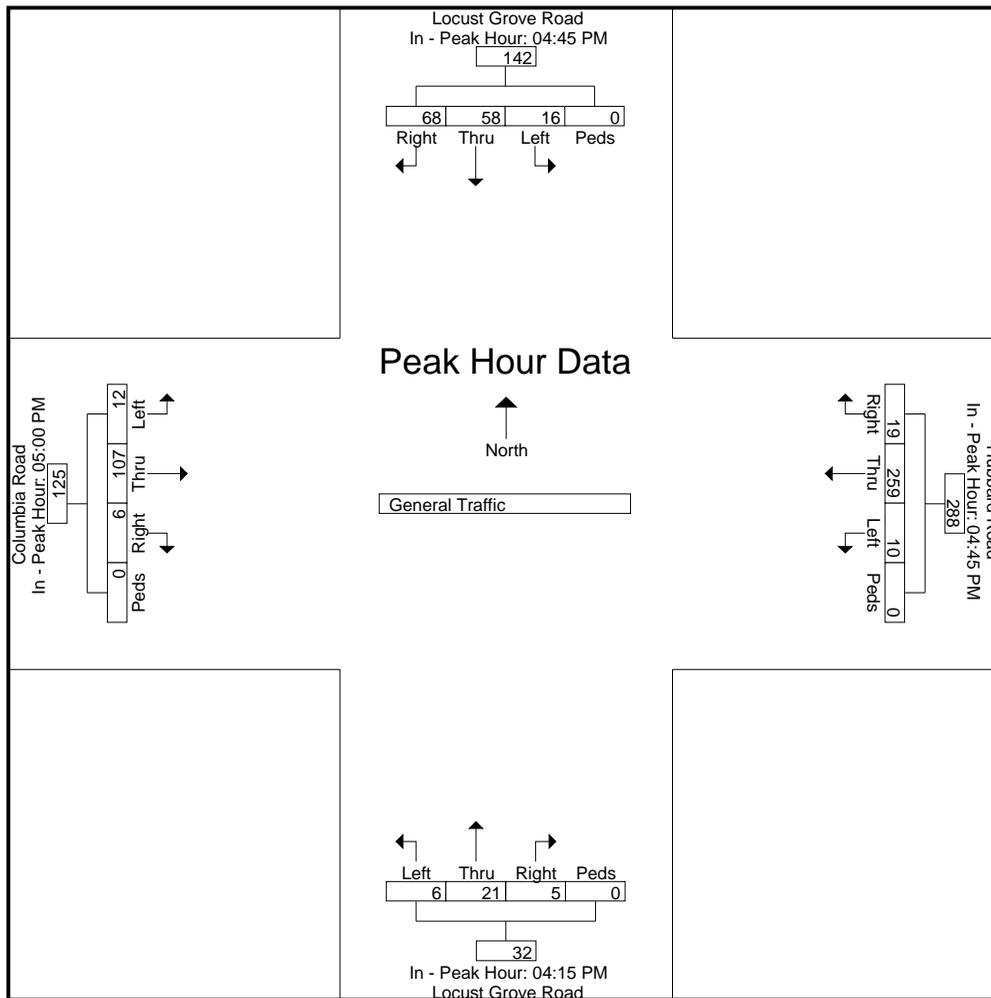
File Name : Locust Grove Rd & Columbia Rd  
 Site Code : 00000000  
 Start Date : 8/7/2018  
 Page No : 6

Start Time	Locust Grove Road From North					Hubbard Road From East					Locust Grove Road From South					Columbia Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	

**Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1**

Peak Hour for Each Approach Begins at:

	04:45 PM					04:45 PM					04:15 PM					05:00 PM				
+0 mins.	20	15	4	0	39	6	64	4	0	74	1	6	4	0	11	1	22	3	0	26
+15 mins.	18	15	1	0	34	4	66	0	0	70	0	8	0	0	8	1	29	3	0	33
+30 mins.	16	12	6	0	34	7	68	3	0	78	1	2	0	0	3	2	28	4	0	34
+45 mins.	14	16	5	0	35	2	61	3	0	66	3	5	2	0	10	2	28	2	0	32
Total Volume	68	58	16	0	142	19	259	10	0	288	5	21	6	0	32	6	107	12	0	125
% App. Total	47.9	40.8	11.3	0		6.6	89.9	3.5	0		15.6	65.6	18.8	0		4.8	85.6	9.6	0	
PHF	.850	.906	.667	.000	.910	.679	.952	.625	.000	.923	.417	.656	.375	.000	.727	.750	.922	.750	.000	.919



# L2 Data Collection

L2DataCollection.com

Idaho (208) 860-7554 Utah (801) 431-2993

Study: WHPA0002  
Intersection: Locust Grove / Columbia Rd  
City, State: Ada County, Idaho  
Control: All Stop

File Name : Locust Grove Rd & Columbia Rd  
Site Code : 00000000  
Start Date : 8/7/2018  
Page No : 7

Image 1



## L2 Data Collection

L2DataCollection.com

Study: WHPA0002  
 Type: Volume / Direction  
 Tech: Judd / Klaren  
 Count: Axle Hits /2

Idaho (208) 860-7554 Utah (801) 431-2993 Hubbard Rd b Meridian Rd & Hubbard Rd VOL  
 Date Start: 07-Aug-18  
 Date End: 08-Aug-18  
 Hubbard Rd between Meridian Rd & Locust  
 Ada County, Idaho

Start Time	07-Aug-18 Tue	WB	EB							Total
12:00 AM		*	*							*
12:15		*	*							*
12:30		*	*							*
12:45		*	*							*
01:00		*	*							*
01:15		*	*							*
01:30		*	*							*
01:45		*	*							*
02:00		*	*							*
02:15		*	*							*
02:30		*	*							*
02:45		*	*							*
03:00		0	0							0
03:15		0	0							0
03:30		0	0							0
03:45		0	0							0
04:00		0	1							1
04:15		0	0							0
04:30		0	0							0
04:45		0	0							0
05:00		0	4							4
05:15		0	0							0
05:30		1	0							1
05:45		0	0							0
06:00		0	2							2
06:15		0	3							3
06:30		1	<b>10</b>							11
06:45		2	<b>9</b>							11
07:00		2	<b>7</b>							9
07:15		3	<b>10</b>							13
07:30		6	9							15
07:45		3	8							11
08:00		2	8							10
08:15		2	0							2
08:30		12	6							18
08:45		1	1							2
09:00		4	6							10
09:15		4	10							14
09:30		<b>6</b>	6							<b>12</b>
09:45		<b>11</b>	2							<b>13</b>
10:00		<b>8</b>	3							<b>11</b>
10:15		4	14							<b>18</b>
10:30		6	2							8
10:45		8	6							14
11:00		7	5							12
11:15		4	6							10
11:30		6	3							9
11:45		8	4							12
Total		111	145							256
Percent		43.4%	56.6%							
Peak	-	09:15	06:30	-	-	-	-	-	-	09:30
Vol.	-	29	36	-	-	-	-	-	-	54
P.H.F.		0.659	0.900							0.750

## L2 Data Collection

L2DataCollection.com

Study: WHPA0002  
 Type: Volume / Direction  
 Tech: Judd / Klaren  
 Count: Axle Hits /2

Idaho (208) 860-7554 Utah (801) 431-2993 Hubbard Rd b Meridian Rd & Hubbard Rd VOL  
 Date Start: 07-Aug-18  
 Date End: 08-Aug-18  
 Hubbard Rd between Meridian Rd & Locust  
 Ada County, Idaho

Start Time	07-Aug-18 Tue	WB	EB							Total
12:00 PM		10	3							13
12:15		2	4							6
12:30		6	5							11
12:45		6	3							9
01:00		6	6							12
01:15		5	10							15
01:30		3	8							11
01:45		10	4							14
02:00		7	6							13
02:15		9	3							12
02:30		6	3							9
02:45		4	1							5
03:00		12	10							22
03:15		3	1							4
03:30		7	7							14
03:45		8	3							11
04:00		5	2							7
04:15		5	6							11
04:30		10	2							12
04:45		16	2							18
05:00		3	2							5
05:15		5	4							9
05:30		10	1							11
05:45		6	8							14
06:00		6	1							7
06:15		4	4							8
06:30		6	3							9
06:45		4	4							8
07:00		3	4							7
07:15		2	5							7
07:30		2	4							6
07:45		6	1							7
08:00		1	2							3
08:15		4	3							7
08:30		1	2							3
08:45		1	1							2
09:00		0	2							2
09:15		2	1							3
09:30		4	0							4
09:45		1	1							2
10:00		3	2							5
10:15		0	0							0
10:30		1	1							2
10:45		0	0							0
11:00		2	0							2
11:15		1	1							2
11:30		1	1							2
11:45		0	0							0
Total		219	147							366
Percent		59.8%	40.2%							
Peak	-	16:00	13:00	-	-	-	-	-	-	13:15
Vol.	-	36	28	-	-	-	-	-	-	53
P.H.F.		0.563	0.700							0.883

## L2 Data Collection

L2DataCollection.com

Study: WHPA0002  
 Type: Volume / Direction  
 Tech: Judd / Klaren  
 Count: Axle Hits /2

Idaho (208) 860-7554 Utah (801) 431-2993 Hubbard Rd b Meridian Rd & Hubbard Rd VOL  
 Date Start: 07-Aug-18  
 Date End: 08-Aug-18  
 Hubbard Rd between Meridian Rd & Locust  
 Ada County, Idaho

Start Time	08-Aug-18 Wed	WB	EB							Total	
12:00 AM		0	0								0
12:15		1	0								1
12:30		1	0								1
12:45		0	1								1
01:00		0	0								0
01:15		0	1								1
01:30		0	0								0
01:45		0	1								1
02:00		1	0								1
02:15		0	0								0
02:30		0	0								0
02:45		0	0								0
03:00		*	*								*
03:15		*	*								*
03:30		*	*								*
03:45		*	*								*
04:00		*	*								*
04:15		*	*								*
04:30		*	*								*
04:45		*	*								*
05:00		*	*								*
05:15		*	*								*
05:30		*	*								*
05:45		*	*								*
06:00		*	*								*
06:15		*	*								*
06:30		*	*								*
06:45		*	*								*
07:00		*	*								*
07:15		*	*								*
07:30		*	*								*
07:45		*	*								*
08:00		*	*								*
08:15		*	*								*
08:30		*	*								*
08:45		*	*								*
09:00		*	*								*
09:15		*	*								*
09:30		*	*								*
09:45		*	*								*
10:00		*	*								*
10:15		*	*								*
10:30		*	*								*
10:45		*	*								*
11:00		*	*								*
11:15		*	*								*
11:30		*	*								*
11:45		*	*								*
Total		3	3								6
Percent		50.0%	50.0%								
Peak	-	12:00	00:30	-	-	-	-	-	-	-	12:00
Vol.	-	2	2	-	-	-	-	-	-	-	3
P.H.F.		0.500	0.500								0.750
Total		333	295								628
Percent		53.0%	47.0%								

# L2 Data Collection

L2DataCollection.com

Study: WHPA0002  
 Type: Volume / Direction  
 Tech: Judd / Klaren  
 Count: Axle Hits / 2

Idaho (208) 860-7554 Utah (801) 431-2993  
 Locust Grove Rd between Columbia & Hubbard VOL  
 Date Start: 07-Aug-18  
 Date End: 08-Aug-18  
 Locust Grove between Columbia & Hubbard  
 Ada County, Idaho

Start Time	07-Aug-18 Tue	SB	NB							Total
12:00 AM		*	*							*
12:15		*	*							*
12:30		*	*							*
12:45		*	*							*
01:00		*	*							*
01:15		*	*							*
01:30		*	*							*
01:45		*	*							*
02:00		*	*							*
02:15		*	*							*
02:30		*	*							*
02:45		*	*							*
03:00		0	0							0
03:15		1	0							1
03:30		0	0							0
03:45		0	0							0
04:00		0	1							1
04:15		0	0							0
04:30		0	0							0
04:45		0	0							0
05:00		0	3							3
05:15		2	0							2
05:30		1	5							6
05:45		0	4							4
06:00		0	1							1
06:15		2	0							2
06:30		0	9							9
06:45		6	15							21
07:00		1	13							14
07:15		4	19							23
07:30		12	12							24
07:45		10	8							18
08:00		6	12							18
08:15		6	16							22
08:30		8	9							17
08:45		4	6							10
09:00		5	6							11
09:15		5	9							14
09:30		7	8							15
09:45		9	6							15
10:00		10	4							14
10:15		4	10							14
10:30		10	8							18
10:45		7	9							16
11:00		3	3							6
11:15		6	9							15
11:30		6	6							12
11:45		10	8							18
Total		145	219							364
Percent		39.8%	60.2%							
Peak	-	07:30	06:45	-	-	-	-	-	-	07:15
Vol.	-	34	59	-	-	-	-	-	-	83
P.H.F.		0.708	0.776							0.865

## L2 Data Collection

L2DataCollection.com

Study: WHPA0002  
 Type: Volume / Direction  
 Tech: Judd / Klaren  
 Count: Axle Hits / 2

Idaho (208) 860-7554    Utah (801) 431-2993  
 Locust Grove Rd between Columbia & Hubbard VOL  
 Date Start: 07-Aug-18  
 Date End: 08-Aug-18  
 Locust Grove between Columbia & Hubbard  
 Ada County, Idaho

Start Time	07-Aug-18 Tue	SB	NB						Total	
12:00 PM		5	5						10	
12:15		10	4						14	
12:30		5	8						13	
12:45		8	6						14	
01:00		11	4						15	
01:15		6	4						10	
01:30		5	5						10	
01:45		8	2						10	
02:00		13	6						19	
02:15		8	5						13	
02:30		14	4						18	
02:45		9	4						13	
03:00		12	10						22	
03:15		7	6						13	
03:30		12	10						22	
03:45		14	8						22	
04:00		21	2						23	
04:15		16	14						30	
04:30		16	12						28	
04:45		20	5						25	
05:00		18	12						30	
05:15		17	4						21	
05:30		19	5						24	
05:45		19	4						23	
06:00		15	8						23	
06:15		9	4						13	
06:30		14	4						18	
06:45		7	6						13	
07:00		6	5						11	
07:15		10	4						14	
07:30		9	5						14	
07:45		4	2						6	
08:00		1	3						4	
08:15		6	0						6	
08:30		6	2						8	
08:45		5	3						8	
09:00		8	3						11	
09:15		8	2						10	
09:30		4	1						5	
09:45		6	1						7	
10:00		4	5						9	
10:15		3	0						3	
10:30		0	2						2	
10:45		4	0						4	
11:00		2	0						2	
11:15		1	0						1	
11:30		2	0						2	
11:45		0	1						1	
Total		427	210						637	
Percent		67.0%	33.0%							
Peak	-	16:45	16:15	-	-	-	-	-	-	16:15
Vol.	-	74	43	-	-	-	-	-	-	113
P.H.F.		0.925	0.768						0.942	

## L2 Data Collection

L2DataCollection.com

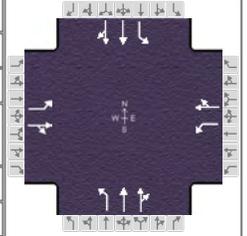
Study: WHPA0002  
 Type: Volume / Direction  
 Tech: Judd / Klaren  
 Count: Axle Hits / 2

Idaho (208) 860-7554    Utah (801) 431-2993  
 Locust Grove Rd between Columbia & Hubbard VOL  
 Date Start: 07-Aug-18  
 Date End: 08-Aug-18  
 Locust Grove between Columbia & Hubbard  
 Ada County, Idaho

Start Time	08-Aug-18 Wed	SB	NB							Total
12:00 AM		1	0							1
12:15		2	0							2
12:30		1	0							1
12:45		0	0							0
01:00		2	0							2
01:15		0	0							0
01:30		0	1							1
01:45		0	0							0
02:00		0	0							0
02:15		1	0							1
02:30		0	0							0
02:45		0	0							0
03:00		*	*							*
03:15		*	*							*
03:30		*	*							*
03:45		*	*							*
04:00		*	*							*
04:15		*	*							*
04:30		*	*							*
04:45		*	*							*
05:00		*	*							*
05:15		*	*							*
05:30		*	*							*
05:45		*	*							*
06:00		*	*							*
06:15		*	*							*
06:30		*	*							*
06:45		*	*							*
07:00		*	*							*
07:15		*	*							*
07:30		*	*							*
07:45		*	*							*
08:00		*	*							*
08:15		*	*							*
08:30		*	*							*
08:45		*	*							*
09:00		*	*							*
09:15		*	*							*
09:30		*	*							*
09:45		*	*							*
10:00		*	*							*
10:15		*	*							*
10:30		*	*							*
10:45		*	*							*
11:00		*	*							*
11:15		*	*							*
11:30		*	*							*
11:45		*	*							*
Total		7	1							8
Percent		87.5%	12.5%							
Peak	-	00:15	00:45	-	-	-	-	-	-	00:15
Vol.	-	5	1	-	-	-	-	-	-	5
P.H.F.		0.625	0.250							0.625
Total		579	430							1009
Percent		57.4%	42.6%							

# HCS7 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	WH Pacific			Duration, h	0.25		
Analyst	M Olson	Analysis Date	9/19/2018	Area Type	Other		
Jurisdiction	ADA County	Time Period	AM Weekday Peak	PHF	0.90		
Urban Street	Meridian Rd (SR 69)	Analysis Year	2018	Analysis Period	1 > 7:00		
Intersection	Meridian at Hubbard	File Name	A-Meridian_Hubb AM 2018 Existing.xus				
Project Description	A - 2018 AM Existing						



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand ( v ), veh/h	133	23	14	7	4	10	9	874	4	14	324	42

Signal Information													
Cycle, s	100.0	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	No	Simult. Gap E/W	On	Green	1.5	0.6	66.8	1.2	5.0	5.0			
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	0.0	4.0	4.0	4.0	4.0			
				Red	0.0	0.0	0.0	0.0	0.0	0.0			

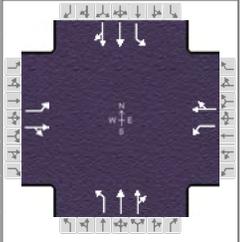
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	4.0	2.0	4.0	2.0	4.0	2.0	4.0
Phase Duration, s	14.1	18.0	5.2	9.0	5.5	70.8	6.1	71.4
Change Period, ( Y+R <sub>c</sub> ), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway ( MAH ), s	3.1	3.2	3.1	3.2	2.9	0.0	2.9	0.0
Queue Clearance Time ( g <sub>s</sub> ), s	10.2	4.1	2.4	2.9	2.6		2.9	
Green Extension Time ( g <sub>e</sub> ), s	0.1	0.1	0.0	0.1	0.0	0.0	0.0	0.0
Phase Call Probability	0.98	1.00	0.19	0.83	0.24		0.35	
Max Out Probability	0.05	0.00	0.00	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate ( v ), veh/h	148	41		8	16		10	488	487	16	206	201
Adjusted Saturation Flow Rate ( s ), veh/h/ln	1767	1737		1767	1644		1682	1767	1764	1711	1796	1724
Queue Service Time ( g <sub>s</sub> ), s	8.2	2.1		0.4	0.9		0.6	12.7	12.7	0.9	4.2	4.3
Cycle Queue Clearance Time ( g <sub>c</sub> ), s	8.2	2.1		0.4	0.9		0.6	12.7	12.7	0.9	4.2	4.3
Green Ratio ( g/C )	0.10	0.14		0.01	0.05		0.01	0.67	0.67	0.02	0.67	0.67
Capacity ( c ), veh/h	179	243		21	82		24	1179	1177	36	1211	1162
Volume-to-Capacity Ratio ( X )	0.824	0.169		0.377	0.189		0.408	0.414	0.414	0.432	0.170	0.173
Back of Queue ( Q ), ft/ln ( 50 th percentile)	97	22.6		5.5	9.6		7	104.3	104.1	10.4	33.7	32.9
Back of Queue ( Q ), veh/ln ( 50 th percentile)	3.8	0.9		0.2	0.4		0.3	3.9	3.9	0.4	1.3	1.2
Queue Storage Ratio ( RQ ) ( 50 th percentile)	1.62	0.00		0.06	0.00		0.05	0.00	0.00	0.06	0.00	0.00
Uniform Delay ( d <sub>1</sub> ), s/veh	44.1	37.9		49.1	45.6		48.8	7.6	7.6	48.4	6.0	6.0
Incremental Delay ( d <sub>2</sub> ), s/veh	5.4	0.1		4.2	0.4		4.0	1.1	1.1	3.0	0.3	0.3
Initial Queue Delay ( d <sub>3</sub> ), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay ( d ), s/veh	49.4	38.0		53.2	46.0		52.9	8.7	8.7	51.4	6.3	6.3
Level of Service ( LOS )	D	D		D	D		D	A	A	D	A	A
Approach Delay, s/veh / LOS	46.9		D	48.4		D	9.2		A	8.0		A
Intersection Delay, s/veh / LOS	13.8						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.30	B	2.31	B	1.87	B	1.86	B
Bicycle LOS Score / LOS	0.80	A	0.53	A	1.30	A	0.84	A

## HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	WH Pacific			Duration, h	0.25
Analyst	M Olson	Analysis Date	9/19/2018	Area Type	Other
Jurisdiction	ADA County	Time Period	PM Peak	PHF	0.90
Urban Street	Meridian Rd (SR 69)	Analysis Year	2018	Analysis Period	1 > 7:00
Intersection	Meridian at Hubbard	File Name	B-Meridian_Hubb PM 2018 Existing.xus		
Project Description	B-2018 PM Existing				



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand ( $v$ ), veh/h	67	9	28	9	9	29	29	485	8	15	1047	273

Signal Information				Signal Phases											
Cycle, s	100.0	Reference Phase	2												
Offset, s	0	Reference Point	End	Green	2.2	1.3	69.5	1.5	4.0	5.6					
Uncoordinated	No	Simult. Gap E/W	On	Yellow	4.0	0.0	4.0	4.0	0.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0	0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	4.0	2.0	4.0	2.0	4.0	2.0	4.0
Phase Duration, s	9.4	13.5	5.5	9.6	7.5	74.8	6.2	73.5
Change Period, ( $Y+R_c$ ), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway ( $MAH$ ), s	3.1	3.3	3.1	3.3	2.9	0.0	2.9	0.0
Queue Clearance Time ( $g_s$ ), s	6.2	4.3	2.6	4.5	3.9		3.0	
Green Extension Time ( $g_e$ ), s	0.1	0.2	0.0	0.1	0.0	0.0	0.0	0.0
Phase Call Probability	0.87	0.99	0.24	0.93	0.59		0.37	
Max Out Probability	0.00	0.00	0.00	0.00	0.00		0.00	

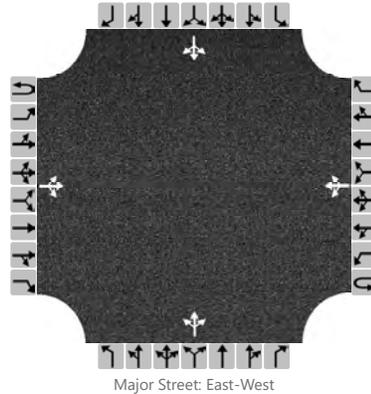
Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate ( $v$ ), veh/h	74	41		10	42		32	275	273	17	754	713
Adjusted Saturation Flow Rate ( $s$ ), veh/h/ln	1767	1633		1767	1631		1682	1767	1756	1711	1796	1669
Queue Service Time ( $g_s$ ), s	4.2	2.3		0.6	2.5		1.9	5.4	5.4	1.0	22.1	22.8
Cycle Queue Clearance Time ( $g_c$ ), s	4.2	2.3		0.6	2.5		1.9	5.4	5.4	1.0	22.1	22.8
Green Ratio ( $g/C$ )	0.05	0.10		0.01	0.06		0.04	0.71	0.71	0.02	0.69	0.69
Capacity ( $c$ ), veh/h	96	156		26	91		60	1251	1243	38	1248	1159
Volume-to-Capacity Ratio ( $X$ )	0.775	0.264		0.389	0.466		0.540	0.220	0.220	0.438	0.604	0.615
Back of Queue ( $Q$ ), ft/ln ( 50 th percentile)	49.4	24.1		6.9	26.6		21.3	39.5	39.6	11.1	174.1	168.3
Back of Queue ( $Q$ ), veh/ln ( 50 th percentile)	1.9	0.9		0.3	1.0		0.8	1.5	1.5	0.4	6.6	6.4
Queue Storage Ratio ( $RQ$ ) ( 50 th percentile)	0.82	0.00		0.08	0.00		0.14	0.00	0.00	0.07	0.00	0.00
Uniform Delay ( $d_1$ ), s/veh	46.7	42.0		48.8	45.8		47.4	5.1	5.1	48.3	8.0	8.1
Incremental Delay ( $d_2$ ), s/veh	4.9	0.3		3.5	1.4		2.8	0.4	0.4	2.9	2.2	2.4
Initial Queue Delay ( $d_3$ ), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay ( $d$ ), s/veh	51.6	42.3		52.4	47.2		50.2	5.5	5.5	51.2	10.2	10.6
Level of Service (LOS)	D	D		D	D		D	A	A	D	B	B
Approach Delay, s/veh / LOS	48.3		D	48.2		D	7.9		A	10.9		B
Intersection Delay, s/veh / LOS	12.9						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.31	B	2.31	B	1.86	B	1.86	B
Bicycle LOS Score / LOS	0.68	A	0.57	A	0.97	A	1.71	B

# HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	Jerry Liu			Intersection	Locust Grove and Hubbard		
Agency/Co.	WHPacific			Jurisdiction			
Date Performed	9/15/2018			East/West Street	Hubbard R		
Analysis Year	2018			North/South Street	Locust Grove		
Time Analyzed	2018 Existing AM			Peak Hour Factor	0.90		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Trilogy						

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12	
Priority																	
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0	
Configuration			LTR				LTR				LTR				LTR		
Volume, V (veh/h)		14	17	4		0	9	2		0	38	1		1	11	5	
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3	
Proportion Time Blocked																	
Percent Grade (%)										0				0			
Right Turn Channelized	No				No				No				No				
Median Type/Storage	Undivided																

## Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

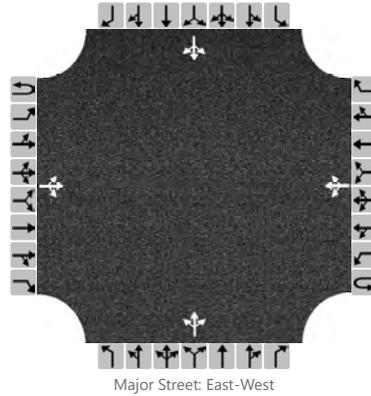
## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		16			0					43					19		
Capacity, c (veh/h)		1598			1584					819					882		
v/c Ratio		0.01			0.00					0.05					0.02		
95% Queue Length, Q <sub>95</sub> (veh)		0.0			0.0					0.2					0.1		
Control Delay (s/veh)		7.3			7.3					9.6					9.2		
Level of Service, LOS		A			A					A					A		
Approach Delay (s/veh)		3.0				0.0				9.6				9.2			
Approach LOS		A				A				A				A			

# HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	Jerry Liu			Intersection	Locust Grove and Hubbard		
Agency/Co.	WHPacific			Jurisdiction			
Date Performed	9/15/2018			East/West Street	Hubbard R		
Analysis Year	2018			North/South Street	Locust Grove		
Time Analyzed	2018 Existing PM			Peak Hour Factor	0.90		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Trilogy						

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6	7	8	9		10	11	12	
Priority																
Number of Lanes	0	0	1	0	0	0	1	0	0	1	0		0	1	0	
Configuration			LTR				LTR				LTR				LTR	
Volume, V (veh/h)		2	9	4		8	11	0		2	16	3		0	64	7
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

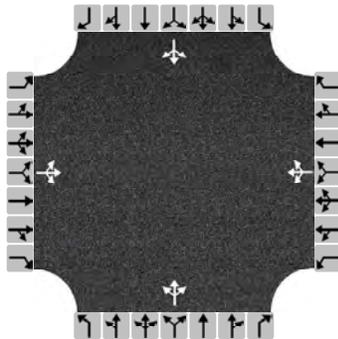
## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		2			9						23					79	
Capacity, c (veh/h)		1598			1596						861					854	
v/c Ratio		0.00			0.01						0.03					0.09	
95% Queue Length, Q <sub>95</sub> (veh)		0.0			0.0						0.1					0.3	
Control Delay (s/veh)		7.3			7.3						9.3					9.6	
Level of Service, LOS		A			A						A					A	
Approach Delay (s/veh)	0.9				3.1				9.3				9.6				
Approach LOS	A				A				A				A				

# HCS7 All-Way Stop Control Report

General Information		Site Information	
Analyst	Jerry Liu	Intersection	Locust Grove and Columbia
Agency/Co.	WHPacific	Jurisdiction	
Date Performed	9/15/2018	East/West Street	Columbia Rd
Analysis Year	2018	North/South Street	Locust Grove Rd
Analysis Time Period (hrs)	0.25	Peak Hour Factor	0.90
Time Analyzed	Existing AM		
Project Description	Trilogy		

## Lanes



## Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Movement												
Volume	61	211	4	4	71	15	4	41	7	18	16	16
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	307			100			58			56		
Percent Heavy Vehicles	3			3			3			3		

## Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.273			0.089			0.051			0.049		
Final Departure Headway, hd (s)	4.39			4.49			4.90			4.85		
Final Degree of Utilization, x	0.374			0.125			0.079			0.075		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, ts (s)	2.39			2.49			2.90			2.85		

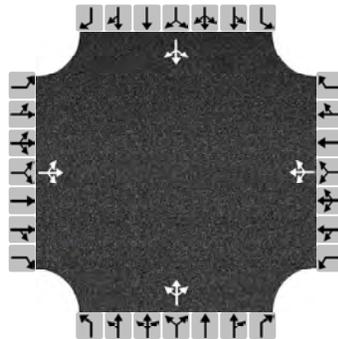
## Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	307			100			58			56		
Capacity	820			803			735			743		
95% Queue Length, Q <sub>95</sub> (veh)	1.7			0.4			0.3			0.2		
Control Delay (s/veh)	10.0			8.1			8.3			8.2		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh)	10.0			8.1			8.3			8.2		
Approach LOS	A			A			A			A		
Intersection Delay, s/veh   LOS	9.3						A					

# HCS7 All-Way Stop Control Report

General Information		Site Information	
Analyst	Jerry Liu	Intersection	Locust Grove and Columbia
Agency/Co.	WHPacific	Jurisdiction	
Date Performed	9/15/2018	East/West Street	Columbia Rd
Analysis Year	2018	North/South Street	Locust Grove Rd
Analysis Time Period (hrs)	0.25	Peak Hour Factor	0.90
Time Analyzed	Existing PM		
Project Description	Trilogy		

## Lanes



## Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Movement												
Volume	15	93	4	10	259	19	2	11	6	16	58	68
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	124			320			21			158		
Percent Heavy Vehicles	3			3			3			3		

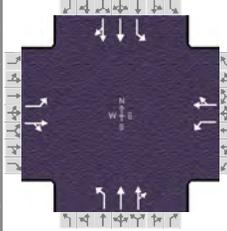
## Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.111			0.284			0.019			0.140		
Final Departure Headway, hd (s)	4.78			4.53			5.07			4.77		
Final Degree of Utilization, x	0.165			0.402			0.030			0.209		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, ts (s)	2.78			2.53			3.07			2.77		

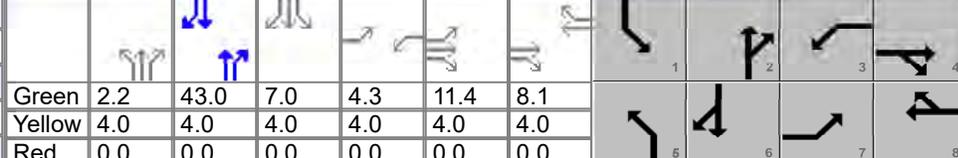
## Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	124			320			21			158		
Capacity	752			795			711			755		
95% Queue Length, Q <sub>95</sub> (veh)	0.6			2.0			0.1			0.8		
Control Delay (s/veh)	8.7			10.5			8.2			9.0		
Level of Service, LOS	A			B			A			A		
Approach Delay (s/veh)	8.7			10.5			8.2			9.0		
Approach LOS	A			B			A			A		
Intersection Delay, s/veh   LOS	9.7						A					

## HCS7 Signalized Intersection Results Summary

General Information				Intersection Information		
Agency	WH Pacific			Duration, h	0.25	
Analyst	M Olson	Analysis Date	Sep 19, 2018	Area Type	Other	
Jurisdiction	ADA County	Time Period	AM	PHF	0.90	
Urban Street	Meridian Rd (SR 69)	Analysis Year	2025	Analysis Period	1 > 7:00	
Intersection	Meridian at Hubbard	File Name	C-Meridian_Hubb AM 2025 No-Build.xus			
Project Description	C-2025 AM - No Build					

Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand ( v ), veh/h	280	140	30	40	25	60	15	1530	25	85	360	45

Signal Information														
Cycle, s	100.0	Reference Phase	2	Green	2.2	43.0	7.0	4.3	11.4	8.1				
Offset, s	0	Reference Point	End	Yellow	4.0	4.0	4.0	4.0	4.0	4.0				
Uncoordinated	No	Simult. Gap E/W	On	Red	0.0	0.0	0.0	0.0	0.0	0.0				
Force Mode	Fixed	Simult. Gap N/S	On											

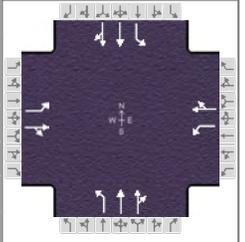
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	4.0	2.0	4.0	2.0	4.0	2.0	4.0
Phase Duration, s	23.7	27.5	8.3	12.1	6.2	53.3	11.0	58.0
Change Period, ( Y+R <sub>c</sub> ), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway ( MAH ), s	3.0	3.0	3.0	3.0	2.9	0.0	2.9	0.0
Queue Clearance Time ( g <sub>s</sub> ), s	19.2	11.0	4.5	7.6	3.0		7.4	
Green Extension Time ( g <sub>e</sub> ), s	0.5	0.5	0.1	0.5	0.0	0.0	0.1	0.0
Phase Call Probability	1.00	1.00	0.71	1.00	0.37		0.93	
Max Out Probability	0.00	0.00	0.00	0.00	0.00		1.00	

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate ( v ), veh/h	311	189		44	94		17	865	863	94	228	222
Adjusted Saturation Flow Rate ( s ), veh/h/ln	1767	1798		1767	1646		1682	1767	1756	1711	1796	1726
Queue Service Time ( g <sub>s</sub> ), s	17.2	9.0		2.5	5.6		1.0	48.7	49.0	5.4	6.7	6.8
Cycle Queue Clearance Time ( g <sub>c</sub> ), s	17.2	9.0		2.5	5.6		1.0	48.7	49.0	5.4	6.7	6.8
Green Ratio ( g/C )	0.20	0.23		0.04	0.08		0.02	0.49	0.49	0.07	0.54	0.54
Capacity ( c ), veh/h	348	423		75	133		37	870	865	119	970	933
Volume-to-Capacity Ratio ( X )	0.895	0.447		0.591	0.710		0.445	0.994	0.997	0.792	0.235	0.238
Back of Queue ( Q ), ft/ln ( 50 th percentile)	189.4	96.5		28.4	58.9		11.3	647	651.9	75.3	64.5	63
Back of Queue ( Q ), veh/ln ( 50 th percentile)	7.4	3.8		1.1	2.3		0.4	24.1	24.3	2.9	2.4	2.4
Queue Storage Ratio ( RQ ) ( 50 th percentile)	3.16	0.00		0.32	0.00		0.08	0.00	0.00	0.46	0.00	0.00
Uniform Delay ( d <sub>1</sub> ), s/veh	39.2	32.7		47.0	44.8		48.3	25.2	25.3	45.8	12.1	12.1
Incremental Delay ( d <sub>2</sub> ), s/veh	3.3	0.3		2.7	2.6		3.1	29.0	29.9	20.3	0.6	0.6
Initial Queue Delay ( d <sub>3</sub> ), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay ( d ), s/veh	42.5	33.0		49.7	47.4		51.3	54.2	55.2	66.1	12.7	12.7
Level of Service ( LOS )	D	C		D	D		D	D	E	E	B	B
Approach Delay, s/veh / LOS	38.9		D	48.2		D	54.7		D	22.0		C
Intersection Delay, s/veh / LOS	45.6						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.29	B	2.31	B	1.95	B	1.89	B
Bicycle LOS Score / LOS	1.31	A	0.72	A	1.93	B	0.94	A

# HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	WH Pacific			Duration, h	0.25
Analyst	M Olson	Analysis Date	Sep 19, 2018	Area Type	Other
Jurisdiction	ADA County	Time Period	PM	PHF	0.90
Urban Street	Meridian Rd (SR 69)	Analysis Year	2025	Analysis Period	1 > 7:00
Intersection	Meridian at Hubbard	File Name	D-Meridian_Hubb PM 2025 No-Build.xus		
Project Description	2025 PM - No Build				



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand ( v ), veh/h	140	50	55	50	60	170	50	850	50	50	1170	305

Signal Information				Phase Diagrams											
Cycle, s	125.0	Reference Phase	2												
Offset, s	0	Reference Point	End												
Uncoordinated	No	Simult. Gap E/W	On												
Force Mode	Fixed	Simult. Gap N/S	On												
		Green		5.2	69.0	5.1	3.9	21.8	0.0						
		Yellow		4.0	4.0	4.0	4.0	4.0	0.0						
		Red		0.0	0.0	0.0	0.0	0.0	0.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	4.0	2.0	4.0	2.0	4.0	2.0	4.0
Phase Duration, s	17.0	33.7	9.1	25.8	9.3	73.0	9.2	72.9
Change Period, ( Y+R <sub>c</sub> ), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway ( MAH ), s	3.0	3.2	3.0	3.2	2.9	0.0	2.9	0.0
Queue Clearance Time ( g <sub>s</sub> ), s	12.8	9.0	5.9	21.1	6.1		6.0	
Green Extension Time ( g <sub>e</sub> ), s	0.3	0.7	0.1	0.7	0.1	0.0	0.1	0.0
Phase Call Probability	1.00	1.00	0.85	1.00	0.85		0.85	
Max Out Probability	0.00	0.00	0.00	0.00	0.00		0.00	

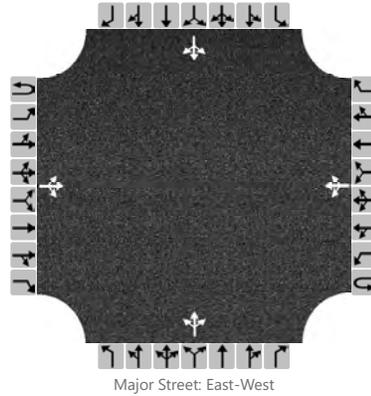
Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate ( v ), veh/h	156	117		56	256		56	505	495	56	836	803
Adjusted Saturation Flow Rate ( s ), veh/h/ln	1767	1696		1767	1638		1682	1767	1732	1711	1796	1669
Queue Service Time ( g <sub>s</sub> ), s	10.8	7.0		3.9	19.1		4.1	22.4	22.4	4.0	48.8	52.0
Cycle Queue Clearance Time ( g <sub>c</sub> ), s	10.8	7.0		3.9	19.1		4.1	22.4	22.4	4.0	48.8	52.0
Green Ratio ( g/C )	0.10	0.24		0.04	0.17		0.04	0.55	0.55	0.04	0.55	0.55
Capacity ( c ), veh/h	184	403		73	286		71	975	956	71	990	921
Volume-to-Capacity Ratio ( X )	0.846	0.290		0.766	0.895		0.783	0.518	0.518	0.778	0.844	0.873
Back of Queue ( Q ), ft/ln ( 50 th percentile)	125.4	74		46.8	202.9		48.6	233.4	229.1	47.8	540.2	548.6
Back of Queue ( Q ), veh/ln ( 50 th percentile)	4.9	2.9		1.8	7.9		1.8	8.7	8.5	1.8	20.5	20.8
Queue Storage Ratio ( RQ ) ( 50 th percentile)	2.09	0.00		0.53	0.00		0.32	0.00	0.00	0.29	0.00	0.00
Uniform Delay ( d <sub>1</sub> ), s/veh	55.0	39.0		59.3	50.5		59.3	17.6	17.6	59.3	23.5	24.2
Incremental Delay ( d <sub>2</sub> ), s/veh	4.1	0.1		6.2	4.0		6.9	2.0	2.0	6.7	8.7	11.2
Initial Queue Delay ( d <sub>3</sub> ), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay ( d ), s/veh	59.1	39.2		65.5	54.5		66.2	19.5	19.6	66.0	32.3	35.4
Level of Service ( LOS )	E	D		E	D		E	B	B	E	C	D
Approach Delay, s/veh / LOS	50.5		D	56.4		E	22.0		C	34.9		C
Intersection Delay, s/veh / LOS	34.1						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.30	B	2.31	B	1.90	B	1.90	B
Bicycle LOS Score / LOS	0.94	A	1.00	A	1.36	A	1.89	B

# HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	Jerry Liu			Intersection	Locust Grove and Hubbard		
Agency/Co.	WHPacific			Jurisdiction			
Date Performed	9/15/2018			East/West Street	Hubbard R		
Analysis Year	2025			North/South Street	Locust Grove		
Time Analyzed	2025 NoBuild AM			Peak Hour Factor	0.90		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Trilogy						

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6	7	8	9		10	11	12	
Priority																
Number of Lanes	0	0	1	0	0	0	1	0	0	1	0		0	1	0	
Configuration			LTR				LTR				LTR				LTR	
Volume, V (veh/h)		100	125	25		10	100	10		10	290	5		5	40	15
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized		No				No				No				No		
Median Type/Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

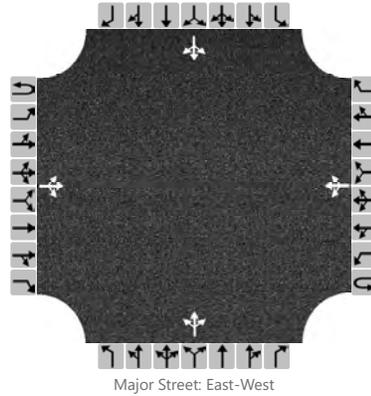
## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		111				11					339				67		
Capacity, c (veh/h)		1457				1403					420				387		
v/c Ratio		0.08				0.01					0.81				0.17		
95% Queue Length, Q <sub>95</sub> (veh)		0.2				0.0					7.3				0.6		
Control Delay (s/veh)		7.7				7.6					40.9				16.2		
Level of Service, LOS		A				A					E				C		
Approach Delay (s/veh)		3.5				0.7				40.9				16.2			
Approach LOS		A				A				E				C			

# HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	Jerry Liu			Intersection	Locust Grove and Hubbard		
Agency/Co.	WHPacific			Jurisdiction			
Date Performed	9/15/2018			East/West Street	Hubbard R		
Analysis Year	2025			North/South Street	Locust Grove		
Time Analyzed	2025 NoBuild PM			Peak Hour Factor	0.90		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Trilogy						

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume, V (veh/h)		25	100	25		70	240	10		20	100	10		5	235	20
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

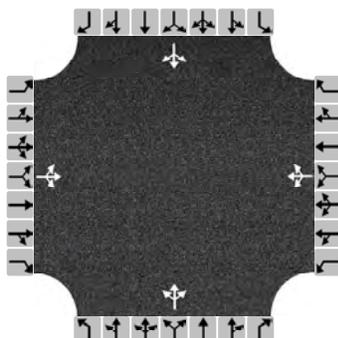
## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		28			78					144				289			
Capacity, c (veh/h)		1278			1437					295				378			
v/c Ratio		0.02			0.05					0.49				0.77			
95% Queue Length, Q <sub>95</sub> (veh)		0.1			0.2					2.5				6.3			
Control Delay (s/veh)		7.9			7.6					28.2				39.7			
Level of Service, LOS		A			A					D				E			
Approach Delay (s/veh)		1.5				2.1				28.2				39.7			
Approach LOS										D				E			

# HCS7 All-Way Stop Control Report

General Information		Site Information	
Analyst	Jerry Liu	Intersection	Locust Grove and Columbia
Agency/Co.	WHPacific	Jurisdiction	
Date Performed	9/15/2018	East/West Street	Columbia Rd
Analysis Year	2025	North/South Street	Locust Grove Rd
Analysis Time Period (hrs)	0.25	Peak Hour Factor	0.90
Time Analyzed	2025 NoBuild AM		
Project Description	Trilogy		

## Lanes



## Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Movement												
Volume	140	510	15	15	150	30	30	335	35	45	60	40
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	739			217			444			161		
Percent Heavy Vehicles	3			3			3			3		

## Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.657			0.193			0.395			0.143		
Final Departure Headway, hd (s)	6.86			7.52			6.97			7.83		
Final Degree of Utilization, x	1.408			0.453			0.861			0.350		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, ts (s)	4.86			5.52			4.97			5.83		

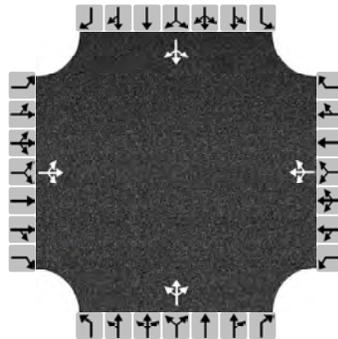
## Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	739			217			444			161		
Capacity	525			479			516			460		
95% Queue Length, Q <sub>95</sub> (veh)	34.7			2.3			9.2			1.6		
Control Delay (s/veh)	214.5			16.6			39.4			15.0		
Level of Service, LOS	F			C			E			B		
Approach Delay (s/veh)	214.5			16.6			39.4			15.0		
Approach LOS	F			C			E			B		
Intersection Delay, s/veh   LOS	116.6						F					

# HCS7 All-Way Stop Control Report

General Information		Site Information	
Analyst	Jerry Liu	Intersection	Locust Grove and Columbia
Agency/Co.	WHPacific	Jurisdiction	
Date Performed	9/15/2018	East/West Street	Columbia Rd
Analysis Year	2025	North/South Street	Locust Grove Rd
Analysis Time Period (hrs)	0.25	Peak Hour Factor	0.90
Time Analyzed	2025 NoBuild PM		
Project Description	Trilogy		

## Lanes



## Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Movement												
Volume	35	225	15	35	560	40	15	90	30	40	210	170
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	306			706			150			467		
Percent Heavy Vehicles	3			3			3			3		

## Departure Headway and Service Time

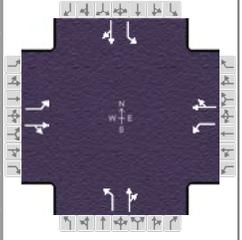
Initial Departure Headway, hd (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.272			0.627			0.133			0.415		
Final Departure Headway, hd (s)	7.76			7.29			8.45			7.13		
Final Degree of Utilization, x	0.659			1.429			0.352			0.924		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, ts (s)	5.76			5.29			6.45			5.13		

## Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	306			706			150			467		
Capacity	464			494			426			505		
95% Queue Length, Q <sub>95</sub> (veh)	4.7			34.2			1.6			11.1		
Control Delay (s/veh)	24.5			225.2			16.0			50.2		
Level of Service, LOS	C			F			C			F		
Approach Delay (s/veh)	24.5			225.2			16.0			50.2		
Approach LOS	C			F			C			F		
Intersection Delay, s/veh   LOS	118.1						F					

## HCS7 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	WH Pacific			Duration, h	0.25		
Analyst	Olson	Analysis Date	9/26/2018	Area Type	Other		
Jurisdiction	ADA County	Time Period	AM	PHF	0.90		
Urban Street	E Columbia Rd	Analysis Year	2025	Analysis Period	1 > 7:00		
Intersection	Columbia and Locust Gr...	File Name	I-Columb_LocustGroV AM 2025 NoBuild.xus				
Project Description	2025 No Build AM						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand ( $v$ ), veh/h	140	510	15	15	150	30	30	335	35	45	60	40

Signal Information													
Cycle, s	60.0	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	No	Simult. Gap E/W	On	Green	1.5	28.5	18.0	0.0	0.0	0.0			
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	4.0	4.0	0.0	0.0	0.0			
				Red	0.0	0.0	0.0	0.0	0.0	0.0			

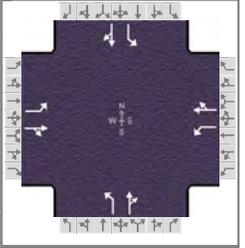
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2	1	6		8		4
Case Number		6.3	1.0	4.0		6.0		6.0
Phase Duration, s		32.5	5.5	38.0		22.0		22.0
Change Period, ( $Y+R_c$ ), s		4.0	4.0	4.0		4.0		4.0
Max Allow Headway ( $MAH$ ), s		0.0	3.0	0.0		3.0		3.0
Queue Clearance Time ( $g_s$ ), s			2.3			14.2		17.0
Green Extension Time ( $g_e$ ), s		0.0	0.0	0.0		1.1		1.0
Phase Call Probability			0.24			1.00		1.00
Max Out Probability			0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate ( $v$ ), veh/h	156	583		17	200		33	411		50	111	
Adjusted Saturation Flow Rate ( $s$ ), veh/h/ln	1173	1846		1767	1801		1272	1824		967	1731	
Queue Service Time ( $g_s$ ), s	4.8	14.6		0.3	3.3		1.2	12.2		2.9	2.9	
Cycle Queue Clearance Time ( $g_c$ ), s	5.0	14.6		0.3	3.3		3.9	12.2		15.0	2.9	
Green Ratio ( $g/C$ )	0.48	0.48		0.53	0.57		0.30	0.30		0.30	0.30	
Capacity ( $c$ ), veh/h	675	876		351	1019		445	549		217	521	
Volume-to-Capacity Ratio ( $X$ )	0.231	0.666		0.047	0.196		0.075	0.748		0.230	0.213	
Back of Queue ( $Q$ ), ft/ln ( 50 th percentile)	26.8	133.9		1.8	23		7.6	110		15.4	24.2	
Back of Queue ( $Q$ ), veh/ln ( 50 th percentile)	1.0	5.2		0.1	0.9		0.3	4.3		0.6	0.9	
Queue Storage Ratio ( $RQ$ ) ( 50 th percentile)	0.27	0.00		0.02	0.00		0.08	0.00		0.15	0.00	
Uniform Delay ( $d_1$ ), s/veh	9.6	12.1		9.0	6.4		17.1	18.9		25.6	15.7	
Incremental Delay ( $d_2$ ), s/veh	0.8	4.0		0.0	0.4		0.0	0.8		0.2	0.1	
Initial Queue Delay ( $d_3$ ), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay ( $d$ ), s/veh	10.4	16.1		9.0	6.8		17.1	19.7		25.8	15.7	
Level of Service (LOS)	B	B		A	A		B	B		C	B	
Approach Delay, s/veh / LOS	14.9		B	7.0		A	19.5		B	18.9		B
Intersection Delay, s/veh / LOS	15.5						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.88	B	1.87	B	1.91	B	1.91	B
Bicycle LOS Score / LOS	1.71	B	0.85	A	1.22	A	0.75	A

# HCS7 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	WH Pacific			Duration, h	0.25		
Analyst	Olson	Analysis Date	9/26/2018	Area Type	Other		
Jurisdiction	ADA County	Time Period	AM	PHF	0.90		
Urban Street	E Columbia Rd	Analysis Year	2025	Analysis Period	1 > 7:00		
Intersection	Columbia and Locust Gr...	File Name	J-Columb_LocustGrove PM 2025 NoBuild.xus				
Project Description	2025 No Build PM						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand ( v ), veh/h	35	225	15	35	560	40	15	90	30	40	210	170

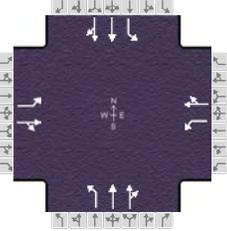
Signal Information											
Cycle, s	60.0	Reference Phase	2								
Offset, s	0	Reference Point	End								
Uncoordinated	No	Simult. Gap E/W	On	Green	2.9	27.3	17.8	0.0	0.0	0.0	
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	4.0	4.0	0.0	0.0	0.0	
				Red	0.0	0.0	0.0	0.0	0.0	0.0	

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2	1	6		8		4
Case Number		6.3	1.0	4.0		6.0		6.0
Phase Duration, s		31.3	6.9	38.2		21.8		21.8
Change Period, ( Y+R <sub>c</sub> ), s		4.0	4.0	4.0		4.0		4.0
Max Allow Headway ( MAH ), s		0.0	3.0	0.0		3.1		3.1
Queue Clearance Time ( g <sub>s</sub> ), s			2.6			16.7		15.7
Green Extension Time ( g <sub>e</sub> ), s		0.0	0.0	0.0		1.1		1.1
Phase Call Probability			0.48			1.00		1.00
Max Out Probability			0.00			0.00		0.00

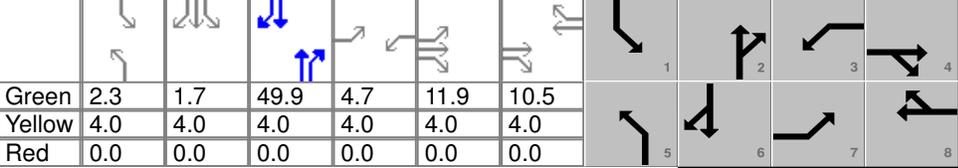
Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate ( v ), veh/h	39	267		39	667		17	133		44	422	
Adjusted Saturation Flow Rate ( s ), veh/h/ln	764	1835		1767	1834		957	1776		1246	1717	
Queue Service Time ( g <sub>s</sub> ), s	2.2	5.6		0.6	14.8		1.0	3.4		1.7	13.7	
Cycle Queue Clearance Time ( g <sub>c</sub> ), s	10.2	5.6		0.6	14.8		14.7	3.4		5.1	13.7	
Green Ratio ( g/C )	0.46	0.46		0.54	0.57		0.30	0.30		0.30	0.30	
Capacity ( c ), veh/h	365	834		603	1043		187	529		421	511	
Volume-to-Capacity Ratio ( X )	0.106	0.320		0.065	0.639		0.089	0.252		0.106	0.826	
Back of Queue ( Q ), ft/ln ( 50 th percentile)	9.4	48.5		4.1	113.8		5.2	29.6		10.6	118.6	
Back of Queue ( Q ), veh/ln ( 50 th percentile)	0.4	1.9		0.2	4.4		0.2	1.2		0.4	4.6	
Queue Storage Ratio ( RQ ) ( 50 th percentile)	0.09	0.00		0.04	0.00		0.05	0.00		0.11	0.00	
Uniform Delay ( d <sub>1</sub> ), s/veh	14.6	10.4		7.1	8.8		26.4	16.0		17.9	19.6	
Incremental Delay ( d <sub>2</sub> ), s/veh	0.6	1.0		0.0	3.0		0.1	0.1		0.0	1.3	
Initial Queue Delay ( d <sub>3</sub> ), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay ( d ), s/veh	15.1	11.5		7.1	11.8		26.5	16.1		17.9	20.9	
Level of Service ( LOS )	B	B		A	B		C	B		B	C	
Approach Delay, s/veh / LOS	11.9		B	11.5		B	17.2		B	20.6		C
Intersection Delay, s/veh / LOS	14.7						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.89	B	1.87	B	1.91	B	1.91	B
Bicycle LOS Score / LOS	0.99	A	1.65	B	0.74	A	1.26	A

# HCS7 Signalized Intersection Results Summary

General Information				Intersection Information		
Agency	WH Pacific			Duration, h	0.25	
Analyst	M Olson	Analysis Date	Sep 19, 2018	Area Type	Other	
Jurisdiction	ADA County	Time Period	AM	PHF	0.90	
Urban Street	Meridian Rd (SR 69)	Analysis Year	2025	Analysis Period	1 > 7:00	
Intersection	Meridian at Hubbard	File Name	E-Meridian_Hubb AM 2025 With Project.xus			
Project Description	2025 AM - With Project					

Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand ( $v$ ), veh/h	280	140	30	47	25	88	15	1530	28	94	360	45

Signal Information																						
Cycle, s	105.0	Reference Phase	2	Green	2.3	1.7	49.9	4.7	11.9	10.5	Yellow	4.0	4.0	4.0	4.0	4.0	Red	0.0	0.0	0.0	0.0	0.0
Offset, s	0	Reference Point	End	Uncoordinated	No	Simult. Gap E/W	On	Force Mode	Fixed	Simult. Gap N/S	On											

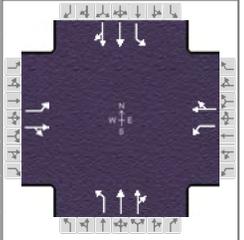
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	4.0	2.0	4.0	2.0	4.0	2.0	4.0
Phase Duration, s	24.6	30.4	8.7	14.5	6.3	53.9	12.1	59.6
Change Period, ( $Y+R_c$ ), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway ( $MAH$ ), s	3.1	3.2	3.1	3.2	2.9	0.0	2.9	0.0
Queue Clearance Time ( $g_s$ ), s	20.0	11.2	5.1	9.9	3.0		8.3	
Green Extension Time ( $g_e$ ), s	0.5	0.6	0.1	0.6	0.0	0.0	0.1	0.0
Phase Call Probability	1.00	1.00	0.78	1.00	0.38		0.95	
Max Out Probability	0.00	0.00	0.00	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate ( $v$ ), veh/h	311	189		52	126		17	867	864	104	228	222
Adjusted Saturation Flow Rate ( $s$ ), veh/h/ln	1767	1798		1767	1627		1682	1767	1755	1711	1796	1726
Queue Service Time ( $g_s$ ), s	18.0	9.2		3.1	7.9		1.0	49.9	49.9	6.3	7.2	7.3
Cycle Queue Clearance Time ( $g_c$ ), s	18.0	9.2		3.1	7.9		1.0	49.9	49.9	6.3	7.2	7.3
Green Ratio ( $g/C$ )	0.20	0.25		0.04	0.10		0.02	0.48	0.48	0.08	0.53	0.53
Capacity ( $c$ ), veh/h	346	451		79	162		37	840	834	131	952	915
Volume-to-Capacity Ratio ( $X$ )	0.898	0.418		0.661	0.774		0.450	1.032	1.036	0.796	0.240	0.242
Back of Queue ( $Q$ ), ft/ln ( 50 th percentile)	205.1	102		36.1	84		11.9	731.5	735.3	71.2	71.1	69.4
Back of Queue ( $Q$ ), veh/ln ( 50 th percentile)	8.0	4.0		1.4	3.3		0.4	27.3	27.4	2.7	2.7	2.6
Queue Storage Ratio ( $RQ$ ) ( 50 th percentile)	3.42	0.00		0.41	0.00		0.08	0.00	0.00	0.43	0.00	0.00
Uniform Delay ( $d_1$ ), s/veh	41.2	32.9		49.4	46.1		50.7	27.5	27.5	47.7	13.3	13.3
Incremental Delay ( $d_2$ ), s/veh	3.4	0.2		3.5	3.0		3.1	39.6	40.9	4.1	0.6	0.6
Initial Queue Delay ( $d_3$ ), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay ( $d$ ), s/veh	44.6	33.1		52.9	49.1		53.9	67.2	68.5	51.8	13.9	13.9
Level of Service (LOS)	D	C		D	D		D	F	F	D	B	B
Approach Delay, s/veh / LOS	40.3		D	50.2		D	67.7		E	21.0		C
Intersection Delay, s/veh / LOS	53.4						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.29	B	2.31	B	1.90	B	1.90	B
Bicycle LOS Score / LOS	1.31	A	0.78	A	1.93	B	0.95	A

# HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	WH Pacific			Duration, h	0.25
Analyst	M Olson	Analysis Date	Sep 19, 2018	Area Type	Other
Jurisdiction	ADA County	Time Period	PM	PHF	0.90
Urban Street	Meridian Rd (SR 69)	Analysis Year	2025	Analysis Period	1 > 7:00
Intersection	Meridian at Hubbard	File Name	F-Meridian_Hubb PM 2025 With Project.xus		
Project Description	2025 PM - With Project				



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand ( $v$ ), veh/h	140	50	55	55	60	184	50	850	58	74	1170	305

Signal Information													
Cycle, s	100.0	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	No	Simult. Gap E/W	On	Green	4.7	1.4	48.4	4.9	1.7	18.8			
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	0.0	4.0	4.0	4.0	4.0			
				Red	0.0	0.0	0.0	0.0	0.0	0.0			

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	4.0	2.0	4.0	2.0	4.0	2.0	4.0
Phase Duration, s	14.6	28.5	8.9	22.8	8.7	52.4	10.1	53.8
Change Period, ( $Y+R_c$ ), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway ( $MAH$ ), s	3.1	3.3	3.1	3.3	2.9	0.0	2.9	0.0
Queue Clearance Time ( $g_s$ ), s	10.6	7.6	5.4	18.1	5.3		6.7	
Green Extension Time ( $g_e$ ), s	0.1	0.8	0.0	0.7	0.1	0.0	0.1	0.0
Phase Call Probability	0.99	1.00	0.82	1.00	0.79		0.90	
Max Out Probability	0.08	0.00	0.00	0.00	0.00		0.00	

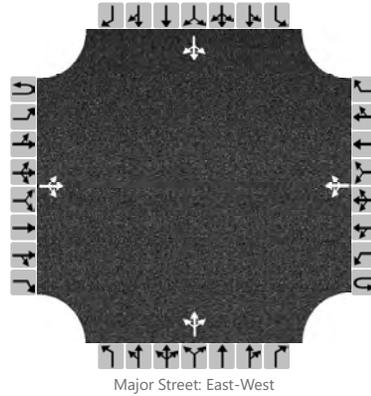
Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate ( $v$ ), veh/h	156	117		61	271		56	510	499	82	836	803
Adjusted Saturation Flow Rate ( $s$ ), veh/h/ln	1767	1696		1767	1634		1682	1767	1726	1711	1796	1669
Queue Service Time ( $g_s$ ), s	8.6	5.6		3.4	16.1		3.3	21.0	21.0	4.7	43.6	46.5
Cycle Queue Clearance Time ( $g_c$ ), s	8.6	5.6		3.4	16.1		3.3	21.0	21.0	4.7	43.6	46.5
Green Ratio ( $g/C$ )	0.37	0.25		0.31	0.19		0.31	0.48	0.48	0.32	0.50	0.50
Capacity ( $c$ ), veh/h	187	416		87	308		79	855	836	105	895	832
Volume-to-Capacity Ratio ( $X$ )	0.830	0.280		0.705	0.881		0.700	0.597	0.597	0.783	0.934	0.965
Back of Queue ( $Q$ ), ft/ln ( 50 th percentile)	104.6	57.6		40.2	173.2		37	218.1	213.6	54	525.7	551.4
Back of Queue ( $Q$ ), veh/ln ( 50 th percentile)	4.1	2.3		1.6	6.8		1.4	8.1	8.0	2.0	19.9	20.9
Queue Storage Ratio ( $RQ$ ) ( 50 th percentile)	1.74	0.00		0.46	0.00		0.25	0.00	0.00	0.33	0.00	0.00
Uniform Delay ( $d_1$ ), s/veh	43.8	30.6		46.8	39.5		46.9	18.7	18.7	46.3	23.5	24.2
Incremental Delay ( $d_2$ ), s/veh	7.4	0.1		3.9	5.2		4.1	3.1	3.1	4.7	17.7	23.8
Initial Queue Delay ( $d_3$ ), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay ( $d$ ), s/veh	51.2	30.7		50.7	44.7		51.1	21.8	21.8	51.0	41.3	48.1
Level of Service ( LOS )	D	C		D	D		D	C	C	D	D	D
Approach Delay, s/veh / LOS	42.4		D	45.8		D	23.3		C	44.9		D
Intersection Delay, s/veh / LOS	38.0			D			D			D		

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.29	B	2.30	B	1.90	B	1.90	B
Bicycle LOS Score / LOS	0.94	A	1.04	A	1.37	A	1.91	B

# HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	Jerry Liu	Intersection	Locust Grove and Hubbard
Agency/Co.	WHPacific	Jurisdiction	
Date Performed	9/15/2018	East/West Street	Hubbard R
Analysis Year	2025	North/South Street	Locust Grove
Time Analyzed	2025 Build AM	Peak Hour Factor	0.90
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Trilogy		

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12	
Priority																	
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0	
Configuration			LTR				LTR				LTR				LTR		
Volume, V (veh/h)		138	132	25		20	104	10		10	315	40		5	55	21	
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3	
Proportion Time Blocked																	
Percent Grade (%)										0				0			
Right Turn Channelized		No			No					No			No				
Median Type/Storage		Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

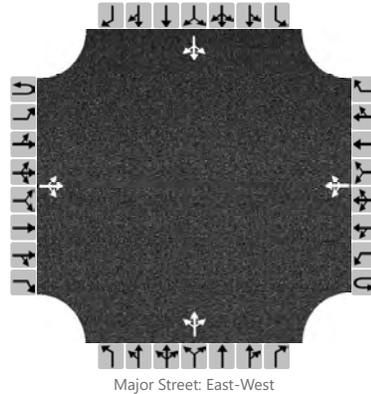
## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		153			22					405					90	
Capacity, c (veh/h)		1451			1394					363						
v/c Ratio		0.11			0.02					1.12						
95% Queue Length, Q <sub>95</sub> (veh)		0.4			0.0					15.2						
Control Delay (s/veh)		7.8			7.6					116.2						
Level of Service, LOS		A			A					F						
Approach Delay (s/veh)		4.1			1.2					116.2						
Approach LOS										F						

# HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	Jerry Liu			Intersection	Locust Grove and Hubbard		
Agency/Co.	WHPacific			Jurisdiction			
Date Performed	9/15/2018			East/West Street	Hubbard R		
Analysis Year	2025			North/South Street	Locust Grove		
Time Analyzed	2025 Build PM			Peak Hour Factor	0.90		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Trilogy						

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume, V (veh/h)		47	107	25		105	252	10		20	120	30		5	285	41
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

## Critical and Follow-up Headways

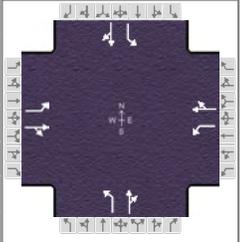
Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		52			117					188					369		
Capacity, c (veh/h)		1264			1427										304		
v/c Ratio		0.04			0.08										1.22		
95% Queue Length, Q <sub>95</sub> (veh)		0.1			0.3										16.5		
Control Delay (s/veh)		8.0			7.7										159.2		
Level of Service, LOS		A			A										F		
Approach Delay (s/veh)		2.3				2.8								159.2			
Approach LOS														F			

# HCS7 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	WH Pacific			Duration, h	0.25		
Analyst	Olson	Analysis Date	9/26/2018	Area Type	Other		
Jurisdiction	ADA County	Time Period	AM	PHF	0.90		
Urban Street	E Columbia Rd	Analysis Year	2025	Analysis Period	1 > 7:00		
Intersection	Columbia and Locust Gr...	File Name	K-Columb_LocustGro AM 2025 WithProj.xus				
Project Description	2025 With Project AM						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand ( $v$ ), veh/h	140	510	15	15	150	30	30	392	35	45	79	40

Signal Information														
Cycle, s	60.0	Reference Phase	2											
Offset, s	0	Reference Point	End											
Uncoordinated	No	Simult. Gap E/W	On	Green	1.5	26.5	20.1	0.0	0.0	0.0				
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	4.0	4.0	0.0	0.0	0.0				
				Red	0.0	0.0	0.0	0.0	0.0	0.0				

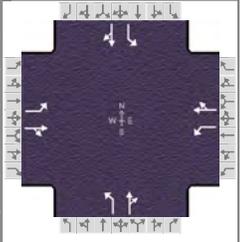
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2	1	6		8		4
Case Number		6.3	1.0	4.0		6.0		6.0
Phase Duration, s		30.5	5.5	35.9		24.1		24.1
Change Period, ( $Y+R_c$ ), s		4.0	4.0	4.0		4.0		4.0
Max Allow Headway ( $MAH$ ), s		0.0	3.0	0.0		3.0		3.0
Queue Clearance Time ( $g_s$ ), s			2.3			16.0		18.9
Green Extension Time ( $g_e$ ), s		0.0	0.0	0.0		1.2		1.2
Phase Call Probability			0.24			1.00		1.00
Max Out Probability			0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate ( $v$ ), veh/h	156	583		17	200		33	474		50	132	
Adjusted Saturation Flow Rate ( $s$ ), veh/h/ln	1173	1846		1767	1801		1248	1829		912	1750	
Queue Service Time ( $g_s$ ), s	5.1	15.5		0.3	3.5		1.2	14.0		3.1	3.3	
Cycle Queue Clearance Time ( $g_c$ ), s	5.3	15.5		0.3	3.5		4.3	14.0		16.9	3.3	
Green Ratio ( $g/C$ )	0.44	0.44		0.50	0.53		0.33	0.33		0.33	0.33	
Capacity ( $c$ ), veh/h	635	814		311	958		473	612		216	586	
Volume-to-Capacity Ratio ( $X$ )	0.245	0.716		0.054	0.209		0.071	0.775		0.232	0.226	
Back of Queue ( $Q$ ), ft/ln ( 50 th percentile)	29.7	152.2		2	26.6		7.3	123.6		15.4	27.1	
Back of Queue ( $Q$ ), veh/ln ( 50 th percentile)	1.2	5.9		0.1	1.0		0.3	4.8		0.6	1.1	
Queue Storage Ratio ( $RQ$ ) ( 50 th percentile)	0.30	0.00		0.02	0.00		0.07	0.00		0.15	0.00	
Uniform Delay ( $d_1$ ), s/veh	10.9	13.7		10.3	7.4		15.9	17.9		25.4	14.4	
Incremental Delay ( $d_2$ ), s/veh	0.9	5.4		0.0	0.5		0.0	0.8		0.2	0.1	
Initial Queue Delay ( $d_3$ ), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay ( $d$ ), s/veh	11.8	19.1		10.3	7.9		15.9	18.7		25.6	14.4	
Level of Service (LOS)	B	B		B	A		B	B		C	B	
Approach Delay, s/veh / LOS	17.5	B		8.1	A		18.5	B		17.5	B	
Intersection Delay, s/veh / LOS	16.6						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.89	B	1.87	B	1.90	B	1.90	B
Bicycle LOS Score / LOS	1.71	B	0.85	A	1.33	A	0.79	A

## HCS7 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	WH Pacific			Duration, h	0.25		
Analyst	Olson	Analysis Date	9/26/2018	Area Type	Other		
Jurisdiction	ADA County	Time Period	PM	PHF	0.90		
Urban Street	E Columbia Rd	Analysis Year	2025	Analysis Period	1 > 7:00		
Intersection	Columbia and Locust Gr...	File Name	L-Columb_LocustGro PM 2025 WithProj.xus				
Project Description	2025 With Project PM						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand ( $v$ ), veh/h	35	225	15	35	560	40	15	127	30	40	273	170

Signal Information												
Cycle, s	60.0	Reference Phase	2									
Offset, s	0	Reference Point	End									
Uncoordinated	No	Simult. Gap E/W	On	Green	2.9	25.1	20.1	0.0	0.0	0.0		
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	4.0	4.0	0.0	0.0	0.0		
				Red	0.0	0.0	0.0	0.0	0.0	0.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2	1	6		8		4
Case Number		6.3	1.0	4.0		6.0		6.0
Phase Duration, s		29.1	6.9	35.9		24.1		24.1
Change Period, ( $Y+R_c$ ), s		4.0	4.0	4.0		4.0		4.0
Max Allow Headway ( $MAH$ ), s		0.0	3.0	0.0		3.0		3.0
Queue Clearance Time ( $g_s$ ), s			2.7			18.7		17.8
Green Extension Time ( $g_e$ ), s		0.0	0.0	0.0		1.3		1.3
Phase Call Probability			0.48			1.00		1.00
Max Out Probability			0.00			0.00		0.00

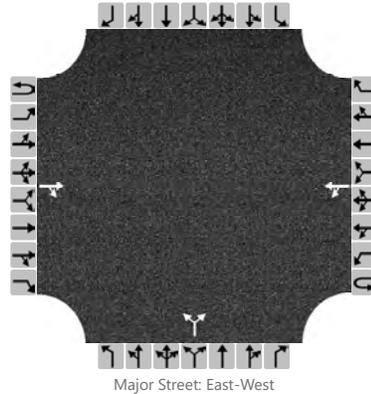
Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate ( $v$ ), veh/h	39	267		39	667		17	174		44	492	
Adjusted Saturation Flow Rate ( $s$ ), veh/h/ln	764	1835		1767	1834		897	1794		1201	1736	
Queue Service Time ( $g_s$ ), s	2.4	5.9		0.7	16.1		1.1	4.3		1.7	15.8	
Cycle Queue Clearance Time ( $g_c$ ), s	11.7	5.9		0.7	16.1		16.7	4.3		5.9	15.8	
Green Ratio ( $g/C$ )	0.42	0.42		0.50	0.53		0.33	0.33		0.33	0.33	
Capacity ( $c$ ), veh/h	320	765		554	974		186	602		438	582	
Volume-to-Capacity Ratio ( $X$ )	0.122	0.349		0.070	0.684		0.090	0.290		0.101	0.846	
Back of Queue ( $Q$ ), ft/ln ( 50 th percentile)	10.7	54.2		4.7	135.6		5.2	36.5		10.1	134	
Back of Queue ( $Q$ ), veh/ln ( 50 th percentile)	0.4	2.1		0.2	5.3		0.2	1.4		0.4	5.2	
Queue Storage Ratio ( $RQ$ ) ( 50 th percentile)	0.11	0.00		0.05	0.00		0.05	0.00		0.10	0.00	
Uniform Delay ( $d_1$ ), s/veh	17.2	11.9		8.3	10.4		26.2	14.7		16.8	18.5	
Incremental Delay ( $d_2$ ), s/veh	0.8	1.3		0.0	3.9		0.1	0.1		0.0	1.3	
Initial Queue Delay ( $d_3$ ), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay ( $d$ ), s/veh	18.0	13.2		8.3	14.3		26.3	14.8		16.9	19.8	
Level of Service (LOS)	B	B		A	B		C	B		B	B	
Approach Delay, s/veh / LOS	13.8		B	13.9		B	15.8		B	19.6		B
Intersection Delay, s/veh / LOS	15.9						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.89	B	1.87	B	1.90	B	1.90	B
Bicycle LOS Score / LOS	0.99	A	1.65	B	0.80	A	1.37	A

# HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	Jerry Liu			Intersection	WesEntrance at Hubbard Rd		
Agency/Co.	WHPacific			Jurisdiction			
Date Performed	9/15/2018			East/West Street	Hubbard R		
Analysis Year	2025			North/South Street	West Entrance		
Time Analyzed	2025 AM			Peak Hour Factor	0.90		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Trilogy						

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume, V (veh/h)			250	9		10	125			28		45				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)						4.1					7.1		6.2			
Critical Headway (sec)						4.13					7.13		6.23			
Base Follow-Up Headway (sec)						2.2					3.5		3.3			
Follow-Up Headway (sec)						2.23					3.53		3.33			

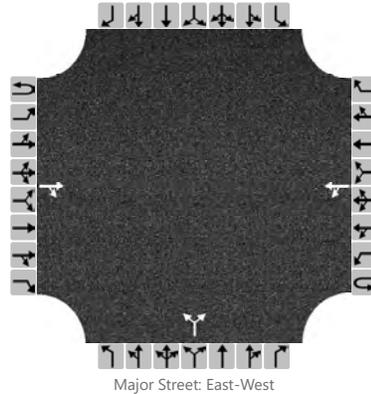
## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						11						81				
Capacity, c (veh/h)						1267						642				
v/c Ratio						0.01						0.13				
95% Queue Length, Q <sub>95</sub> (veh)						0.0						0.4				
Control Delay (s/veh)						7.9						11.4				
Level of Service, LOS						A						B				
Approach Delay (s/veh)					0.6				11.4							
Approach LOS									B							

# HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	Jerry Liu			Intersection	WesEntrance at Hubbard Rd		
Agency/Co.	WHPacific			Jurisdiction			
Date Performed	9/15/2018			East/West Street	Hubbard R		
Analysis Year	2025			North/South Street	West Entrance		
Time Analyzed	2025 PM			Peak Hour Factor	0.90		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Trilogy						

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume, V (veh/h)			150	32		33	280			19		29				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)						4.1					7.1		6.2			
Critical Headway (sec)						4.13					7.13		6.23			
Base Follow-Up Headway (sec)						2.2					3.5		3.3			
Follow-Up Headway (sec)						2.23					3.53		3.33			

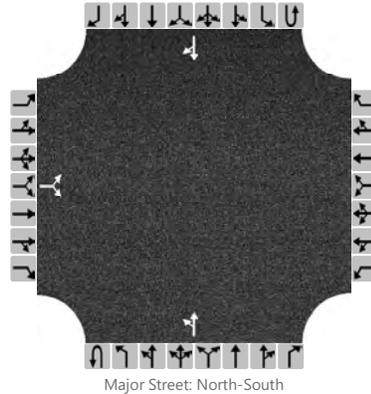
## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						37						53				
Capacity, c (veh/h)						1361						606				
v/c Ratio						0.03						0.09				
95% Queue Length, Q <sub>95</sub> (veh)						0.1						0.3				
Control Delay (s/veh)						7.7						11.5				
Level of Service, LOS						A						B				
Approach Delay (s/veh)					1.0				11.5							
Approach LOS									B							

# HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	Jerry Liu	Intersection	East Entr at Locust Gro
Agency/Co.	WHPacific	Jurisdiction	
Date Performed	9/15/2018	East/West Street	East Entrance
Analysis Year	2025	North/South Street	Locust Grove Rd
Time Analyzed	2025 AM	Peak Hour Factor	0.90
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Trilogy		

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume, V (veh/h)		60		7						3	305				75	25
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

## Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

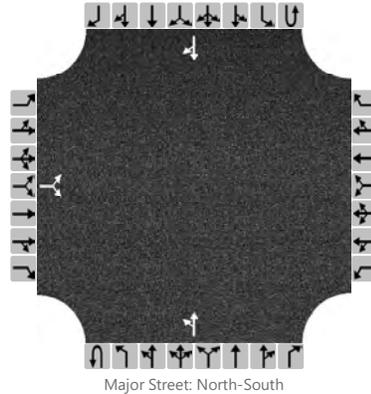
## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			75							3						
Capacity, c (veh/h)			595							1471						
v/c Ratio			0.13							0.00						
95% Queue Length, Q <sub>95</sub> (veh)			0.4							0.0						
Control Delay (s/veh)			11.9							7.5						
Level of Service, LOS			B							A						
Approach Delay (s/veh)		11.9								0.1						
Approach LOS		B														

# HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	Jerry Liu			Intersection	East Entr at Locust Gro		
Agency/Co.	WHPacific			Jurisdiction			
Date Performed	9/15/2018			East/West Street	East Entrance		
Analysis Year	2025			North/South Street	Locust Grove Rd		
Time Analyzed	2025 PM			Peak Hour Factor	0.90		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	Trilogy						

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume, V (veh/h)		40		5						8	130				330	85
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			50							9						
Capacity, c (veh/h)			488							1094						
v/c Ratio			0.10							0.01						
95% Queue Length, Q <sub>95</sub> (veh)			0.3							0.0						
Control Delay (s/veh)			13.2							8.3						
Level of Service, LOS			B							A						
Approach Delay (s/veh)	13.2								0.6							
Approach LOS	B															

## SIGNAL WARRANT ANALYSIS

### Introduction

- The Signal Warrant Analysis Spreadsheets are a tool for assisting traffic engineers when evaluating the need for a traffic signal installation
- The filled spreadsheets can be used as part of the supporting documents for the signal warrant evaluation

Note: This templates are a useful resource, but it remains necessary to apply engineering judgment and to consider specific environmental, traffic, geometric, and operational conditions

### Instructions

*Fill in "Orange" areas only*

*Automated cells based on in Input Data in "orange" cells*

### General Information

Fill in below the general information including:

District, County (drop-down menu)

City, Engineer, Date

Major and Minor Street with corresponding number of lanes and speed limits

*Enter Eight Hour Volumes*

Any 8 hours of an average day. Major-street and minor-street volumes shall be for the same 8 hours; however, the 8 hours satisfied in Condition A shall **not** be required to be the same 8 hours satisfied in Condition B for **80% columns only**. On the minor street, the higher volume shall not be required to be on the same approach during each of the 8 hours.

*Enter Four Hour Volumes*

Any 4 hours of an average day. Vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher-volume minor-street approach (one direction only, not required to be on the same approach during each of the 4 hours)

*Enter Pedestrian Volumes (4-hr)*

Pedestrians per hour crossing the major street (total of all crossings)

*Enter Peak Hour Volumes*

Vehicular: Any four consecutive 15-minute periods of an average day

Pedestrian: Any four consecutive 15-minute periods of an average day representing the vehicles per hour on the major street (total of both approaches) and the corresponding pedestrians per hour crossing the major street (total of all crossings)





State of Florida Department of Transportation  
**TRAFFIC SIGNAL WARRANT SUMMARY**

**Condition B - Interruption of Continuous Traffic**

*Condition B is intended for application where Condition A is not satisfied and the traffic volume on a major street is so heavy that traffic on the minor intersecting street suffers excessive delay or conflict in entering or crossing the major street.*

Applicable:  Yes  No

100% Satisfied:  Yes  No

80% Satisfied:  Yes  No

70% Satisfied:  Yes  No

Number of Lanes for moving traffic on each approach		Vehicles per hour on major-street (total of both approaches)			Vehicles per hour on minor-street (one direction only)		
Major	Minor	100% <sup>a</sup>	80% <sup>b</sup>	70% <sup>c</sup>	100% <sup>a</sup>	80% <sup>b</sup>	70% <sup>c</sup>
1	1	750	600	525	75	60	53
2 or more	1	900	720	630	75	60	53
2 or more	2 or more	900	720	630	100	80	70
1	2 or more	750	600	525	100	80	70

<sup>a</sup> Basic Minimum hourly volume

<sup>b</sup> Used for combination of Conditions A and B after adequate trial of other remedial measures

<sup>c</sup> May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

*Record 8 highest hours and the corresponding major-street and minor-street volumes in the Instructions Sheet.*

Eight Highest Hours								
Street								
Major								
Minor								

Existing Volumes







**WARRANT 4 - PEDESTRIAN VOLUME**

For 1 hour (any four consecutive 15-minute periods) of an average day, the plotted point falls above the appropriate line, then the warrant is satisfied.

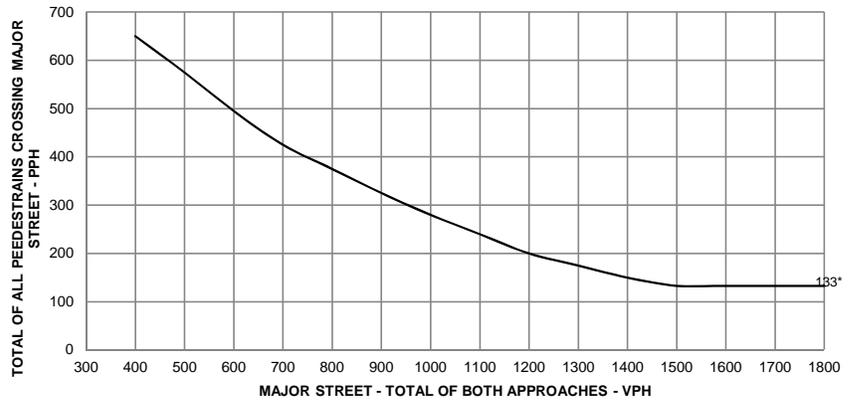
Applicable:  Yes  No  
 Satisfied:  Yes  No

Plot one volume combination on the applicable figure below.

**100% Volume Level**

Peak Hour	Volumes	
	Major Street	Pedestrian Total

**Figure 4C-7. Criteria for "100%" Volume Level - Peak Hour**



\* Note: 133 pph applies as the lower threshold volume

**70% Volume Level**

Peak Hour	Volumes	
	Major Street	Pedestrian Total

**Figure 4C-8 Criteria for "70%" Volume Level - Peak Hour**



\* Note: 93 pph applies as the lower threshold volume

State of Florida Department of Transportation  
**TRAFFIC SIGNAL WARRANT SUMMARY**

Form 750-020-01  
 TRAFFIC ENGINEERING  
 10/15

City: **Kuna**  
 County: \_\_\_\_\_  
 District: \_\_\_\_\_

Engineer: **R Beckman**  
 Date: **September 24, 2018**

Major Street: **Columbia Rd** Lanes: **1** Major Approach Speed: **50**  
 Minor Street: **Locust Grove** Lanes: **1** Minor Approach Speed: **50**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

**WARRANT 5 - SCHOOL CROSSING**

*Record hours where criteria are fulfilled and the corresponding volume or gap frequency in the boxes provided. The warrant is satisfied if all three of the criteria are fulfilled.*

Applicable:  Yes  No  
 Satisfied:  Yes  No

Criteria				Fulfilled?	
				Yes	No
1. There are a minimum of 20 students crossing the major street during the highest crossing hour.	Students:	Hour:			
2. There are fewer adequate gaps in the major street traffic stream during the period when the children are using the established school crossing than the number of minutes in the same period.	Minutes:	Gaps:			
3. The nearest traffic signal along the major street is located more than 300 ft. (90 m) away, or the nearest signal is within 300 ft. (90 m) but the proposed traffic signal will not restrict the progressive movement of traffic.					

State of Florida Department of Transportation  
**TRAFFIC SIGNAL WARRANT SUMMARY**

Form 750-020-01  
 TRAFFIC ENGINEERING  
 10/15

City: **Kuna**  
 County: \_\_\_\_\_  
 District: \_\_\_\_\_

Engineer: **R Beckman**  
 Date: **September 24, 2018**

Major Street: **Columbia Rd**      Lanes: **1**      Major Approach Speed: **50**  
 Minor Street: **Locust Grove**      Lanes: **1**      Minor Approach Speed: **50**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

**WARRANT 6 - COORDINATED SIGNAL SYSTEM**

*Indicate if the criteria are fulfilled in the boxes provided. The warrant is satisfied if either criterion is fulfilled. This warrant should not be applied when the resulting signal spacing would be less than 300 m (1,000 ft.).*

Applicable:  Yes  No

Satisfied:  Yes  No

Criteria	Fulfilled?	
	Yes	No
1. On a one-way street or a street that has traffic predominately in one direction, the adjacent signals are so far apart that they do not provide the necessary degree of vehicle platooning.		
2. On a two-way street, adjacent signals do not provide the necessary degree of platooning, and the proposed and adjacent signals will collectively provide a progressive operation.		







Input the major and minor street volumes before adjustment factors are applied

1 Approach Lane		

D (ft) Major Vol. Minor Vol.

After adjustment factors are applied

1 Approach Lane w/Factors		

D (ft) Major Vol. Minor Vol.

Input D and the major and minor street volumes before adjustment factors are applied

2 or more Approach Lanes		

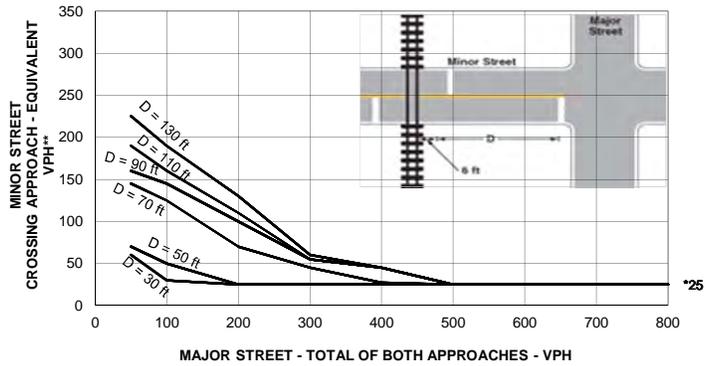
D (ft) Major Vol. Minor Vol.

After adjustment factors are applied

2+ Approach Lane w/Factors		

D (ft) Major Vol. Minor Vol.

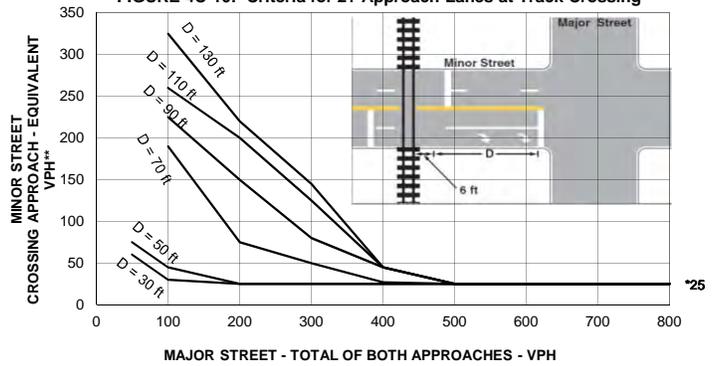
FIGURE 4C-9: Criteria for 1 Approach Lane at the Track Crossing



\* Note: 25 vph applies as the lower threshold volume

\*\*Note: VPH after applying the adjustment factors in Tables 4C-2, 4C, and or 4C-4, if appropriate

FIGURE 4C-10: Criteria for 2+ Approach Lanes at Track Crossing



\* Note: 25 vph applies as the lower threshold volume

\*\*Note: VPH after applying the adjustment factors in Tables 4C-2, 4C, and or 4C-4, if appropriate

State of Florida Department of Transportation  
**TRAFFIC SIGNAL WARRANT SUMMARY**

Form 750-020-01  
TRAFFIC ENGINEERING  
10/15

City: Kuna  
County: \_\_\_\_\_  
District: \_\_\_\_\_

Engineer: R Beckman  
Date: September 24, 2018

Major Street: Columbia Rd  
Minor Street: Locust Grove

Lanes: 1  
Lanes: 1

Major Approach Speed: 50  
Minor Approach Speed: 50

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

**CONCLUSIONS**

Remarks: Warrants met for 2025 Background Traffic Volumes  
\_\_\_\_\_  
\_\_\_\_\_

**WARRANTS SATISFIED:**

<input checked="" type="checkbox"/> Warrant 1	<input type="checkbox"/> Not Applicable
<input checked="" type="checkbox"/> Warrant 2	<input type="checkbox"/> Not Applicable
<input type="checkbox"/> Warrant 3	<input checked="" type="checkbox"/> Not Applicable
<input type="checkbox"/> Warrant 4	<input checked="" type="checkbox"/> Not Applicable
<input type="checkbox"/> Warrant 5	<input checked="" type="checkbox"/> Not Applicable
<input type="checkbox"/> Warrant 6	<input checked="" type="checkbox"/> Not Applicable
<input type="checkbox"/> Warrant 7	<input checked="" type="checkbox"/> Not Applicable
<input type="checkbox"/> Warrant 8	<input checked="" type="checkbox"/> Not Applicable
<input type="checkbox"/> Warrant 9	<input checked="" type="checkbox"/> Not Applicable

## SIGNAL WARRANT ANALYSIS

### Introduction

- The Signal Warrant Analysis Spreadsheets are a tool for assisting traffic engineers when evaluating the need for a traffic signal installation
- The filled spreadsheets can be used as part of the supporting documents for the signal warrant evaluation

Note: This templates are a useful resource, but it remains necessary to apply engineering judgment and to consider specific environmental, traffic, geometric, and operational conditions

### Instructions

*Fill in "Orange" areas only*

*Automated cells based on in Input Data in "orange" cells*

### General Information

Fill in below the general information including:

District, County (drop-down menu)

City, Engineer, Date

Major and Minor Street with corresponding number of lanes and speed limits

*Enter Eight Hour Volumes*

Any 8 hours of an average day. Major-street and minor-street volumes shall be for the same 8 hours; however, the 8 hours satisfied in Condition A shall **not** be required to be the same 8 hours satisfied in Condition B **for 80% columns only**. On the minor street, the higher volume shall not be required to be on the same approach during each of the 8 hours.

*Enter Four Hour Volumes*

Any 4 hours of an average day. Vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher-volume minor-street approach (one direction only, not required to be on the same approach during each of the 4 hours)

*Enter Pedestrian Volumes (4-hr)*

Pedestrians per hour crossing the major street (total of all crossings)

*Enter Peak Hour Volumes*

Vehicular: Any four consecutive 15-minute periods of an average day

Pedestrian: Any four consecutive 15-minute periods of an average day representing the vehicles per hour on the major street (total of both approaches) and the corresponding pedestrians per hour crossing the major street (total of all crossings)

**Input Data**

City:	<b>Kuna</b>	Engineer:	<b>R Beckman</b>
County:		Date:	<b>September 24, 2018</b>
District:		# Lanes:	<b>1</b>
Major Street:	<b>Locust Grove</b>	Major Approach Speed:	<b>50</b>
Minor Street:	<b>Hubbard Rd</b>	Minor Approach Speed:	<b>45</b>

Eight Hour Volumes (Condition A)		
Hours	Major Street (total of both approaches)	Minor Street (one direction only)
12:00 PM	150	123
1:00 PM	160	132
2:00 PM	235	193
3:00 PM	240	197
4:00 PM	390	320
5:00 PM	390	320
6:00 PM	240	197
7:00 PM	155	127

Eight Hour Volumes (Condition B)		
Hours	Major Street (total of both approaches)	Minor Street (one direction only)

Highest Four Hour Vehicular Volumes		
Hours	Major Street (total of both approaches)	Minor Street (one direction only)
3:00 PM	240	197
4:00 PM	390	320
5:00 PM	390	320
6:00 PM	240	197

Highest Four Hour Pedestrian Volumes		
Hours	Major Street (total of both approaches)	Pedestrian Crossings on Major Street

Vehicular Peak Hour Volumes		
Peak Hour	Major Street (total of both approaches)	Minor Street (one direction only)
5:00 PM	390	320
		Total Entering Volume
		860

Pedestrian Peak Hour Volumes	
Peak Hour	Major Street (total of both approaches)

Pedestrian Peak Hour Volumes	
Peak Hour	Major Street (total of both approaches)



State of Florida Department of Transportation  
**TRAFFIC SIGNAL WARRANT SUMMARY**

**Condition B - Interruption of Continuous Traffic**

*Condition B is intended for application where Condition A is not satisfied and the traffic volume on a major street is so heavy that traffic on the minor intersecting street suffers excessive delay or conflict in entering or crossing the major street.*

Applicable:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
100% Satisfied:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
80% Satisfied:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
70% Satisfied:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Number of Lanes for moving traffic on each approach		Vehicles per hour on major-street (total of both approaches)			Vehicles per hour on minor-street (one direction only)		
Major	Minor	100% <sup>a</sup>	80% <sup>b</sup>	70% <sup>c</sup>	100% <sup>a</sup>	80% <sup>b</sup>	70% <sup>c</sup>
1	1	750	600	525	75	60	53
2 or more	1	900	720	630	75	60	53
2 or more	2 or more	900	720	630	100	80	70
1	2 or more	750	600	525	100	80	70

<sup>a</sup> Basic Minimum hourly volume

<sup>b</sup> Used for combination of Conditions A and B after adequate trial of other remedial measures

<sup>c</sup> May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

*Record 8 highest hours and the corresponding major-street and minor-street volumes in the Instructions Sheet.*

Eight Highest Hours								
Street								
Major								
Minor								

Existing Volumes





State of Florida Department of Transportation  
**TRAFFIC SIGNAL WARRANT SUMMARY**

Form 750-020-01  
 TRAFFIC ENGINEERING  
 10/15

City: **Kuna**  
 County: \_\_\_\_\_  
 District: \_\_\_\_\_

Engineer: **R Beckman**  
 Date: **September 24, 2018**

Major Street: **Locust Grove** Lanes: **1** Major Approach Speed: **50**  
 Minor Street: **Hubbard Rd** Lanes: **1** Minor Approach Speed: **45**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

**Volume Level Criteria**

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)?  Yes  No
2. Is the intersection in a built-up area of an isolated community with a population < 10,000?  Yes  No
- "70%" volume level **may** be used if Question 1 or 2 above is answered "Yes"  70%  100%

**WARRANT 4 - PEDESTRIAN VOLUME**

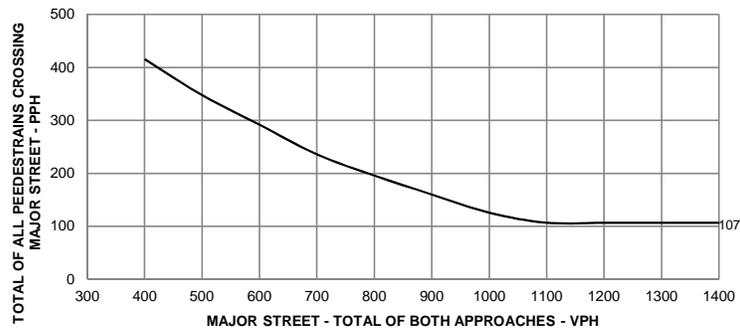
For each of any 4 hours of an average day, the plotted points lie above the appropriate line, then the warrant is satisfied.

Applicable:  Yes  No  
 Satisfied:  Yes  No

Plot four volume combinations on the applicable figure below.

**Figure 4C-5. Criteria for "100%" Volume Level**

Four Highest Hours	Volumes	
	Major Street	Pedestrian Total

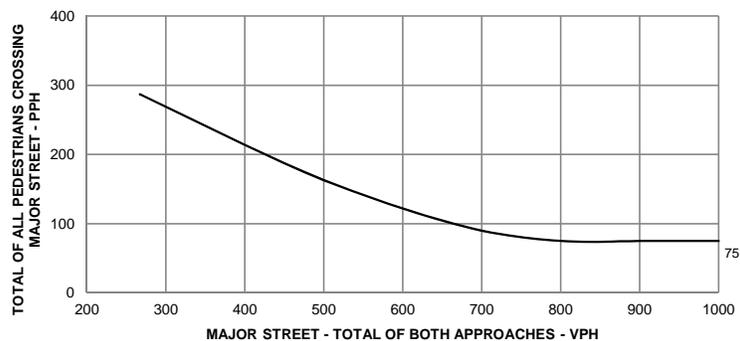


\* Note: 107 pph applies as the lower threshold volume

**70% Volume Level**

Four Highest Hours	Volumes	
	Major Street	Pedestrian Total

**Figure 4C-6 Criteria for "70%" Volume Level**



\* Note: 75 pph applies as the lower threshold volume

**WARRANT 4 - PEDESTRIAN VOLUME**

For 1 hour (any four consecutive 15-minute periods) of an average day, the plotted point falls above the appropriate line, then the warrant is satisfied.

Applicable:  Yes  No  
 Satisfied:  Yes  No

Plot one volume combination on the applicable figure below.

**100% Volume Level**

Peak Hour	Volumes	
	Major Street	Pedestrian Total

**Figure 4C-7. Criteria for "100%" Volume Level - Peak Hour**

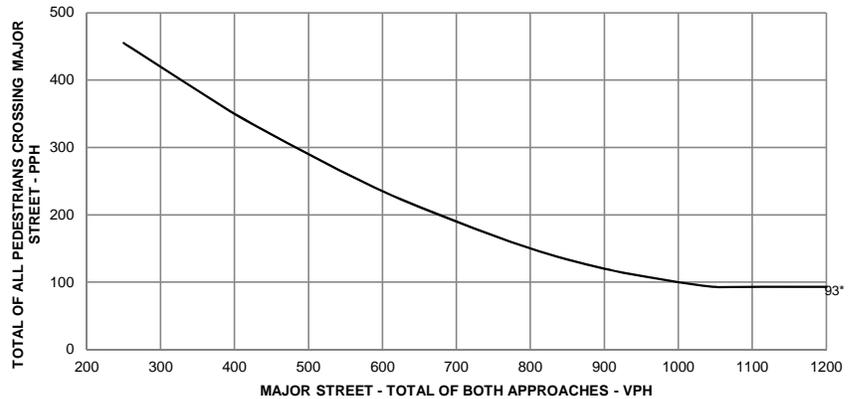


\* Note: 133 pph applies as the lower threshold volume

**70% Volume Level**

Peak Hour	Volumes	
	Major Street	Pedestrian Total

**Figure 4C-8 Criteria for "70%" Volume Level - Peak Hour**



\* Note: 93 pph applies as the lower threshold volume



State of Florida Department of Transportation  
**TRAFFIC SIGNAL WARRANT SUMMARY**

Form 750-020-01  
 TRAFFIC ENGINEERING  
 10/15

City: **Kuna**  
 County: \_\_\_\_\_  
 District: \_\_\_\_\_

Engineer: **R Beckman**  
 Date: **September 24, 2018**

Major Street: **Locust Grove** Lanes: **1** Major Approach Speed: **50**  
 Minor Street: **Hubbard Rd** Lanes: **1** Minor Approach Speed: **45**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

**WARRANT 6 - COORDINATED SIGNAL SYSTEM**

*Indicate if the criteria are fulfilled in the boxes provided. The warrant is satisfied if either criterion is fulfilled. This warrant should not be applied when the resulting signal spacing would be less than 300 m (1,000 ft.).*

Applicable:  Yes  No  
 Satisfied:  Yes  No

Criteria	Fulfilled?	
	Yes	No
1. On a one-way street or a street that has traffic predominately in one direction, the adjacent signals are so far apart that they do not provide the necessary degree of vehicle platooning.		
2. On a two-way street, adjacent signals do not provide the necessary degree of platooning, and the proposed and adjacent signals will collectively provide a progressive operation.		







Input the major and minor street volumes before adjustment factors are applied

1 Approach Lane		

D (ft) Major Vol. Minor Vol.

After adjustment factors are applied

1 Approach Lane w/Factors		

D (ft) Major Vol. Minor Vol.

Input D and the major and minor street volumes before adjustment factors are applied

2 or more Approach Lanes		

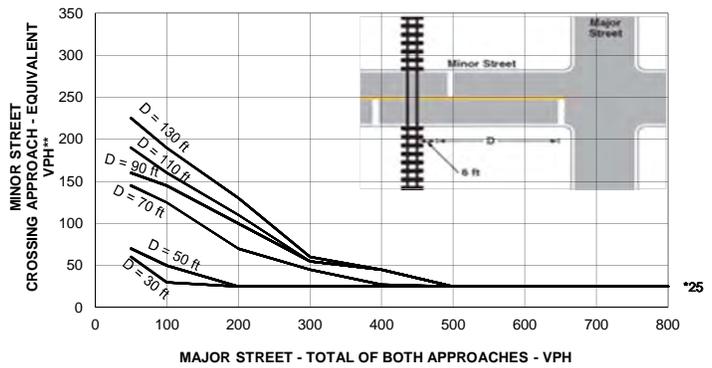
D (ft) Major Vol. Minor Vol.

After adjustment factors are applied

2+ Approach Lane w/Factors		

D (ft) Major Vol. Minor Vol.

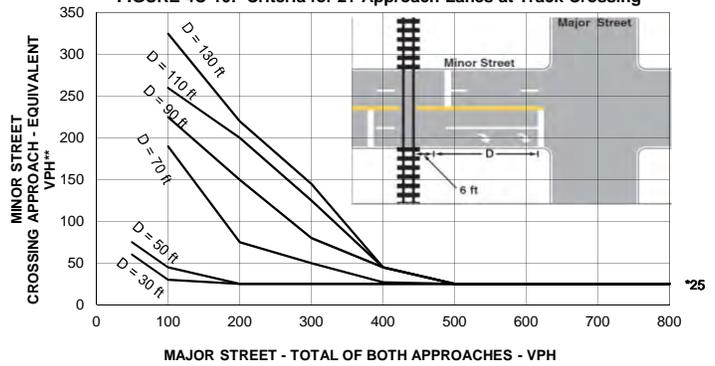
FIGURE 4C-9: Criteria for 1 Approach Lane at the Track Crossing



\* Note: 25 vph applies as the lower threshold volume

\*\*Note: VPH after applying the adjustment factors in Tables 4C-2, 4C, and or 4C-4, if appropriate

FIGURE 4C-10: Criteria for 2+ Approach Lanes at Track Crossing

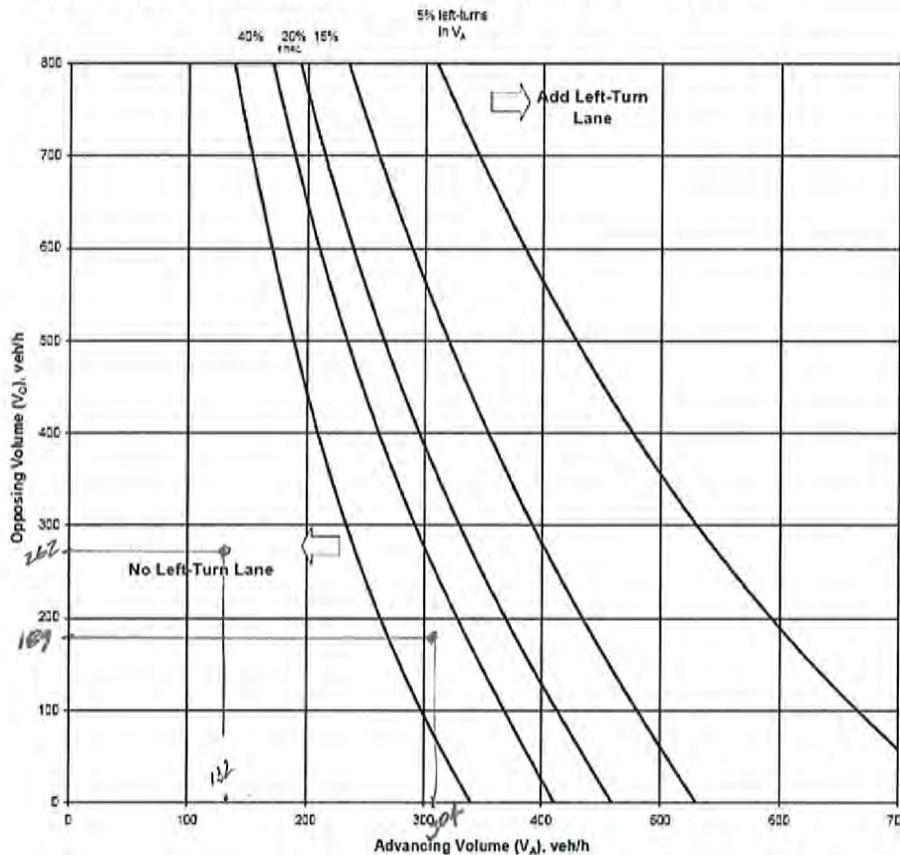


\* Note: 25 vph applies as the lower threshold volume

\*\*Note: VPH after applying the adjustment factors in Tables 4C-2, 4C, and or 4C-4, if appropriate



Figure 2 – Left-Turn Lane Guidelines for Two-Lane Roads, 45 mph



ND LEFT TURN REQ'D => HUBBARD RD

The following data are required:

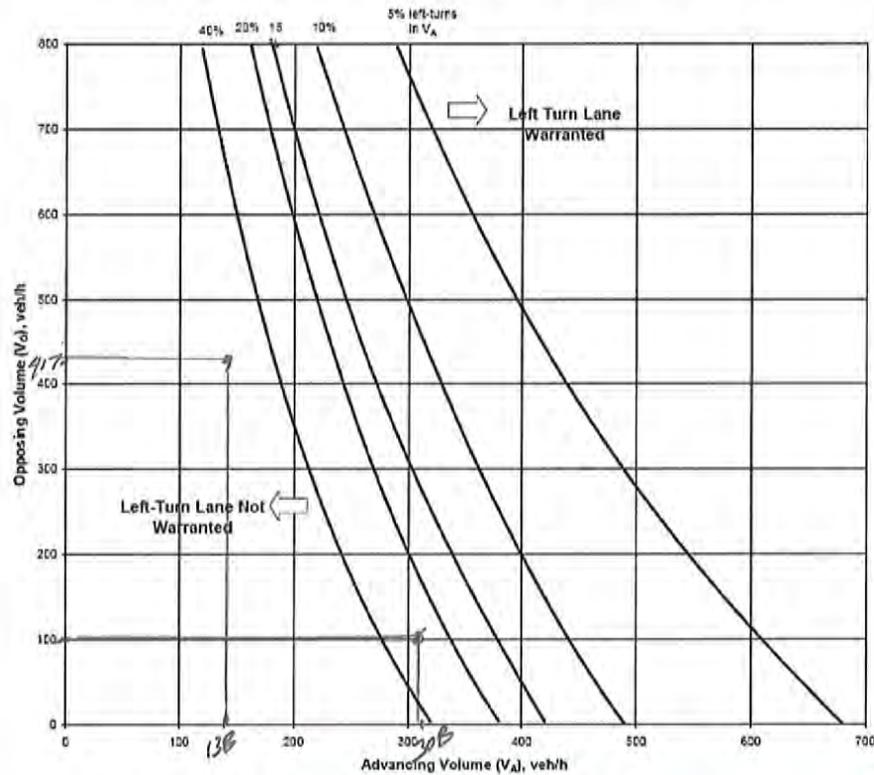
1. Opposing Volume (veh/hr) - VO - The opposing volume is to include only the right-turn and through movements in the opposite direction of the left turning vehicle.
2. Advancing Volume (veh/hr) - VA - The advancing volume is to include the right-turn, left-turn and through movements in the same direction as the left turning vehicle.
3. Operating Speed (mph) - The greatest of anticipated operating speed, measured 85th percentile speed or posted speed.
4. Percentage of left turns in VA  $24/304 = 7.9\%$

Left-turn lane is not needed for left-turn volume less than 10 vph. However, criteria other than volume, such as crash experience, may be used to justify a left-turn lane.

The appropriate trend line is identified on the basis of the percentage of left-turns in the advancing volume, rounded up to the nearest percentage trend line. If the advancing and opposing volume combination intersects above or to the right of this trend line, a left-turn lane is appropriate.

Source: NCHRP Report 279 and 457

Figure 3 – Left-Turn Lane Guidelines for Two-Lane Roads, 50 mph



The following data are required:

*NO LEFT TURN REQ'D @ LOCUST GROVE*

1. Opposing Volume (veh/hr) - VO - The opposing volume is to include only the right-turn and through movements in the opposite direction of the left-turning vehicle.
2. Advancing Volume (veh/hr) - VA - The advancing volume is to include the right-turn, left-turn and through movements in the same direction as the left-turning vehicle.
3. Operating Speed (mph) - The greatest of anticipated operating speed, measured 85th percentile speed or posted speed.
4. Percentage of left-turns in VA *3/308 = 1%*

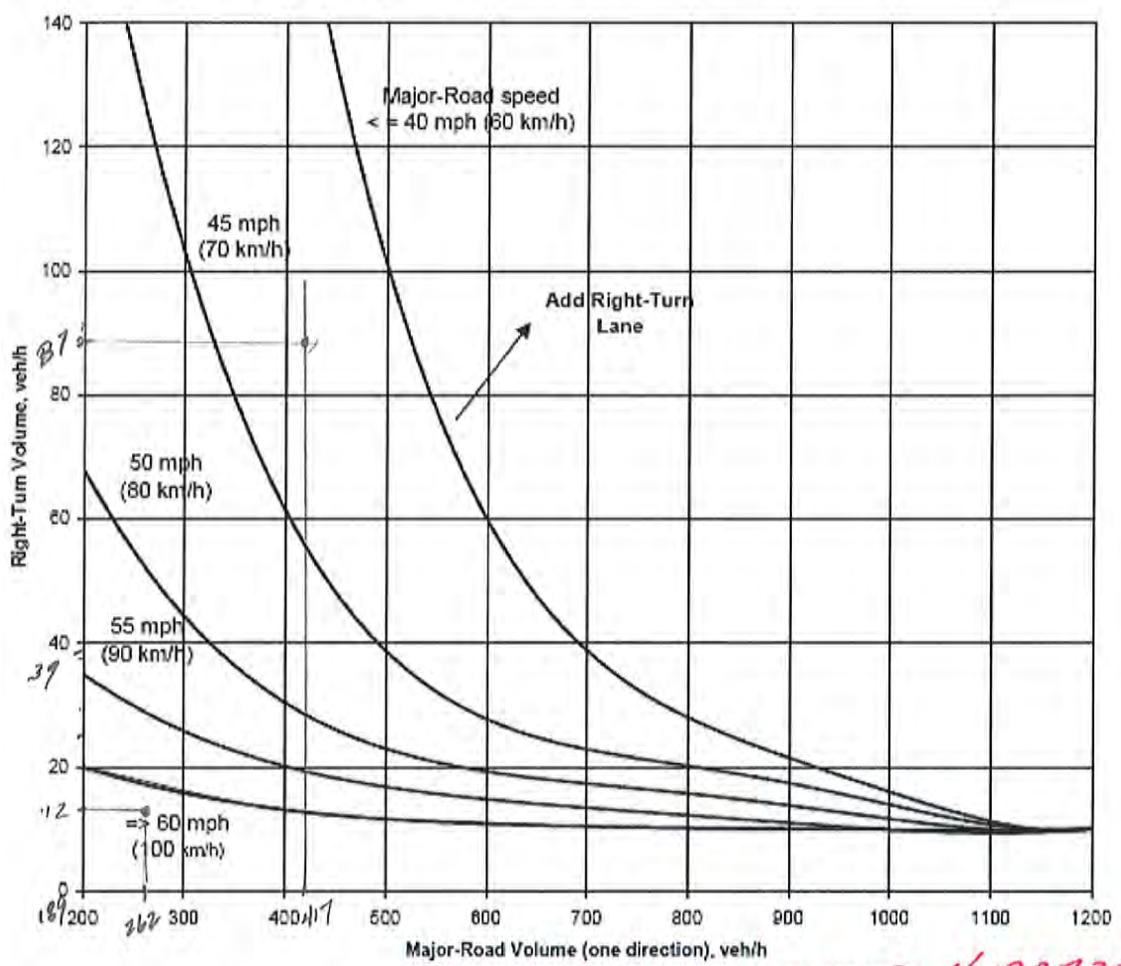
Left-turn lane is not needed for left-turn volume less than 10 vph. However, criteria other than volume, such as crash experience, may be used to justify a left-turn lane.

The appropriate trend line is identified on the basis of the percentage of left-turns in the advancing volume, rounded up to the nearest percentage trend line. If the advancing and opposing volume combination intersects above or to the right of this trend line, a left-turn lane is appropriate.

Source: NCHRP Report 279 and 457

HUBBARD 45 mph  
 LOCUST GROVE 50

Figure 6 – Right-Turn Lane Guidelines for Two-Lane Roadways



NO RIGHT TURN LANE => HUBBARD RD

RIGHT TURN LANE NEEDED (PT) => LOCUST GROVE

The following data are required:

1. Advancing Volume (veh/hr) - The advancing volume is to include the right-turn, left-turn and through movements in the same direction as the right-turning vehicle.
2. Right-Turning Volume (veh/hr) - The right-turning volume is the number of advancing vehicles turning right.
3. Operating Speed (mph) - The greatest of anticipated operating speed, measured 85th percentile speed or posted speed.

Note: Right-turn lane is not needed for right-turn volume less than 10 vph. However, criteria other than volume, e.g. crash experience, may be used to justify a right-turn lane.

If the combination of major road approach volume and right-turn volume intersects above or to the right of the speed trend line corresponding to the major road operating speed, then a right-turn lane is appropriate.

Source: NCHRP Report 279 and 457

## Jane Suggs

---

**From:** Sub Name Mail <subnamemail@adaweb.net>  
**Sent:** Friday, September 07, 2018 3:02 PM  
**To:** Jane Suggs  
**Cc:** Gregory Carter; Cara Duskey  
**Subject:** Ledgestone Subdivision Name Reservation

September 7, 2018

Jane Suggs, WHPacific  
Greg Carter, Idaho Survey Group

RE: Subdivision Name Reservation: **LEDGESTONE SUBDIVISION**

At your request, I will reserve the name **Ledgestone Subdivision** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,



**Jerry L. Hastings, PLS 5359**  
**County Surveyor**  
**Deputy Clerk Recorder**  
Ada County Development Services  
200 W. Front St., Boise, ID 83702  
(208) 287-7912 *office*  
(208) 287-7909 *fax*

---

**From:** Jane Suggs [mailto:JSuggs@whpacific.com]  
**Sent:** Tuesday, September 04, 2018 8:39 AM  
**To:** Sub Name Mail  
**Cc:** Cara Duskey  
**Subject:** Ledgestone Subdivision Name Reservation

Hi Glen,

Using the info listed previously (below and in **bold**), we'd like to request the subdivision name:

**Ledgestone Subdivision**

Still has "stone", but it is not the leading word.

Thank you,  
Jane

Jane Suggs | WHPacific, Inc.

**PRELIMINARY PLAT  
LEDGESTONE SUBDIVISION**

A PORTION OF THE NE 1/4 OF SECTION 18  
TOWNSHIP 2 NORTH RANGE 1 EAST  
B.M., KUNA, ADA COUNTY, IDAHO  
2018

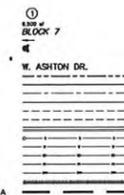


VICINITY MAP  
1"=500'

**PLAN SHEET INDEX**

- SHEET DESCRIPTION**  
 PP-1 - COVER SHEET, INDEX, MAP & NOTES  
 PP-2 - SUBDIVISION LAYOUT, & DIMENSIONS  
 PP-3 - PARCEL TABLES & CURVE TABLES  
 PP-4 - CONCEPTUAL ENGINEERING PLAN  
 PP-4 - CONCEPTUAL SEWER PLAN  
 PP-5 - CONCEPTUAL SEWER PROFILES

**PLAT LEGEND**



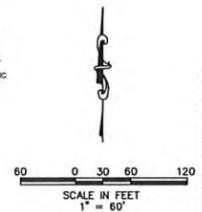
Lot	Area	Perimeter	Description
BLOCK 1 Lot 1 OPEN	2484	2333	BUFFER
BLOCK 1 Lot 15 OPEN	4830	459	BUFFER
BLOCK 1 Lot 16 OPEN	5629	2872	MASON CREEK AND PATH
BLOCK 1 Lot 26 OPEN	2270	262	PATHWAY
BLOCK 1 Lot 37 OPEN	2240	476	ENDCAP
BLOCK 2 Lot 1 OPEN	17274	1558	BUFFER
BLOCK 2 Lot 19 OPEN	1020	228	ENDCAP
BLOCK 3 Lot 4 OPEN	1973	423	ENDCAP
BLOCK 3 Lot 8 OPEN	21526	636	PARK OPEN
BLOCK 3 Lot 12 OPEN	2010	431	ENDCAP
BLOCK 4 Lot 5 OPEN	2168	463	ENDCAP
BLOCK 4 Lot 10 OPEN	4400	460	PATHWAY
BLOCK 4 Lot 16 OPEN	2095	431	ENDCAP
BLOCK 5 Lot 1 OPEN	1041	232	ENDCAP
BLOCK 5 Lot 7 OPEN	1036	232	ENDCAP
BLOCK 5 Lot 13 OPEN	990	223	ENDCAP
BLOCK 5 Lot 25 OPEN	1989	427	ENDCAP
BLOCK 6 Lot 6 OPEN	2010	431	ENDCAP
BLOCK 6 Lot 12 OPEN	3781	474	PATHWAY
BLOCK 6 Lot 20 OPEN	2040	436	ENDCAP
BLOCK 7 Lot 1 OPEN	1020	228	ENDCAP
BLOCK 7 Lot 13 OPEN	32541	736	PARK/OPEN
BLOCK 7 Lot 35 OPEN	1143	201	ENDCAP

Lot	Area	Perimeter	Description
BLOCK 7 Lot 33 OPEN	4772	531	PARK/OPEN
BLOCK 8 Lot 1 OPEN	558	223	ENDCAP
BLOCK 8 Lot 7 OPEN	2072	258	PATHWAY
BLOCK 8 Lot 15 OPEN	558	218	ENDCAP
BLOCK 9 Lot 1 OPEN	558	223	ENDCAP
BLOCK 9 Lot 6 OPEN	1836	253	PATHWAY
BLOCK 9 Lot 14 OPEN	1192	258	ENDCAP
BLOCK 10 Lot 1 OPEN	1381	300	ENDCAP
BLOCK 10 Lot 7 OPEN	2478	523	ENDCAP
BLOCK 10 Lot 9 OPEN	8951	436	PARK/OPEN
BLOCK 11 Lot 1 OPEN	1020	228	ENDCAP
BLOCK 11 Lot 9 OPEN	2798	271	PATHWAY
BLOCK 11 Lot 21 OPEN	8170	714	BUFFER
BLOCK 11 Lot 22 OPEN	82765	207	MASON CREEK AND PATH
BLOCK 12 Lot 1 OPEN	558	223	ENDCAP
BLOCK 12 Lot 10 OPEN	940	216	ENDCAP
BLOCK 13 Lot 1 OPEN	658	223	ENDCAP
BLOCK 13 Lot 10 OPEN	940	216	ENDCAP
BLOCK 14 Lot 1 OPEN	840	216	ENDCAP
BLOCK 14 Lot 10 OPEN	19622	556	PARK/OPEN
BLOCK 15 Lot 1 OPEN	840	216	ENDCAP
BLOCK 15 Lot 8 OPEN	6168	313	PARK/OPEN

- NOTES:**  
 1. ALL LOT LINES COMMON TO A PUBLIC RIGHT OF WAY HAVE A 10' UTILITY EASEMENT.  
 2. A 10' UTILITY EASEMENT IS LOCATED ADJACENT TO THE EXTERIOR BOUNDARY OF THE LOT LINE UNLESS OTHERWISE SHOWN.  
 3. ALL SIDE YARD LOT LINES HAVE A 5' DRAINAGE & IRRIGATION EASEMENT ON EACH SIDE OF THE LOT LINE UNLESS OTHERWISE SHOWN.  
 4. MUNICIPAL SEWER AND WATER SERVICES SHALL BE PROVIDED TO EACH LOT.  
 5. DRAINAGE FOR THE PUBLIC STREETS WILL BE COLLECTED IN STORM DRAIN CATCH BASINS AND ROUTED THROUGH SAND AND GREASE TRAPS TO SEEPAGE BEDS OR STORM DRAINAGE PONDS.  
 6. ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE FAMILY RESIDENTIAL LOTS, WITH THE EXCEPTION OF COMMON LOTS AS SHOWN WHICH ARE COMMON AREA LOTS ALL COVERED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL SAID COMMON LOTS SHALL HAVE A BLANKET UTILITY AND DRAINAGE EASEMENT.  
 7. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-300(1)(B) CONCERNING IRRIGATION WATER. PRESSURE IRRIGATION WILL BE SUPPLIED TO ALL LOTS IN THIS SUBDIVISION FROM CITY OF KUNA MUNICIPAL IRRIGATION SYSTEM. EXISTING SHARES AND WATER RIGHTS SHALL BE TRANSFERRED TO THE CITY OF KUNA.  
 8. ALL EXISTING BUILDINGS ON SITE TO BE REMOVED.  
 9. THE SUBJECT PROPERTY FALLS WITHIN A FEMA FLOOD HAZARD ZONE AS SHOWN ALONG THE MASON CREEK. REFERENCE FIRM PANEL 16001C0260J EFFECTIVE OCTOBER 2nd, 2013.  
 10. ALL OF LOT 14, BLOCK 1 CONTAINS A TEMPORARY ACID RIGHT-OF-WAY EASEMENT. SAID EASEMENT IS TO BE VACATED AND THE ROADWAY REMOVED UPON LATER PHASE DEVELOPMENT.

**DEVELOPMENT FEATURES**  
 ACREAGE  
 TOTAL PARCEL - 80.85 ACRES  
 TOTAL LOTS - 298  
 TOTAL DRAINAGE LOTS - 253  
 BUILDABLE LOTS - 57 RESIDENTIAL, 253 COMMON LOTS, 45 DENSITY DUNDRIL - 4 1/2 COMMON AREA - 1.81 ACRES - 14.0% USABLE OPEN SPACE 8.2 - ACRES 10.2%  
 ZONING  
 EXISTING - R4  
 PROPOSED - R-8  
**SEWAGE DISPOSAL**  
 TRILogy DEVELOPMENT, INC.  
 9039 WY CABLE CAR ST  
 80516 ID 83709  
**PLANNER/CONTACT**  
 SHAWN BROOKVALE  
 TRILogy DEVELOPMENT, INC.  
 9039 WY CABLE CAR ST  
 80516 ID 83709  
**CITY**  
 KUNA  
**SCHOOL DISTRICT**  
 KUNA  
**FIRE DISTRICT**  
 IRRIGATION DISTRICT  
 NEW FORK IRRIGATION DISTRICT  
 CITY OF KUNA WATER SUPPLY PL

**OWNERS**  
 T2 JOHNSON  
 2620 S LOCUST GROVE ROAD  
 KUNA, ID 83634  
**DEVELOPER**  
 TRILogy DEVELOPMENT, INC.  
 9039 WY CABLE CAR ST  
 80516 ID 83709  
**ENGINEER**  
 DAVID A. BAILEY, P.E.  
 BAILEY ENGINEERING INC.  
 4242 N BROOKSIDE LANE  
 80516 ID 83714



REVISION	NO.	DATE	DESCRIPTION

**Bailey Engineering, Inc.**  
 Civil Engineering | Planning | CADD  
 4242 N. BROOKSIDE LANE  
 80516 ID 83714  
 PROJECT: C2018-008 DATE: 10-01-2018

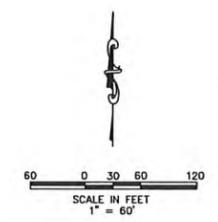
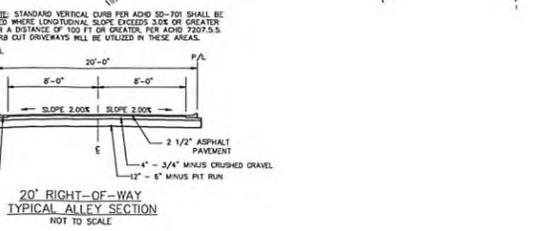
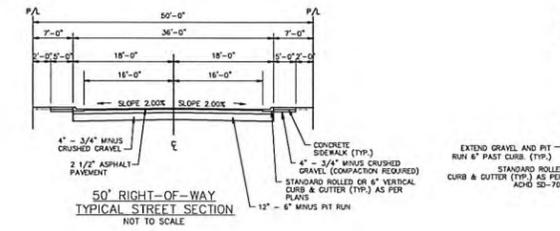
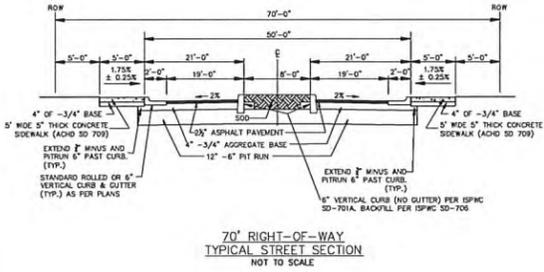
**PRELIMINARY PLAT  
LEDGESTONE SUBDIVISION  
TRILogy DEVELOPMENT, INC.**



Exhibit  
A2M

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00	N0°34'13"E
L2	31.00	S0°34'13"W
L3	15.51	S89°25'47"E
L4	42.45	N42°31'14"W
L5	62.00	N89°25'47"W
L6	44.88	N55°34'36"W

- PLAT LEGEND**
- LOT NUMBER
  - LOT AREA
  - BLOCK NUMBER
  - FLOW ARROW
  - FIRE HYDRANT
  - WATER BASIN
  - STREET NAME
  - BOUNDARY
  - LOT LINES
  - ROAD CENTERLINE
  - RIGHT OF WAY
  - EASEMENT
  - SEWER LINE
  - SEWER GUTTER SW
  - SEWER LINE
  - WATER LINE
  - STORM DRAIN LINE
  - PRESSURE INDICATION
  - GRAVITY INDICATION
  - PHASE LINE
  - FEMA FLOOD HAZARD ZONE A



REVISIONS

NO.	DATE	DESCRIPTION

**David A. Bailey**  
REGISTERED PROFESSIONAL ENGINEER  
NO. 50714  
STATE OF IDAHO

**Bailey Engineering, Inc.**  
CIVIL ENGINEERING | PLANNING | CADD  
424 N. BROOKSIDE LANE  
BOISE, ID 83714  
TEL: 208-333-0013  
WWW.BAILEYENGINEERING.COM

DRAWN BY: ADW/CHKD BY: DWG & BAILEY P.L.C. PROJECT: C2018-008 DATE: 10-01-2018

**PRELIMINARY PLAT**  
**LEDGESTONE SUBDIVISION**  
TRILOGY DEVELOPMENT, INC.

PP-2

Parcel Table		
Lot	Area	Perimeter
BLOCK 1 Lot 1 OPEN	2494	2293
C2	7695	358
BLOCK 1 Lot 2	7700	350
BLOCK 1 Lot 3	7700	350
BLOCK 1 Lot 4	7221	348
BLOCK 1 Lot 5	8642	404
BLOCK 1 Lot 6	9745	417
BLOCK 1 Lot 7	7140	349
BLOCK 1 Lot 8	7700	350
BLOCK 1 Lot 9	7700	350
BLOCK 1 Lot 10	7188	350
BLOCK 1 Lot 11	7700	350
BLOCK 1 Lot 12	7700	350
BLOCK 1 Lot 13	7687	356
BLOCK 1 Lot 14	8563	446
BLOCK 1 Lot 15 OPEN	4830	459
BLOCK 1 Lot 17	7214	352
BLOCK 1 Lot 18	8938	345
BLOCK 1 Lot 19	7069	350
BLOCK 1 Lot 20	7363	350
BLOCK 1 Lot 21	7340	354
BLOCK 1 Lot 22	5500	320
BLOCK 1 Lot 23	5500	320
BLOCK 1 Lot 24	5500	320
BLOCK 1 Lot 25	5500	320
BLOCK 1 Lot 26 OPEN	2270	262
BLOCK 1 Lot 27	5706	224
BLOCK 1 Lot 28	5646	323
BLOCK 1 Lot 29	5500	320
BLOCK 1 Lot 30	5500	320
BLOCK 1 Lot 31	5488	318
BLOCK 1 Lot 32	5157	313
BLOCK 1 Lot 33	8284	410
BLOCK 1 Lot 34	10681	447
BLOCK 1 Lot 35	6014	347
BLOCK 1 Lot 36	6319	352
BLOCK 1 Lot 37 OPEN	2240	476
BLOCK 1 Lot 38	5935	326
BLOCK 1 Lot 39	6820	344
BLOCK 1 Lot 40	6770	334
BLOCK 1 Lot 41	6920	344
BLOCK 1 Lot 42	11774	1558
BLOCK 2 Lot 1	7696	358
BLOCK 2 Lot 2	7700	350
BLOCK 2 Lot 3	7700	350
BLOCK 2 Lot 4	7700	350
BLOCK 2 Lot 5	7700	350
BLOCK 2 Lot 6	7700	350
BLOCK 2 Lot 7	7700	350
BLOCK 2 Lot 8	7743	358
BLOCK 2 Lot 9	6997	351
BLOCK 2 Lot 10	6649	370
BLOCK 2 Lot 11	5995	327
BLOCK 2 Lot 12	6708	335
BLOCK 2 Lot 13	6899	345
BLOCK 2 Lot 14	7024	340
BLOCK 2 Lot 15	7037	347
BLOCK 2 Lot 16	6902	345
BLOCK 2 Lot 17	6930	344
BLOCK 2 Lot 18	6818	342
BLOCK 2 Lot 19 OPEN	1020	228

Parcel Table		
Lot	Area	Perimeter
BLOCK 3 Lot 1	7700	350
BLOCK 3 Lot 2	7700	350
BLOCK 3 Lot 3	8995	398
BLOCK 3 Lot 4 OPEN	1933	423
BLOCK 3 Lot 5	7955	370
BLOCK 3 Lot 6	7700	350
BLOCK 3 Lot 7	7700	350
BLOCK 3 Lot 8 OPEN	21566	636
BLOCK 3 Lot 9	7700	350
BLOCK 3 Lot 10	7700	350
BLOCK 3 Lot 11	7731	357
BLOCK 3 Lot 12 OPEN	2010	431
BLOCK 3 Lot 13	7713	359
BLOCK 3 Lot 14	7700	350
BLOCK 3 Lot 15	7700	350
BLOCK 4 Lot 1	6520	344
BLOCK 4 Lot 2	6520	344
BLOCK 4 Lot 3	7700	350
BLOCK 4 Lot 4 OPEN	1019	401
BLOCK 4 Lot 5 OPEN	2168	463
BLOCK 4 Lot 6	7477	355
BLOCK 4 Lot 7	6523	345
BLOCK 4 Lot 8	6520	344
BLOCK 4 Lot 9	6520	344
BLOCK 4 Lot 10 OPEN	4400	400
BLOCK 4 Lot 11	6520	344
BLOCK 4 Lot 12	6520	344
BLOCK 4 Lot 13	6520	344
BLOCK 4 Lot 14	6520	344
BLOCK 4 Lot 15	6520	344
BLOCK 4 Lot 16 OPEN	2010	431
BLOCK 4 Lot 17	6813	340
BLOCK 4 Lot 18	6520	344
BLOCK 4 Lot 19	6520	344
BLOCK 4 Lot 20	6520	344
BLOCK 4 Lot 21	6520	344
BLOCK 5 Lot 1 OPEN	1041	232
BLOCK 5 Lot 2	6795	344
BLOCK 5 Lot 3	5930	334
BLOCK 5 Lot 4	5930	333
BLOCK 5 Lot 5	5625	327
BLOCK 5 Lot 6	6519	346
BLOCK 5 Lot 7 OPEN	1036	232
BLOCK 5 Lot 8	6316	356
BLOCK 5 Lot 9	6520	344
BLOCK 5 Lot 10	6520	344
BLOCK 5 Lot 11	6520	344
BLOCK 5 Lot 12	6520	344
BLOCK 5 Lot 13 OPEN	890	223
BLOCK 5 Lot 14	6799	340
BLOCK 5 Lot 15	6520	344
BLOCK 5 Lot 16	6520	344
BLOCK 5 Lot 17	6420	337
BLOCK 5 Lot 18	6520	344
BLOCK 5 Lot 19	6520	344
BLOCK 5 Lot 20	6602	340
BLOCK 5 Lot 21	6504	340
BLOCK 5 Lot 22	6604	340
BLOCK 5 Lot 23	7932	384
BLOCK 5 Lot 24	6201	324

Parcel Table		
Lot	Area	Perimeter
BLOCK 5 Lot 25 OPEN	1899	427
BLOCK 5 Lot 26	6600	276
BLOCK 5 Lot 27	7223	361
BLOCK 5 Lot 28	7537	348
BLOCK 5 Lot 29	7537	348
BLOCK 5 Lot 30	7039	348
BLOCK 5 Lot 31	6820	344
BLOCK 5 Lot 32	6629	338
BLOCK 5 Lot 33	1021	444
BLOCK 5 Lot 34	10309	437
BLOCK 5 Lot 35	7722	365
BLOCK 5 Lot 36	7752	371
BLOCK 5 Lot 37	7454	367
BLOCK 5 Lot 38	5897	329
BLOCK 6 Lot 1	5641	337
BLOCK 6 Lot 2	2002	320
BLOCK 6 Lot 3	2002	320
BLOCK 6 Lot 4	5476	316
BLOCK 6 Lot 5 OPEN	2010	431
BLOCK 6 Lot 6	5415	318
BLOCK 6 Lot 7	7477	355
BLOCK 6 Lot 8	5495	320
BLOCK 6 Lot 9	5500	320
BLOCK 6 Lot 10	5502	321
BLOCK 6 Lot 11	5502	321
BLOCK 6 Lot 12 OPEN	3781	474
BLOCK 6 Lot 13	7443	355
BLOCK 6 Lot 14	6270	354
BLOCK 6 Lot 15	6356	338
BLOCK 6 Lot 16	6820	344
BLOCK 6 Lot 17	6890	345
BLOCK 6 Lot 18	6455	337
BLOCK 6 Lot 19	5455	318
BLOCK 6 Lot 20 OPEN	2040	435
BLOCK 6 Lot 21	6818	344
BLOCK 6 Lot 22	7630	359
BLOCK 6 Lot 23	7775	361
BLOCK 6 Lot 24	7272	352
BLOCK 6 Lot 25	6820	344
BLOCK 6 Lot 26	5000	320
BLOCK 6 Lot 27	5000	320
BLOCK 6 Lot 28	5000	320
BLOCK 7 Lot 1 OPEN	1020	228
BLOCK 7 Lot 2	6816	342
BLOCK 7 Lot 3	5499	318
BLOCK 7 Lot 4	4944	308
BLOCK 7 Lot 5	6182	401
BLOCK 7 Lot 6	6124	409
BLOCK 7 Lot 7	5613	325
BLOCK 7 Lot 8	6808	342
BLOCK 7 Lot 9	6820	344
BLOCK 7 Lot 10	6820	344
BLOCK 7 Lot 11	6820	344
BLOCK 7 Lot 12	6820	344
BLOCK 7 Lot 13 OPEN	32541	735
BLOCK 7 Lot 14	7033	353
BLOCK 7 Lot 15	6825	345
BLOCK 7 Lot 16	6820	344
BLOCK 7 Lot 17	6820	344
BLOCK 7 Lot 18	6808	342
BLOCK 7 Lot 19	5875	330

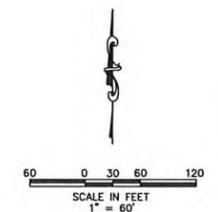
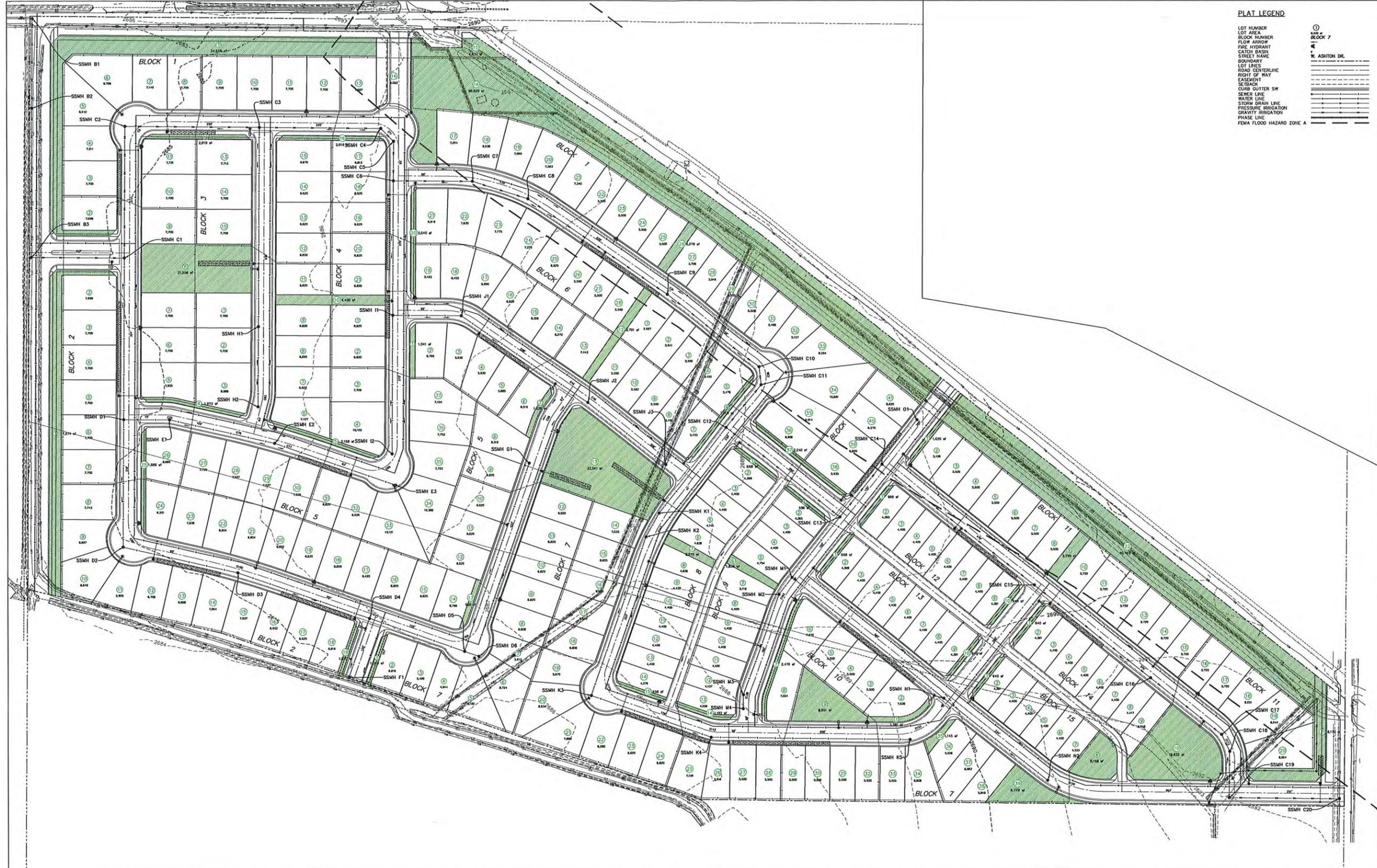
Parcel Table		
Lot	Area	Perimeter
BLOCK 7 Lot 20	6934	406
BLOCK 7 Lot 21	7996	387
BLOCK 7 Lot 22	6295	333
BLOCK 7 Lot 23	6920	344
BLOCK 7 Lot 24	6520	344
BLOCK 7 Lot 25	7159	353
BLOCK 7 Lot 26	5619	325
BLOCK 7 Lot 27	5500	320
BLOCK 7 Lot 28	5500	320
BLOCK 7 Lot 29	5500	320
BLOCK 7 Lot 30	5500	320
BLOCK 7 Lot 31	5500	320
BLOCK 7 Lot 32	5500	320
BLOCK 7 Lot 33	5500	320
BLOCK 7 Lot 34	6820	344
BLOCK 7 Lot 35	1143	201
BLOCK 7 Lot 36	3506	328
BLOCK 7 Lot 37	6992	374
BLOCK 7 Lot 38	5845	347
BLOCK 7 Lot 39 OPEN	4772	531
BLOCK 8 Lot 1	682	223
BLOCK 8 Lot 2	4286	299
BLOCK 8 Lot 3	4400	300
BLOCK 8 Lot 4	4400	300
BLOCK 8 Lot 5	4744	306
BLOCK 8 Lot 6	4354	302
BLOCK 8 Lot 7 OPEN	2077	258
BLOCK 8 Lot 8	4626	309
BLOCK 8 Lot 9	4433	301
BLOCK 8 Lot 10	4400	300
BLOCK 8 Lot 11	4400	300
BLOCK 8 Lot 12	4400	300
BLOCK 8 Lot 13	4400	300
BLOCK 8 Lot 14	4376	296
BLOCK 8 Lot 15 OPEN	958	218
BLOCK 8 Lot 16	988	223
BLOCK 9 Lot 1	4395	298
BLOCK 9 Lot 2	4400	300
BLOCK 9 Lot 3	4400	300
BLOCK 9 Lot 4	4400	300
BLOCK 9 Lot 5	4754	306
BLOCK 9 Lot 6 OPEN	1836	253
BLOCK 9 Lot 7	5118	313
BLOCK 9 Lot 8	4400	300
BLOCK 9 Lot 9	4400	300
BLOCK 9 Lot 10	4400	300
BLOCK 9 Lot 11	4400	300
BLOCK 9 Lot 12	4457	305
BLOCK 9 Lot 13	4556	307
BLOCK 9 Lot 14 OPEN	1182	258
BLOCK 9 Lot 15 OPEN	1381	300
BLOCK 10 Lot 1	7038	345
BLOCK 10 Lot 2	5000	320
BLOCK 10 Lot 3	5000	320
BLOCK 10 Lot 4	5000	320
BLOCK 10 Lot 5	5000	320
BLOCK 10 Lot 6	7972	362
BLOCK 10 Lot 7 OPEN	2476	523
BLOCK 10 Lot 8	7024	361
BLOCK 10 Lot 9 OPEN	8991	436
BLOCK 11 Lot 1	1020	228
BLOCK 11 Lot 2	5499	318

Parcel Table		
Lot	Area	Perimeter
BLOCK 11 Lot 3	3500	320
BLOCK 11 Lot 4	3500	320
BLOCK 11 Lot 5	3500	320
BLOCK 11 Lot 6	3500	320
BLOCK 11 Lot 7	3500	320
BLOCK 11 Lot 8	3500	320
BLOCK 11 Lot 9 OPEN	2738	271
BLOCK 11 Lot 10	3720	324
BLOCK 11 Lot 11	3720	324
BLOCK 11 Lot 12	3720	324
BLOCK 11 Lot 13	3720	324
BLOCK 11 Lot 14	3720	324
BLOCK 11 Lot 15	3720	324
BLOCK 11 Lot 16	3720	324
BLOCK 11 Lot 17	3720	324
BLOCK 11 Lot 18	6861	347
BLOCK 11 Lot 19	8944	406
BLOCK 11 Lot 20	6864	423
BLOCK 11 Lot 21 OPEN	8770	274
BLOCK 11 Lot 22 OPEN	60785	2097
BLOCK 12 Lot 1 OPEN	682	223
BLOCK 12 Lot 2	4395	299
BLOCK 12 Lot 3	4400	300
BLOCK 12 Lot 4	4400	300
BLOCK 12 Lot 5	4400	300
BLOCK 12 Lot 6	4400	300
BLOCK 12 Lot 7	4400	300
BLOCK 12 Lot 8	4400	300
BLOCK 12 Lot 9	4331	296
BLOCK 12 Lot 10 OPEN	840	216
BLOCK 13 Lot 1 OPEN	858	223
BLOCK 13 Lot 2	4400	300
BLOCK 13 Lot 3	4400	300
BLOCK 13 Lot 4	4400	300
BLOCK 13 Lot 5	4400	300
BLOCK 13 Lot 6	4400	300
BLOCK 13 Lot 7	4400	300
BLOCK 13 Lot 8	4400	300
BLOCK 13 Lot 9	4391	299
BLOCK 13 Lot 10	4400	300
BLOCK 13 Lot 11	4400	300
BLOCK 13 Lot 12	4400	300
BLOCK 13 Lot 13	4400	300
BLOCK 13 Lot 14	4400	300
BLOCK 13 Lot 15	4400	300
BLOCK 13 Lot 16	4400	300
BLOCK 13 Lot 17	4400	300
BLOCK 13 Lot 18	4400	300
BLOCK 13 Lot 19	4400	300
BLOCK 13 Lot 20	4400	300
BLOCK 13 Lot 21	4400	300
BLOCK 13 Lot 22	4400	300
BLOCK 13 Lot 23	4400	300
BLOCK 13 Lot 24	4400	300
BLOCK 13 Lot 25	4400	300
BLOCK 13 Lot 26	4400	300
BLOCK 13 Lot 27	4400	300
BLOCK 13 Lot 28	4400	300
BLOCK 13 Lot 29	4400	300
BLOCK 13 Lot 30	4400	300
BLOCK 13 Lot 31	4400	300
BLOCK 13 Lot 32	4400	300
BLOCK 13 Lot 33	4400	300
BLOCK 13 Lot 34	4400	300
BLOCK 13 Lot 35	4400	300
BLOCK 13 Lot 36	4400	300
BLOCK 13 Lot 37	4400	300
BLOCK 13 Lot 38	4400	300
BLOCK 13 Lot 39	4400	300
BLOCK 13 Lot 40	4400	300
BLOCK 13 Lot 41	4400	300
BLOCK 13 Lot 42	4400	300
BLOCK 13 Lot 43	4400	300
BLOCK 13 Lot 44	4400	300
BLOCK 13 Lot 45	4400	300
BLOCK 13 Lot 46	4400	300
BLOCK 13 Lot 47	4400	300
BLOCK 13 Lot 48	4400	300
BLOCK 13 Lot 49	4400	300
BLOCK 13 Lot 50	4400	300
BLOCK 13 Lot 51	4400	300
BLOCK 13 Lot 52	4400	300
BLOCK 13 Lot 53	4400	300
BLOCK 13 Lot 54	4400	300
BLOCK 13 Lot 55	4400	300
BLOCK 13 Lot 56	4400	300
BLOCK 13 Lot 57	4400	300
BLOCK 13 Lot 58	4400	300
BLOCK 13 Lot 59	4400	300
BLOCK 13 Lot 60	4400	300
BLOCK 13 Lot 61	4400	300
BLOCK 13 Lot 62	4400	300
BLOCK 13 Lot 63	4400	300
BLOCK 13 Lot 64	4400	300
BLOCK 13 Lot 65	4400	300
BLOCK 13 Lot 66	4400	300
BLOCK 13 Lot 67	4400	300
BLOCK 13 Lot 68	4400	300
BLOCK 13 Lot 69	4400	300
BLOCK 13 Lot 70	4400	300
BLOCK 13 Lot 71	4400	300
BLOCK 13 Lot 72	4400	300
BLOCK 13 Lot 73	4400	300
BLOCK 13 Lot 74	4400	300
BLOCK 13 Lot 75	4400	



**PLAT LEGEND**

- LOT NUMBER
- LOT AREA
- BLOCK NUMBER
- FLOW ARROW
- FIRE HYDRANT
- CATCH BASIN
- STREET NAME
- BOUNDARY
- LOT LINES
- ROAD CENTERLINE
- RIGHT OF WAY
- EASEMENT
- SEWER
- CURB GUTTER SW
- SEWER LANE
- WATER LANE
- STORM DRAIN LANE
- PRESSURE IRRIGATION
- GRAVITY IRRIGATION
- PHASE LINE
- FEMA FLOOD HAZARD ZONE A



REVISED	NO.	DATE	DESCRIPTION

**David A. Bailey**  
 PROFESSIONAL ENGINEER  
 NO. 5508  
 STATE OF NORTH CAROLINA

**Bailey Engineering, Inc.**  
 CIVIL ENGINEERING | PLANNING | CADD  
 4011 BROADSIDE LANE  
 BOULEVARD, SUITE 100  
 RALEIGH, NC 27614  
 TEL: 252-333-0913  
 WWW.BAILEYENGINEERING.COM

DRAWN BY: [ ] CHECKED BY: DRYD A. BAILEY P.E.  
 PROJECT: C2018-006 DATE: 10-01-2018

**CONCEPTUAL SEWER PLAN**  
**LEDGESTONE SUBDIVISION**  
**TRILOGY DEVELOPMENT, INC.**

SHEET 11  
**PP-5**





# Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING \* 763 W. Avalon, Kuna, Idaho, 83634 \* www.kunacity.id.gov \* (208) 922-5274 \* Fax: (208) 922-5989

## GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

**Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.**

**Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.**

Description of proposed project: single family subdivision with parks, pathways and open space

Date and time of neighborhood meeting: Monday, July 9, 2018 at 6 pm

Location of neighborhood meeting: on-site

## SITE INFORMATION:

Location: Quarter: \_\_\_\_\_ Section: 18 Township: 2N Range: 1E Total Acres: 60.85

Subdivision Name: Ledgestone Subdivision Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Site Address: Hubbard Road and Locust Grove Rd. Tax Parcel Number(s): S1418121126

S1418123400

Please make sure to include **all** parcels & addresses included in your proposed use.

## CURRENT PROPERTY OWNER:

Name: TJ Johnson

Address: 2425 N. Locust Grove Road City: Kuna State: ID Zip: 83634

## CONTACT PERSON (Mail recipient and person to call with questions):

Name: Jane Suggs Business (if applicable): WHPacific

Address: 2141 W. Airport Way, Suite 104 City: Boise State: ID Zip: 83705



**PROPOSED USE:**

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

**Application Type**

**Brief Description**

Annexation

annex 60.85 acres into Kuna

Re-zone

rezone property from Ada County zone RR to Kuna zone R-6

Subdivision (Sketch Plat and/or Prelim. Plat)

Preliminary Plat for 253 buildable lots and 44 common lots

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

**APPLICANT:**

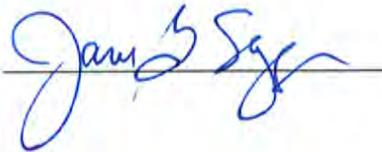
Name: Jane Suggs / WHPacific

Address: 2141 W. Airport Way, Suite 104

City: Boise State: ID Zip: 83705

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1 A-2 of the Kuna City Code

Signature: (Applicant)  Date 10/2/13

June 27, 2018

Subject: New Subdivision on a portion of the TJ Johnson property  
located west of Locust Grove and south of Mason Creek

Dear Neighbor,

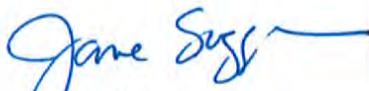
You and your family are invited to attend a neighborhood meeting to discuss a new subdivision proposed for a portion of the TJ Johnson properties shown on the back of this letter

The developer is proposing to annex, rezone and subdivide approximately 59 acres for single family homes, along with open space, a neighborhood park and over 2000 feet of regional pathway along Mason Creek.

Our meeting will be held on **Monday, July 9, 2018, at 6 pm at the project site. Please meet me at the site where Hubbard Road crosses Mason Creek, between Meridian Road and Locust Grove Road.**

If you have any questions about the meeting or the proposed development project, please do not hesitate to call me at 208-275-8729 or e-mail me at [jsuggs@whpacific.com](mailto:jsuggs@whpacific.com).

Sincerely,

  
Jane Suggs  
Planner

TJ Johnson property Subdivision in Kuna  
**Neighborhood Meeting**  
 Monday, July 9, 2018  
 6 pm

Name

Address

Email / Phone

option?

1. Phil & Margie Schraeder Phil@heritagewriti.com
2. DAN & SHIRLEY GROTHAUS d.grothaus@ATT.net
3. Way Koh chudchehiatt1@outlook.com
4. Charles & Heidi CHUCKEHIATT@OUTLOOK.COM
5. Beatty mgbud Beatty@gmail.com
6. Stagg Josette Roser Staggjm@gmail.com
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_
12. \_\_\_\_\_
13. \_\_\_\_\_
14. \_\_\_\_\_
15. \_\_\_\_\_
16. \_\_\_\_\_
17. \_\_\_\_\_
18. \_\_\_\_\_
19. \_\_\_\_\_
20. \_\_\_\_\_

received  
12.7.18

---

JOHN BROWNING- 880 E HUBBARD ROAD, KUNA, IDAHO 83634

December 7, 2018

Kuna Planning and Zoning Department  
751 W 4th Street  
Kuna, Idaho 83634

Concerning: 18-06-AN / 18-08-S

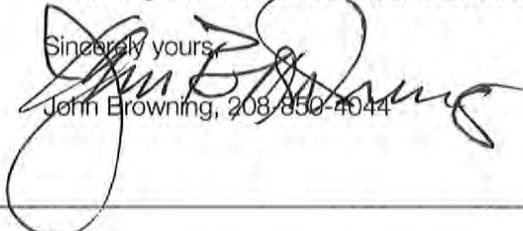
Dear Chairman of Kuna Planning and Zoning Commission,

Please consider this letter my testimony on the above zoning and annexation request. I am unable to attend this hearing due to prior commitments at this time.

I know that this site would make a great location for a new subdivision and nice addition to the Kuna City. I am concerned about couple issues. The first is the density being requested. The 253 future lots is 4.21 units to the acre. The size of these lots creates a development with very small lots. The small lots in its self is not the issue, the issue is the site improvements the developer is willing to provide for these future home owners. I believe this site should at least match the amenities that other developers in the area have provided in their projects. I would not approve this project without a development agreement that includes these amenities. I have listed some of these below.

- † Landscaped setback and buffer on Hubbard that mirrors the already existing projects on Hubbard.
- † Limited accesses to Hubbard into the development. ( No more than one and landscaped with water amenities as the existing projects on Hubbard now have.)
- † Walking path that matches the walking path of the other developments.
- † Pool and Clubhouses for the use of the homeowners in the development.
- † Home owners Association that is managed professional by entirety other than the developer. The Association should handle street parking, landscaping issues, funding for common area maintenance and the general upscale homogeneity.

Sincerely yours,

  
John Browning, 208-850-4044

---

Exhibit

A3

Bruce and Robyn Garrett  
2933 N. Locust Grove Rd.  
Kuna, Idaho

Concerning 18-06-AN Annexation & 18-08-s (Preliminary Plat)-Ledgestone Subdivision

Dear Council Members and Planning Division,

We are opposed to having the proposed annexation and plan for the subdivision.

We moved to this area for the specific reason that it was a rural area, and was in the county. We are very concerned that the annexation of this property nulls the county plan of 10 acre properties, and will negatively affect our local rural community.

We enjoy the quiet and peace that living here has afforded us. We have enjoyed being part of the Kuna small town atmosphere. Residents of Kuna are proud of their community, and have moved here for the rural, small town atmosphere.

The proposed plan does not belong in a rural community. Real estate sales are all about location. Row houses in this area will not attract young professionals as it is so far away from the city center. This proposal of apartments, townhouses, and row houses will attract a transient community. This is the type of community that we don't want here. We are afraid this is more a plan of greed, not need.

We don't have the infrastructure to sustain this type of rapid growth. The amount of traffic this proposal will bring to this area cannot be sustained by the current roads, school system, or our police department. Since Patagonia has gone in, we have had a major increase in traffic, and have had three crashes through our fence.

We understand that the sale of farm properties is inevitable, but we are asking that the Planning Commission and the Council Members consider zoning this area more appropriately in order to preserve our rural community.

Sincerely,

  
Bruce and Robyn Garrett

**received**  
12-11-18



# City of Kuna Design Review Application

P.O. Box 13  
Kuna, Idaho 83634  
(208) 922.5274  
Fax: (208) 922.5989  
Website: www.kunacity.id.gov

FILE NO.: 18-35-DR (Design Review)

CROSS REF.: 18-08-S + 18-06-AN

FILES: \_\_\_\_\_

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both of these documents can be found online ([www.cityofkuna.com](http://www.cityofkuna.com)) or are picked up in the City's Planning and zoning department is located at 763 W Avalon, Kuna ID. Staff is glad to assist you with your application form.

**The Design Review application applies to the following land use actions:**

- ▶ Multi- family dwellings (3 or more)
- ▶ Commercial
- ▶ Industrial
- ▶ Institutional
- ▶ Office
- ▶ Common Area
- ▶ Subdivision Signage
- ▶ Proposed Conversions
- ▶ Proposed changes in land use and/or building use or exterior remodeling
- ▶ Exterior restoration, and enlargement or expansion of existing buildings, signs or sites.

## Application Submittal Requirements

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Date of pre- application meeting : <u>May 23, 2018</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an <b>original</b> notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input type="checkbox"/>



Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)*



**One of each plan** (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

- (1) 24" X 36" TO SCALE COPIES*
- (1) 11" X 17" REDUCTIONS*
- (1) 8 1/2" X 11" REDUCTIONS*



Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure.



*Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.*

The Applicant is obligated to provide a site plan that graphically portrays the site and includes the following features:

### Site Plan

Applicant Use		Staff Use
<input type="checkbox"/>	see preliminary plat	<input type="checkbox"/>
<input type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input type="checkbox"/>	Property lines	<input type="checkbox"/>
<input type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input type="checkbox"/>	Existing structures, identify those which are to be relocated or removed	<input type="checkbox"/>
<input type="checkbox"/>	On-site and adjoining streets, alleys, private drives and rights-of-way	<input type="checkbox"/>
<input type="checkbox"/>	Drainage location and method of on-site retention / detention	<input type="checkbox"/>
<input type="checkbox"/>	Location of public restrooms	<input type="checkbox"/>
<input type="checkbox"/>	Existing / proposed utility service and any above-ground utility structures and their location	<input type="checkbox"/>
<input type="checkbox"/>	Location and width of easements, canals and drainage ditches	<input type="checkbox"/>
<input type="checkbox"/>	Location and dimension of off-street parking	<input type="checkbox"/>
<input type="checkbox"/>	Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas	<input type="checkbox"/>
<input type="checkbox"/>	Trash storage areas and exterior mechanical equipment, with proposed method of screening	<input type="checkbox"/>
<input type="checkbox"/>	Sign locations <i>(a separate sign application must be submitted with this application)</i>	<input type="checkbox"/>
<input type="checkbox"/>	On-site transportation circulation plan for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input type="checkbox"/>	Locations and uses of ALL open spaces	<input type="checkbox"/>
<input type="checkbox"/>	Locations, types and sizes of sound and visual buffers <i>(Note: all buffers must be located outside the public right-of-way)</i>	<input type="checkbox"/>
<input type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input type="checkbox"/>	Locations of subdivision lines <i>(if applicable)</i>	<input type="checkbox"/>
<input type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input type="checkbox"/>	Location of walls and fences and indication of their height and material of construction	<input type="checkbox"/>
<input type="checkbox"/>	Roofline and foundation plan of building, location on the site	<input type="checkbox"/>
<input type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/>
<input type="checkbox"/>	Location and designation of all rights-of-way and property lines	<input type="checkbox"/>

## Landscape and Streetscape Plan

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored. The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Boundaries, property lines and dimensions	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Type and location of all plant materials and other ground covers. <i>Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Method of irrigation. <i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.	<input type="checkbox"/>
<input type="checkbox"/> n/a	Sign locations <i>Note: A separate sign application must be submitted with this application</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations and uses for open spaces	<input type="checkbox"/>
<input type="checkbox"/> n/a	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer. See preliminary plat	<input type="checkbox"/>

### Building Elevations

Applicant  
Use

n/a - this DR is for landscape only

Detailed elevation plans of each side of any proposed building(s) or additions(s)

*Note: Four (4) elevations to include all sides of development and must be in color*

Identify the elevations as to north, south, east, and west orientation

Colored copies of all proposed building materials and indication where each material and color application is to be located

*Note: Submit as 11"x17" reductions*

Screening/treatment of mechanical equipment

Provide a cross-section of the building showing any roof top mechanical units and their roof placement

Detailed elevation plans showing the materials to be used in construction of trash enclosures

Staff  
Use

### Lighting Plan

Applicant  
Use

n/a - this DR is for landscape only

Exterior lighting including detailed cut sheets and photometric plan (pedestrian, vehicle, security, decoration)

Types and wattage of all light fixtures

*Note: The City encourages use of "dark sky" lighting fixtures*

Placement of all light fixtures shown on elevations and landscaping plans

Staff  
Use

### Roof Plans

Applicant  
Use

n/a - this DR is for landscape only

Size and location of all roof top mechanical units

Staff  
Use

# Design Review Application

Applicant: Jane Suggs / WHPacific Phone: 208-275-8729

Owner

Representative

Fax/Email: jsuggs@whpacific.com

Applicant's Address: 2141 W. Airport Way, Suite 104, Boise, ID 83705

Zip: \_\_\_\_\_

Owner: TJ Johnson Phone: \_\_\_\_\_

Owner's Address: 2425 N. Locust Grove Road, Kuna, ID 83634 Email: \_\_\_\_\_

Zip: \_\_\_\_\_

Represented By: *(if different from above)* \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Zip: \_\_\_\_\_

Address of Property: Hubbard Road and Stroebel Road (new)

Zip: \_\_\_\_\_

Distance from Major Cross Street: 1/2 mile east of Hwy 69/Meridian Road Street Name(s): \_\_\_\_\_

*Please check the box that reflects the intent of the application*

BUILDING DESIGN REVIEW  
 SUBDIVISION / COMMON AREA LANDSCAPE

DESIGN REVIEW MODIFICATION  
 STAFF LEVEL APPLICATION

This Design Review application is a request to construct, add or change the following: *(Briefly explain the nature of the request.)*

This Design Review is for landscape design for common lots in a residential subdivision only.

1. Dimension of Property: 60.85 acres

2. Current Land Use(s): farm

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

North: Hubbard Road, Mason Creek, Patagonia Subdivision

South: farm

East: Locust Grove Road, farm

West: farm

4. Is the project intended to be phased, if so what is the phasing time period? 5-6 years to build out

Please explain: \_\_\_\_\_

5. The number and use(s) of all structures: single family residential

6. Building heights: \_\_\_\_\_ Number of stories: \_\_\_\_\_

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

*Note: The maximum building height for each zoning district is as follows:*

L-O: 35'	C-2: 60'	CBD: 80'	M-2: 60'	P: 60'
C-1: 35'	C-3: 60'	M-1: 60'	M-3: 60'	

7. What is the percentage of building space on the lot when compared to the total lot area? \_\_\_\_\_

8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at [www.cityofkuna.com](http://www.cityofkuna.com) under the City Code.*

**MATERIAL**

**COLOR**

Roof: \_\_\_\_\_ / \_\_\_\_\_

Walls: *(State percentage of wall coverage for each type of building material below for each frontage wall) If there is not adequate space to identify the various building materials and applications, please list them on the attached sheet of this application. Please attach photos to support application types.*

% of Wood application: \_\_\_\_\_ / \_\_\_\_\_

% EIFS: \_\_\_\_\_ / \_\_\_\_\_  
*(Exterior Insulation Finish System)*

% Masonry: \_\_\_\_\_ / \_\_\_\_\_

% Face Block: \_\_\_\_\_ / \_\_\_\_\_

% Stucco: \_\_\_\_\_ / \_\_\_\_\_

& other material(s): \_\_\_\_\_ / \_\_\_\_\_

List all other materials: \_\_\_\_\_

Windows/Doors: \_\_\_\_\_ / \_\_\_\_\_  
*(Type of window frames & styles / doors & styles, material)*

Soffits and fascia material: \_\_\_\_\_ / \_\_\_\_\_

Trim, etc.: \_\_\_\_\_ / \_\_\_\_\_

Other: \_\_\_\_\_ / \_\_\_\_\_

9. Please identify Mechanical Units: \_\_\_\_\_

Type/Height: \_\_\_\_\_

Proposed Screening Method: \_\_\_\_\_

10. Please identify trash enclosure: *(size, location, screening & construction materials)* \_\_\_\_\_

11. Are there any irrigation ditches/canals on or adjacent to the property? yes

If yes, what is the name of the irrigation or drainage provider? Mason Creek

12. Fencing: *(Please provide information about new fencing material as well as any existing fencing material)*  
see landscape plan

Type: vinyl

Size: 6' , except adjacent to pathways

Location: perimeter of development

*(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)*

13. Proposed method of On-site Drainage Retention/Detention:  
infiltration basins - see preliminary plat package

14. Percentage of Site Devoted to Building Coverage: 60% of site for building lots

% of Site Devoted to Landscaping: *(Including landscaped rights-of-way)* 14% (not including R/W) Square Footage: \_\_\_\_\_

% of Site that is Hard Surface: *(Paving, driveways, walkways, etc.)* 26% for R/W Square Footage: \_\_\_\_\_

% of Site Devoted to other uses: \_\_\_\_\_

Describe: \_\_\_\_\_

% of landscaping within the parking lot (landscaped islands, etc.): \_\_\_\_\_

15. For details, please provide dimensions of landscaped areas within public rights-of-way:  
See preliminary plat

16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*

If yes, what type, size and the general location? *(The City's goal is to preserve existing tree with greater than a four inch (4") caliper whenever possible):*

No

17. Dock Loading Facilities:  
Number of docking facilities and their location: \_\_\_\_\_

Method of screening: \_\_\_\_\_

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* \_\_\_\_\_  
over 2000 feet of Mason Creek regional pathway, park with tot lot, gazebo and 1/2 basketball court, generous open spaces/passive parks with landscaping, pathways between streets and to amenities

19. Setbacks of the proposed building from property lines: \_\_\_\_\_

Front \_\_\_\_\_ -feet      Rear \_\_\_\_\_ -feet      Side \_\_\_\_\_ -feet      Side \_\_\_\_\_ -feet

20. Parking requirements: n/a

Total Number of Parking Spaces: \_\_\_\_\_ Width and Length of Spaces: \_\_\_\_\_

Total Number of Compact Spaces 8'x17': \_\_\_\_\_

21. Is any portion of the property subject to flooding conditions?      Yes  before flood study      No  after flood study

**IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RECHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTED THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.**

The Ada County Highway District may also conduct public meetings regarding this application. If you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 208.387.6170. In order to expedite you request, please have ready the file number indicated in this notice.

Signature of Applicant Jane Seef      Date 10/1/18

City staff comments: \_\_\_\_\_  
\_\_\_\_\_

Signature of receipt by City Staff \_\_\_\_\_ Date \_\_\_\_\_

**FOR ADDITIONAL INFORMATION:**  
(Please list page number and item in reference)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_













## Jace Hellman

---

**From:** Jace Hellman  
**Sent:** Monday, October 22, 2018 4:34 PM  
**To:** ACHD; Ada County Engineer; Adam Ingram; Attorney Icloud; Becky Rone - Kuna USPS Addressing; Bob Bachman; Boise Project Board of Control (TRITthaler@boiseproject.org); Cable One t.v.; Central District Health Dept. CDHD; COMPASS; DEQ (Alicia.martin@deq.idaho.gov); Eric Adolfson; Idaho Power; Idaho Power; Idaho Power Easements 1; 'Idaho Power Easments 2'; Intermountain Gas; J&M Sanitation - Chad Gordon; jmcdaniel@adaweb.net; Julie Stanely - Regional Address Mgmt.; Ken Couch: Idaho Transportation Department; Kuna Postmaster - Marc C. Boyer; Kuna School District; Kuna School District; Kuna School District; Megan Leatherman; Nampa Meridian Irrigation District; New York Irrigation; Paul Stevens; Perry Palmer; Planning Mgr: Ada County Development Services; Terry Gammel  
**Subject:** Kuna Planning and Zoning Request for Comment - Case No. 18-06-AN (Annexation) & 18-8-S (Preliminary Plat) - Ledgestone Subdivision  
**Attachments:** Agency Packet 10.22.18.pdf

October 22, 2018

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

<b>File Number &amp; Case Name:</b>	18-06-AN (Annexation) & 18-08-S (Preliminary Plat) - Ledgestone Subdivision.
<b>Project Description</b>	On behalf of Trilogy Development, Inc., Jane Suggs, with WHPacific, requests approval to annex an approximate 60.85-acre parcel into Kuna City Limits with an R-8 zoning designation and to subdivide the 60.85-acres into 298 total lots, consisting of 253 single family buildable lots, and 45 Common lots. The subject site is located at East Hubbard Road, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN#'s S1418121126 & S1418123400).
<b>Site Location</b>	East Hubbard Road, Kuna, ID 83634 (East Hubbard Road and North Locust Grove Road).
<b>Representative</b>	<b>WHPacific</b> Jane Suggs 2141 Airport Way, Suite 104 Boise, ID 83705 208-275-8729 <a href="mailto:jsuggs@whpacific.com">jsuggs@whpacific.com</a>
<b>Public Hearing Date</b>	Tuesday, <b>December 11, 2018</b> 6:00 pm Kuna City Hall is located at 751 W. 4 <sup>th</sup> Street, Kuna, ID 83634



**Staff Contact**

Jace Hellman, Planner II  
[jhellman@kunaaid.gov](mailto:jhellman@kunaaid.gov)  
Phone: 208.922.5274  
Fax: 208.922.5989

Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project.*

Thank you!

Jace Hellman  
Planner II  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
[jhellman@kunaaid.gov](mailto:jhellman@kunaaid.gov)





STATE OF IDAHO  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
BOISE REGIONAL OFFICE  
1445 North Orchard Street•Boise, ID 83706-2239•(208) 373-0550

## *DEQ Response to Request for Environmental Comment*

Date: November 1, 2018  
Agency Requesting Comments: City of Kuna  
Date Request Received: October 22, 2018  
Applicant/Description: Ledgestone Subdivision 18-06-AN & 18-8-S

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 <http://www.deq.idaho.gov/ieq/>.

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).

The property owner, developer, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.

Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

For questions, contact David Luft, Air Quality Manager, at 373-0550.

### **2. Wastewater and Recycled Water**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.

All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.



- *DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.*
- *DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

*For questions, contact Todd Crutcher, Engineering Manager, at 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 <http://www.deq.idaho.gov/water-quality/drinking-water.aspx>). 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 Todd Crutcher, Engineering Manager at 373-0550.*

### **4. Surface Water**

- *A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.*
- *Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one acre, a stormwater permit from EPA may be required.*

- *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: <http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>*
- *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 373-0550.*

#### **5. Hazardous Waste And Ground Water Contamination**

- **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.*
- *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, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.*
- **Water Quality Standards.** *Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).*

*Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.*

- **Ground Water Contamination.** *DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."*

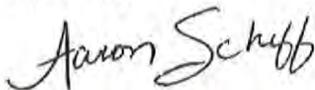
*For questions, contact Albert Crawshaw, Waste & Remediation Manager, at 373-0550.*

**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 373-0550, or visit the DEQ website (<http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx>) 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 our technical staff at 208-373-0550.*

Sincerely,



Aaron Scheff  
[aaron.scheff@deq.idaho.gov](mailto:aaron.scheff@deq.idaho.gov)  
Regional Administrator  
Boise Regional Office  
Idaho Department of Environmental Quality

ec: TRIM 2018AEK169



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Kuna
Meridian
Star

Rezone # 18-06-AM

Conditional Use #

Preliminary / Final / Short Plat 18-08-S

Ledgestone

RECEIVED

NOV 02 2018

CITY OF KUNA

- 1. We have No Objections to this Proposal.
2. We recommend Denial of this Proposal.
3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
4. We will require more data concerning soil conditions on this Proposal before we can comment.
5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
high seasonal ground water
waste flow characteristics
bedrock from original grade
other
6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
8. After written approval from appropriate entities are submitted, we can approve this proposal for:
central sewage
community sewage system
community water well
interim sewage
central water
individual sewage
individual water
9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
central sewage
community sewage system
community water
sewage dry lines
central water
10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
12. We will require plans be submitted for a plan review for any:
food establishment
swimming pools or spas
child care center
beverage establishment
grocery store
13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

14. Reviewed By:

Signature and Date: 10/31/18

Exhibit C3

# Communities in Motion 2040 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040 (CIM 2040)*, the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on [CIM 2040 goals](#).

**Development Name: Ledgestone (18-06-AN)**

**Agency: Kuna**

**CIM Vision Category: Future Neighborhoods**

**New households: 253**

**New jobs: 0**

**Exceeds CIM forecast: YES**

	<p>CIM Corridor: <b>N/A</b>                  Pedestrian level of stress: <b>R—Hubbard Rd</b>                  Bicycle level of stress: <b>R—Hubbard Rd</b></p>	<p>Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with <b>G or PG</b> ratings better support bicyclists and pedestrians of all ages and comfort levels.</p>
	<p>Housing within 1 mile: <b>260</b>                  Jobs within 1 mile: <b>30</b>                  Jobs/Housing Ratio: <b>0.1</b></p>	<p>A good jobs/housing balance – a ratio between <b>1 and 1.5</b> – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</p>
	<p>Nearest police station: <b>&gt;4 miles</b>                  Nearest fire station: <b>3.2 miles</b></p>	<p>Developments within <b>1.5 miles</b> of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.</p>
	<p>Farmland consumed: <b>Yes</b>                  Farmland within 1 mile: <b>1,494 acres</b></p>	<p>Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.</p>
	<p>Nearest bus stop: <b>&gt;4 miles</b>                  Nearest public school: <b>2.6 miles</b>                  Nearest public park: <b>2 miles</b>                  Nearest grocery store: <b>1.9 miles</b></p>	<p>Residents who live or work less than <b>½ mile</b> from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.</p>

## Recommendations

This proposal exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands. This location is still in a largely farmland area. Nearby services, such as schools, parks, emergency services, grocery, and other stores are likely accessed only by vehicle and there are no plans for public transportation to this location in the ValleyConnect 2.0 plan.

The FY2018-2022 Regional Transportation Improvement Program (TIP) identifies the signalization on SH-69 at the intersection of Hubbard Road to improve safety. Additional information about the TIP is available at:

<http://www.compassidaho.org/documents/prodserv/trans/FY18/FY2018TIPrpt.pdf>

More information about COMPASS and *Communities in Motion 2040*:

Web: [www.compassidaho.org](http://www.compassidaho.org)

Email [info@compassidaho.org](mailto:info@compassidaho.org)

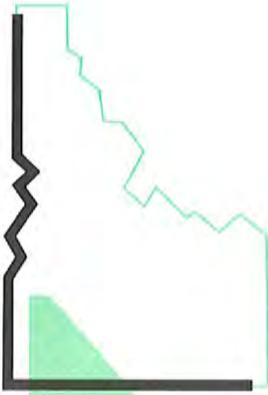
More information about the development review process:

<http://www.compassidaho.org/dashboard/devreview.htm>



**COMPASS**  
 COMMUNITY PLANNING ASSOCIATION  
 of Southwest Idaho

Exhibit  
 C4



ORGANIZED 1904

# Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH  
FAX #208-463-0092

NAMPA, IDAHO 83651-4395  
nmid.org

OFFICE: Nampa 208-466-7861  
SHOP: Nampa 208-466-0663

October 31, 2018

Jace Hellman, Planner II  
City of Kuna  
751 W. 4<sup>th</sup> St.  
Kuna, ID 83634

RECEIVED  
NOV 05 2018  
CITY OF KUNA

**RE: 18-06-AN & 18-08-S/ Ledgestone Subdivision; E. Hubbard Road**

Dear Jace:

Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.

Sincerely,

Greg G. Curtis  
Water Superintendent  
Nampa & Meridian Irrigation District

GGC/ce

Cc: Office/ File  
T. Ritthaler, Board of Control



APPROXIMATE IRRIGABLE ACRES  
RIVER FLOW RIGHTS - 23,000  
BOISE PROJECT RIGHTS - 40,000



**RICHARD DURRANT**  
CHAIRMAN OF THE BOARD

**CLINTON PLINE**  
VICE CHAIRMAN OF THE BOARD

**ROBERT D. CARTER**  
PROJECT MANAGER

**THOMAS RITTHALER**  
ASSISTANT PROJECT MANAGER

**APRYL GARDNER**  
SECRETARY-TREASURER

**MARY SUE CHASE**  
ASSISTANT SECRETARY-TREASURER

## BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD  
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000  
ACRES FOR THE FOLLOWING  
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT  
BOISE-KUNA DISTRICT  
WILDER DISTRICT  
NEW YORK DISTRICT  
BIG BEND DISTRICT

TEL: (208) 344-1141  
FAX: (208) 344-1437

05 November 2018

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634

RE: Ledgestone Sub  
East Hubbard Rd.  
Boise-Kuna Irrigation District  
Hubbard Lateral 74+10  
Sec. 18, T2N, R1E, BM.

**RECEIVED**

**NOV 08 2018**

**CITY OF KUNA**

**18-06-AN, 18-08-S**

**BK-184A**

Jace Hellman, Planner I:

The United States' Mason Creek Feeder lies within the boundary of the above-mentioned location. The easement for this lateral is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert the federal easement 37 feet north and 35 feet south of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping including trees and/or shrubs (other than grass or gravel), as this will certainly increase our cost of maintenance. Easement must remain a flat drivable surface.

Please note the appropriate easements on all future preliminary/final plats.

Boise Project Board of Control must also review and approve any final plats prior to recording.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statues, Title 42-1209.

Exhibit

66

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

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

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

Fencing (as may be required) must be constructed just off the canal easement, to insure public safety and prevent encroachments.

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

The Boise Project does not approve landscaping (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance.

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

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

NO DISCHARGE into any live irrigation system is permitted.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

Should there be any small (neighborhood) irrigation ditches on this site, the developers and/or landowners will be obligated to protect them and allow water to pass to downstream neighbors.

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

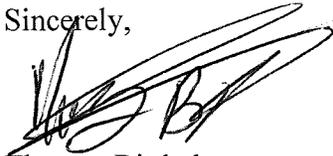
Whereas this property lies within the Boise-Kuna Irrigation District it is important that representatives of this development contact the BKID office as soon as possible to discuss the pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific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

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

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

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

Sincerely,



Thomas Ritthaler  
Assistant Project Manager

tbr/tr

cc: Clint McCormick      Watermaster, Div; 2 BPBC  
Lauren Boehlke      Secretary – Treasurer, BKID  
File



CITY OF KUNA

P.O. BOX 13

KUNA. ID 83634

Paul A. Stevens, P.E.

Kuna City Engineer

## PRELIMINARY PLAT REVIEW MEMORANDUM

**Date:** 6 November 2018  
**From:** Paul A. Stevens, P.E.  
**To:** Wendy Howell, Planning and Zoning Director  
**RE:** Ledgestone Subdivision Application, File Numbers 18-03-S, 18-16-AN, 18-33-DR

---

The City of Kuna Engineering Department has reviewed the Preliminary Plat request of the above applicant dated 4 October 2018. The provided preliminary development plans include 253 single family lots and 45 common lots.

### 1. Sanitary Sewer Needs

- a) The City has sufficient sewer treatment capacity to serve this proposed development. Wastewater flows from this development would receive treatment at the North Wastewater Treatment facility.
- b) This property was not included in Local Improvement District 2006-1. Sewer connection fees were not pre-paid. Consequently, the Ledgestone Subdivision site has no connection fee credits and no reserved sewer treatment capacity. However, there are sufficient treatment connections available at standard rates to serve this site. Developer shall abide by any relevant sewer reimbursement policies, agreements, and any relevant connection fees when connecting to the sewer system.
- c) City Code (6-4-20) requires connection to the City sewer system for all sanitary sewer needs.
- d) A site-specific evaluation will be needed to verify the method of connecting to existing sewer infrastructure.
- e) For any connected load, it is recommended that this application be conditioned to conform to the sewer master plan.
- f) At all reasonable locations where sewer service could be extended to adjoining properties, sewer mains shall be stubbed to the property line or extended in right-of-way in or adjacent to the project. Sewer extensions shall be extended at useable depths such that gravity sewer can be extended to the maximum distance practicable.
- g) For assistance in locating existing facilities and understanding issues associated with connection, please contact the GIS Manager at 287-1726.

### 2. Potable Water Needs

Exhibit  
C7

- a) The City has sufficient potable water supply to serve this development. Water connection fees shall conform to the City's Fee Resolution and Standards Table.
- b) The nearest available water main is located in East Hubbard Road.
- c) City Code (6-4-2X) requires connection to the City water system for all potable water needs.
- d) For any connected load, it is recommended that this application be conditioned to conform to the water master plan.
- e) The minimum water main size shall be 8-inch diameter. Larger sizes may be needed based on site specific conditions and evaluations.
- f) 8-inch diameter (or larger) water mains shall be extended and connected by developer to water trunk lines and mains through all stub and entry-way streets.
- g) The development shall provide all water distribution system improvements necessary to assure adequate fire protection in accordance with applicable codes and agencies.
- h) For assistance in locating existing facilities, please contact the GIS Manager at 287-1726.

### **3. Pressure Irrigation**

- a) The applicant's property is not connected to the City of Kuna pressure irrigation system. The nearest pressure main is located in E Hubbard Road.
- b) The property's irrigation needs are presently served by the Boise-Kuna Irrigation District.
- c) Relying on drinking (potable) water for irrigation purposes is contrary to City Code (6-4-2I) and the public interest and is not accounted for in the approved Water Master Plan. It is recommended that this project be conditioned to require connection and annexation to the City Pressure Irrigation system at the time of development.
- d) The development is subject to connection fees based on number of dwellings and lot size for the residential area and based on ultimate landscaped area for the common lots, as provided in City Resolutions.
- e) For any connected load, it is recommended that this application be conditioned to conform to the Pressure Irrigation Master Plan.
- f) It is further recommended that annexation into the municipal irrigation district and pooling of water rights is a requirement at the time of final platting.
- g) It is recommended that conformity with approved City Pressure Irrigation standards is required, including the providing of adequately sized internal and boundary loop lines.

### **4. Grading and Storm Drainage**

This development will alter surface grading and features. The following requirements apply:

- a) Runoff from public right-of-way is regulated by ACHD or ITD, depending on the agency responsible for the right-of-way. Engineered design drawings shall conform to the appropriate agency standards.
- b) Any change in quality, quantity or discharge rate of stormwater, compared to historical conditions, must be detained, treated and released at discharge rates and quality equal to or better than historical values. The City of Kuna relies on the ACHD Storm water Policy Manual to establish the design and construction requirements for any private stormwater treatment and disposal system.
- c) The Developer shall provide a map that illustrates the surface and sub-surface water irrigation supply as well as drainage ways that exist on the applicant's property and in the right-of-way adjacent to the proposed development. The map must include 2-foot contours, a layout and essential features of existing irrigation ditches, drainage ditches and pipelines within and adjacent to the proposed development. Note open and piped facilities. Note applicable easements. Include any proposed irrigation system changes.

- d) All upstream drainage rights and downstream water delivery rights shall be preserved as a condition of development. To preserve irrigation rights, constructed facilities must be designed by a licensed professional engineer. Include irrigation plans in the project plan set for review by the City Engineer. Construction shall be high quality, showing good workmanship from materials acceptable to the City Engineer. Facilities provided must be accessible (easements or right-of-way) for continued maintenance, and if necessary, replacement.

## 5. General

- a) With the addition of this property into the corporate limits of the City of Kuna and its potential connection to sewer, water and irrigation services, this property will place demand on constructed facilities and on water rights provided by others. It is the reasonable expectation, in return, that this property transfer to the City of Kuna, at time of connection, any conveyable water rights by deed and "Change of Ownership" form from IDWR. The domestic water right associated solely with a residence and ½ acre or less is not conveyable. The water right held in trust by an irrigation district is also not conveyable.
- b) A plan approval letter will be required if this project affects any local irrigation districts or its facilities. Indian Creek is one of those facilities.
- c) The City reserves the right of prior approval to all agreements involving the applicant (or its successors) and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.
- d) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- e) State the vertical datum used for elevations on all drawings.
- f) All construction drawings shall be developed and sealed by an Idaho licensed Professional Engineer.
- g) The plat, legal description, easements and associated documents shall be sealed by an Idaho licensed Professional Land Surveyor.
- h) The submittals attached to the application include some alignments for City infrastructure. This information is helpful but has not received final approval. The applicant is advised that detailed plan review occurs upon submittal of the engineered, improvement plans. Approval of the engineered plans follows the review process.

## 6. Inspection Fees

An inspection fee will be required for City inspection of the construction of any public or community water, sewer and irrigation facility associated with this development. The developer will still need a qualified responsible engineer to provide sufficient inspection to justly certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections. The current City inspection fee is \$1.00 per lineal foot of sewer, water and irrigation related pipe and payment is due and payable prior to City's scheduling of a pre-construction conference.

## 7. Right-of-Way

The subject property fronts one section line street.

- a) Sufficient half right-of-way on the quarter line and section line for the classified streets should be provided pursuant to City and ACHD standards.

- b) Residential Easements – City Code (6-3-8) requires 10-foot front and back lot line easements and side-lot easements. More specifically:
  - a. 10-foot minimum subdivision boundary easement – which can be reduced to 5’ on the phase lines if there are no irrigation or public utilities within those easements;
  - b. 10-foot minimum street frontage easement for public utilities and irrigation;
  - c. 10-foot back lot line easement inuring to the benefit of the City of Kuna for irrigation;
  - d. 5-foot side lot line irrigation easement;
  - e. Additional easements as needed for facilities not in right-of-way of width and alignment acceptable to the City Engineer.
- c) Approaches onto classified streets shall comply with ACHD approach policies.
- d) Sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided at the time of land-use change, development or re-development.

## **8. As-Built Drawings**

As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer’s engineer. The city may help track changes, but will not be responsible for the finished product. As-built drawings will be required before occupancy or final plat approval is granted.

## **9. Phasing of Development**

- a) Any phasing plan, to be acceptable, must extend city services, extend transportation facilities and extend other utilities in a manner to maintain reliable service to the buildable lots in the subdivision and not disrupt service to neighboring properties.
- b) A phasing plan must not delay expenditures for infrastructure to burden with expenses in a disproportionate manner the later phases of a project.
- c) Irrespective of compliance with the above conditions, the City in general does not approve or reject phasing plans without the advice and consent of the Planning and Zoning Director.

## **10. Property Description**

- a) Provide a metes and bounds legal description of the development property.



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

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

December 12, 2018

Jace Hellman  
City of Kuna, Planning and Zoning Department  
751 W. 4<sup>th</sup> St.  
Kuna, ID 83634

**VIA EMAIL**

<b>Development Application</b>	<b>18-06-AN, 18-08-S</b>
<b>Project Name</b>	<b>LEDGESTONE SUBDIVISION</b>
<b>Project Location</b>	South of East Hubbard Road approximately 0.57 miles east of the intersection of SH-69 and East Hubbard Road, east of SH-69 milepost 4.0
<b>Project Description</b>	<ul style="list-style-type: none"><li>• Annex approximately 60.85 acre-parcel with an R-8 zoning designation and to subdivide the 60.58 acre lot into 298 total lots</li><li>• Construct a subdivision consisting of 253 single family buildable lots and 45 common lots</li></ul>
<b>Applicant</b>	Jane Suggs with WHPacific
<b>Representing</b>	Trilogy Development

The Idaho Transportation Department (ITD) reviewed the referenced annexation, zoning, and preliminary plat applications and has the following comments:

1. This project does not abut the State highway system.
2. ITD received and accepted a Traffic Impact Study for Ledgestone Subdivision. As stated in ITD's TIS Acceptance Letter dated December 3, 2018, a northbound right turn deceleration lane on SH-69 at Hubbard Lane is required to mitigate development impacts. A right turn lane warrant was completed for 2025 full buildout. It is anticipated to be needed as soon as the NB right turn movements reach 20 turns in the Peak Hour, potentially in 2020. If applicant chooses to construct his development, adding his development traffic to the intersection, he will be responsible for constructing the necessary improvements (northbound right turn lane) on SH-69 as identified by the TIS.
3. The City is reminded that the SH-69 corridor is already congested. This project will increase the number of vehicle trips in the corridor. As the City continues to add additional trips to the corridor

Exhibit

C8



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

**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028 • Boise, ID 83707-2028  
(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

through development, the congestion will worsen until the roadway system is ultimately overloaded and fails. ITD has no current funding assigned to mitigate traffic congestion in the SH-69 corridor in this area.

4. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
5. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant may contact Justin Pond, Right-of-Way Section Program Manager, at (208) 334-8832 for more information.
6. With the modifications described above, ITD does not object to the proposed preliminary plat application. There is a potential that other proposed developments in the area will also warrant the same right turn lane. The developer has indicated they would be amenable to coordinating with other developments in the area in arriving at an equitable share of construction costs to accommodate this improvement.

If you have any questions, you may contact Ken Couch at (208) 332-7190 or me at (208) 334-8338.

Sincerely,

A handwritten signature in blue ink that reads 'Sarah Arjona'.

Sarah Arjona  
Development Services  
[Sarah.Arjona@itd.idaho.gov](mailto:Sarah.Arjona@itd.idaho.gov)

---



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

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

December 10, 2018

Jace Hellman  
City of Kuna, Planning and Zoning Department  
751 W. 4<sup>th</sup> St.  
Kuna, ID 83634

**VIA EMAIL**

<b>Development Application</b>	<b>18-06-AN, 18-08-S</b>
<b>Project Name</b>	<b>LEDGESTONE SUBDIVISION</b>
<b>Project Location</b>	South of East Hubbard Road approximately 0.57 miles east of the intersection of SH-69 and East Hubbard Road, east of SH-69 milepost 4.0
<b>Project Description</b>	<ul style="list-style-type: none"><li>• Annex approximately 60.85 acre-parcel with an R-8 zoning designation and to subdivide the 60.58 acre lot into 298 total lots</li><li>• Construct a subdivision consisting of 253 single family buildable lots and 45 common lots</li></ul>
<b>Applicant</b>	Jane Suggs with WHPacific
<b>Representing</b>	Trilogy Development

The Idaho Transportation Department (ITD) reviewed the referenced annexation, zoning, and preliminary plat applications and has the following comments:

1. This project does not abut the State highway system.
2. ITD received and accepted a Traffic Impact Study for Ledgestone Subdivision. As stated in ITD's TIS Acceptance Letter dated December 3, 2018, a northbound right turn deceleration lane on SH-69 is required to mitigate development impacts. If applicant chooses to construct his development, adding his development traffic to the intersection, he will be responsible for constructing the necessary improvements (northbound right turn lane) on SH-69 as identified by the TIS.
3. The City is reminded that the SH-69 corridor is already congested. This project will increase the number of vehicle trips in the corridor. As the City continues to add additional trips to the corridor through development, the congestion will worsen until the roadway system is ultimately overloaded



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

**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028 • Boise, ID 83707-2028  
(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

and fails. ITD has no current funding assigned to mitigate traffic congestion in the SH-69 corridor in this area.

4. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
5. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant may contact Justin Pond, Right-of-Way Section Program Manager, at (208) 334-8832 for more information.
6. ITD objects to the proposed application due to traffic concerns and needed mitigation as noted in item 2 above.
7. Once the proper ITD permit has been obtained and the required mitigation has been installed, ITD will withdraw any objection to the application. Until such time that these conditions have been met, ITD objects to the application.

If you have any questions, you may contact Ken Couch at (208) 332-7190 or me at (208) 334-8338.

Sincerely,

A handwritten signature in blue ink that reads 'Sarah Arjona'.

Sarah Arjona  
Development Services  
[Sarah.Arjona@itd.idaho.gov](mailto:Sarah.Arjona@itd.idaho.gov)



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

**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028 • Boise, ID 83707-2028  
(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

December 3, 2018

Robert Beckham  
WHPacific, Inc.  
2141 W Airport Way, Ste 104  
Boise, ID 83705

Via Email

RE: Ledgeston Subdivision – ITD Traffic Impact Study Acceptance Letter

Dear Mr. Beckham,

The Idaho Transportation Department (ITD) has reviewed the traffic impact study (TIS) dated October 2018 for the Ledgestone Subdivision. The development is located east of SH-69 on Hubbard Road. The development is not requesting direct access off of the State highway system; however due to the number of trips generated by the development it does have impacts to SH-69. Please find ITD's position below on required improvements to the transportation system to mitigate development impacts.

Intersection of SH-69 and Hubbard Road

- On SH-69, construct a northbound right turn deceleration lane designed to ITD standards.

If the applicant is in agreement with addressing the items as outlined above then this TIS is acceptable from a state highway access, safety and mobility standpoint. You will need to submit an encroachment application (ITD-2111 form) for work within the right of way. The application will need to include stamped engineered drawings to address the required corridor improvements, a traffic control plan, and \$50 application fee. These items can be submitted to Shona Tonkin at [ITDD3Permits@itd.idaho.gov](mailto:ITDD3Permits@itd.idaho.gov).

This letter only acknowledges the acceptance of the TIS, final approval of the improvements is determined once all documentation has been provided and the permit is signed.



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

**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028 • Boise, ID 83707-2028  
(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

Maintaining safety and mobility for Idaho's motorists is of the utmost importance to ITD. If you have any questions please do not hesitate to contact me at [erika.bowen@itd.idaho.gov](mailto:erika.bowen@itd.idaho.gov) or 208-265-4312 extension #7.

Sincerely,

A handwritten signature in blue ink that reads "Erika R. Bowen".

Erika R. Bowen, P.E.  
ITD – District 3 Traffic Technical Engineer

Cc:  
Mindy Wallace – ACHD

751 W 4<sup>th</sup> St  
Kuna, ID 83634  
[jhellman@kunaID.gov](mailto:jhellman@kunaID.gov)



**From:** D3 Development Services <[D3Development.Services@itd.idaho.gov](mailto:D3Development.Services@itd.idaho.gov)>  
**Sent:** Monday, December 10, 2018 12:11 PM  
**To:** Jace Hellman <[jhellman@kunaID.gov](mailto:jhellman@kunaID.gov)>  
**Subject:** 18-06-AN (Annexation) & 18-8-S (Preliminary Plat) - Ledgestone Subdivision

I apologize for the tardiness of our response. I could not find a copy of the application to review. Ken Couch has become one of our Permits Coordinators so please send all development application information to [D3Development.Services@itd.idaho.gov](mailto:D3Development.Services@itd.idaho.gov) so that they may be reviewed within the given time frame. Attached is ITD's response to the application indicated as well as a copy of ITD's TIS Acceptance Letter.

Thank you,

*Sarah Arjona*  
*Development Services*  
*ITD District 3*  
*(208)334-8338*

**From:** Ken Couch <[Ken.Couch@itd.idaho.gov](mailto:Ken.Couch@itd.idaho.gov)>  
**Sent:** Friday, December 7, 2018 5:07 PM  
**To:** D3 Development Services <[D3Development.Services@itd.idaho.gov](mailto:D3Development.Services@itd.idaho.gov)>; Sarah Arjona <[Sarah.Arjona@itd.idaho.gov](mailto:Sarah.Arjona@itd.idaho.gov)>  
**Subject:** FW: [EXTERNAL] Kuna Planning and Zoning Request for Comment - Case No. 18-06-AN (Annexation) & 18-8-S (Preliminary Plat) - Ledgestone Subdivision

*Thanks!*  
*Ken Couch*

Permits Coordinator  
Idaho Transportation Department  
District 3  
208-332-7190 Office  
[Ken.Couch@itd.idaho.gov](mailto:Ken.Couch@itd.idaho.gov)

\*\*\*CONFIDENTIALITY NOTICE: This e-mail message may contain legally privileged and confidential information exempt or prohibited from disclosure under applicable law. If you are not the intended recipient of this e-mail, please notify this sender immediately and do not deliver, distribute or copy this e-mail, or disclose its contents or take any action in reliance on the information it contains.

---

**From:** Jace Hellman [<mailto:jhellman@kunaID.gov>]  
**Sent:** Monday, October 22, 2018 4:34 PM  
**To:** ACHD; Ada County Engineer; Adam Ingram; Attorney Icloud; Becky Rone - Kuna USPS Addressing; Bob Bachman;

Boise Project Board of Control ([Tritthaler@boiseproject.org](mailto:Tritthaler@boiseproject.org)); Cable One t.v.; Central District Health Dept. CDHD; COMPASS; DEQ ([Alicia.martin@deq.idaho.gov](mailto:Alicia.martin@deq.idaho.gov)); Eric Adolfsen; Idaho Power; Idaho Power; Idaho Power Easements 1; Idaho Power Easements 2; Intermountain Gas; J&M Sanitation - Chad Gordon; [jmcdaniel@adaweb.net](mailto:jmcdaniel@adaweb.net); Julie Stanely - Regional Address Mgmt.; Ken Couch; Kuna Postmaster - Marc C. Boyer; Kuna School District; Kuna School District; Kuna School District; Megan Leatherman; Nampa Meridian Irrigation District; New York Irrigation; Paul Stevens; Perry Palmer; Planning Mgr: Ada County Development Services; Terry Gammel  
**Subject:** [EXTERNAL] Kuna Planning and Zoning Request for Comment - Case No. 18-06-AN (Annexation) & 18-8-S (Preliminary Plat) - Ledgestone Subdivision

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---

October 22, 2018

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

<b>File Number &amp; Case Name:</b>	18-06-AN (Annexation) & 18-08-S (Preliminary Plat) - Ledgestone Subdivision.
<b>Project Description</b>	On behalf of Trilogy Development, Inc., Jane Suggs, with WHPacific, requests approval to annex an approximate 60.85-acre parcel into Kuna City Limits with an R-8 zoning designation and to subdivide the 60.85-acres into 298 total lots, consisting of 253 single family buildable lots, and 45 Common lots. The subject site is located at East Hubbard Road, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN#'s S1418121126 & S1418123400).
<b>Site Location</b>	East Hubbard Road, Kuna, ID 83634 (East Hubbard Road and North Locust Grove Road).
<b>Representative</b>	<b>WHPacific</b> Jane Suggs 2141 Airport Way, Suite 104 Boise, ID 83705 208-275-8729 <a href="mailto:jsuggs@whpacific.com">jsuggs@whpacific.com</a>
<b>Public Hearing Date</b>	Tuesday, <b>December 11, 2018</b> 6:00 pm Kuna City Hall is located at 751 W. 4 <sup>th</sup> Street, Kuna, ID 83634
<b>Staff Contact</b>	Jace Hellman, Planner II <a href="mailto:jhellman@kunaid.gov">jhellman@kunaid.gov</a> Phone: 208.922.5274 Fax: 208.922.5989

Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project.*

Thank you!

Jace Hellman  
Planner II  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
[jhellman@kunaaid.gov](mailto:jhellman@kunaaid.gov)



## Jace Hellman

---

**From:** Jane Suggs <JSuggs@whpacific.com>  
**Sent:** Monday, December 10, 2018 12:34 PM  
**To:** Jace Hellman  
**Cc:** 'Shawn Brownlee'; Robert Beckman  
**Subject:** RE: 18-06-AN (Annexation) & 18-8-S (Preliminary Plat) - Ledgestone Subdivision - ITD concerns

Hi Jace,

Bob Beckman in our office is working with Erica Bowen at ITD on the request for a Hwy 69 northbound right turn lane onto Hubbard Road.

Since there are other developments adding to the traffic at the Hwy 69/Hubbard intersection, we are proposing this language (below) in our Transportation Impact Study that is currently under review by ACHD.

***Comment #8 (Generated by ITD) - ITD reviewed the Ledgestone TIS and Addendum dated November 30, 2018. The TIS is missing an ITD right turn lane warrant analysis for Hubbard and SH-69 for the NB direction. Please refer to ITD's Traffic Manual, Figure 3B-1.***

*A warrant analysis, as requested, was completed for the northbound direction at the intersection of SH69 and Hubbard Road. Results indicate that the warrant is met in both the 2025 background and 2025 site plus background conditions. As the Ledgestone development is only adding 3 AM peak hour and 8 PM peak hour trips to this movement, the question was posed to ITD regarding who would be responsible for construction of this northbound turn lane. ITD's response is that the developer would be responsible; however, if other developments in this area also indicate a need for this right turn lane during their TIS review then these other developments would also be responsible if the turn lane is not already constructed. Review with Trilogy indicated that they would be amenable to coordinating with other developments in this area in arriving at an equitable share of construction costs to accommodate this improvement.*

**ITD has approved of this language** (I can send you that email if you need it). So there is not an actual objection, as noted in the December 3 letter from Erica, just a need to address the turn lane in a manner acceptable to ITD.

Call me if you have questions,  
Jane

Jane Suggs | WHPacific, Inc.

## Jace Hellman

---

**From:** Robert Beckman <RBeckman@whpacific.com>  
**Sent:** Monday, December 10, 2018 2:34 PM  
**To:** Jace Hellman  
**Cc:** Jane Suggs  
**Subject:** FW: [EXTERNAL] RE: Ledgestone Subdivision TIS

As requested. Message from Erika Bowen approving our proposed language on comment 8.

Robert Beckman | WHPacific, Inc.

**From:** Erika Bowen <Erika.Bowen@itd.idaho.gov>  
**Sent:** Friday, December 7, 2018 3:03 PM  
**To:** Robert Beckman <RBeckman@whpacific.com>; Mindy Wallace <Mwallace@achdidaho.org>  
**Cc:** Jane Suggs <JSuggs@whpacific.com>; Shawn Brownlee <shawn@trilogyidaho.com>; Aimee Loudenslager <Aloudenslager@achdidaho.org>  
**Subject:** RE: [EXTERNAL] RE: Ledgestone Subdivision TIS

Hi Bob-

That language is acceptable to the department.

Thanks,

*Erika R. Bowen, P.E.*

ITD District 3 Traffic Technical Engineer

**From:** Robert Beckman <RBeckman@whpacific.com>  
**Sent:** Friday, December 7, 2018 10:56 AM  
**To:** Erika Bowen <Erika.Bowen@itd.idaho.gov>; Mindy Wallace <Mwallace@achdidaho.org>  
**Cc:** Jane Suggs <JSuggs@whpacific.com>; Shawn Brownlee <shawn@trilogyidaho.com>; Aimee Loudenslager <Aloudenslager@achdidaho.org>  
**Subject:** RE: [EXTERNAL] RE: Ledgestone Subdivision TIS

Erika –

I was planning to add your comment to the addendum as follows:

***Comment #8 (Generated by ITD) - ITD reviewed the Ledgestone TIS and Addendum dated November 30, 2018. The TIS is missing an ITD right turn lane warrant analysis for Hubbard and SH-69 for the NB direction. Please refer to ITD's Traffic Manual, Figure 3B-1.***

A warrant analysis, as requested, was completed for the northbound direction at the intersection of SH69 and Hubbard Road. Results indicate that the warrant is met in both the 2025 background and 2025 site plus background conditions. As the Ledgestone development is only adding 3 AM peak hour and 8 PM peak hour trips to this movement, the question was posed to ITD regarding who would be responsible for construction of this northbound turn lane. ITD's response is that the developer would be responsible; however, if other developments in this area also indicate a need for this right turn lane during their TIS review then these other developments would also be responsible if the turn lane is not already constructed. Review with Trilogy indicated that they would

be amenable to coordinating with other developments in this area in arriving at an equitable share of construction costs to accommodate this improvement.

Let me know if this is acceptable and I will revise the Addendum to capture this additional review.

Robert Beckman | WHPacific, Inc.

**From:** Erika Bowen <[Erika.Bowen@itd.idaho.gov](mailto:Erika.Bowen@itd.idaho.gov)>  
**Sent:** Tuesday, December 4, 2018 7:33 AM  
**To:** Robert Beckman <[RBeckman@whpacific.com](mailto:RBeckman@whpacific.com)>; Mindy Wallace <[Mwallace@achdidaho.org](mailto:Mwallace@achdidaho.org)>  
**Cc:** Jane Suggs <[JSuggs@whpacific.com](mailto:JSuggs@whpacific.com)>; Shawn Brownlee <[shawn@trilogyidaho.com](mailto:shawn@trilogyidaho.com)>; Aimee Loudenslager <[Aloudenslager@achdidaho.org](mailto:Aloudenslager@achdidaho.org)>  
**Subject:** RE: [EXTERNAL] RE: Ledgestone Subdivision TIS

Hi Bob-

If you straight line the NB right turn traffic volumes between 2018 to 2025 you come up with the turn lane being warranted in 2020. This assumes Ledgestone generates turning movements starting in 2019, which might not be the case. We'd need to determine the estimated year the turn lane is needed and require construction to coincide.

Patagonia is the other large subdivision in review right now that will probably trigger warrants. They just submitted revisions to their TIS so I'm not certain of when their analysis shows the turn lane is warranted.

Thanks,

*Erika R. Bowen, P.E.*

ITD District 3 Traffic Technical Engineer

**From:** Robert Beckman <[RBeckman@whpacific.com](mailto:RBeckman@whpacific.com)>  
**Sent:** Monday, December 3, 2018 2:48 PM  
**To:** Erika Bowen <[Erika.Bowen@itd.idaho.gov](mailto:Erika.Bowen@itd.idaho.gov)>; Mindy Wallace <[Mwallace@achdidaho.org](mailto:Mwallace@achdidaho.org)>  
**Cc:** Jane Suggs <[JSuggs@whpacific.com](mailto:JSuggs@whpacific.com)>; Shawn Brownlee <[shawn@trilogyidaho.com](mailto:shawn@trilogyidaho.com)>; Aimee Loudenslager <[Aloudenslager@achdidaho.org](mailto:Aloudenslager@achdidaho.org)>  
**Subject:** RE: [EXTERNAL] RE: Ledgestone Subdivision TIS

Erika –

I have spoken to the developer about this. A followup question.....would this right turn lane be required when construction commences, or at full buildout (2025)? I think Trilogy would like to engage in a conversation with other developers in this area to see if an equitable solution could be agreed to. In this regard, could we offer the additional right turn analysis without a full commitment of payment at this point? Please confirm.

Thanks,

Bob Beckman | WHPacific, Inc.

**From:** Erika Bowen <[Erika.Bowen@itd.idaho.gov](mailto:Erika.Bowen@itd.idaho.gov)>  
**Sent:** Monday, December 3, 2018 3:00 PM  
**To:** Robert Beckman <[RBeckman@whpacific.com](mailto:RBeckman@whpacific.com)>; Mindy Wallace <[Mwallace@achdidaho.org](mailto:Mwallace@achdidaho.org)>  
**Cc:** Jane Suggs <[JSuggs@whpacific.com](mailto:JSuggs@whpacific.com)>; Shawn Brownlee <[shawn@trilogyidaho.com](mailto:shawn@trilogyidaho.com)>; Aimee Loudenslager <[Aloudenslager@achdidaho.org](mailto:Aloudenslager@achdidaho.org)>  
**Subject:** RE: [EXTERNAL] RE: Ledgestone Subdivision TIS

Hi Bob-

The developer would be responsible regardless of whether it meets in background.

I have not issued any other TIS acceptance letters that require this improvement as part of their development. However, ITD is still in the process of reviewing some for this area. If any of those developments show they warrant a right turn lane, we would inform them that the turn lane needs to be built prior to occupation if it hasn't already been built by Ledgestone.

ITD cannot force developer's to jointly pay for overlapping improvements nor do we have a mechanism to collect impact fees from each to pay for a portion. It has happened in the past that several developments will all go through the TIS acceptance phase and then stall...each hoping the other will move forward in the permit process first and be responsible for fronting the entire cost of the improvement.

The most that ITD could do is bring developers together to facilitate your conversation.  
Let me know how I can help.

Thanks,

*Erika R. Bowen, P.E.*

ITD District 3 Traffic Technical Engineer

**From:** Robert Beckman <[RBeckman@whpacific.com](mailto:RBeckman@whpacific.com)>  
**Sent:** Monday, December 3, 2018 1:48 PM  
**To:** Erika Bowen <[Erika.Bowen@itd.idaho.gov](mailto:Erika.Bowen@itd.idaho.gov)>; Mindy Wallace <[Mwallace@achdidaho.org](mailto:Mwallace@achdidaho.org)>  
**Cc:** Jane Suggs <[JSuggs@whpacific.com](mailto:JSuggs@whpacific.com)>; Shawn Brownlee <[shawn@trilogyidaho.com](mailto:shawn@trilogyidaho.com)>; Aimee Loudenslager <[Aloudenslager@achdidaho.org](mailto:Aloudenslager@achdidaho.org)>  
**Subject:** RE: [EXTERNAL] RE: Ledgestone Subdivision TIS

Thanks Erika. I did look at the warrant as requested (see attached). It appears as though the warrant is met in both the 2025 background and 2025 site plus background. Under this scenario would the development (Ledgestone) still be responsible for the NB right turn lane? I know there are a few other proposed developments in this area including Patagonia, that ought to share in this cost if that is the case. Ledgestone is only adding 3 AM and 8 PM NB right turn trips. Please confirm and I'll add this discussion to the Addendum submitted to ACHD last Friday.

Thanks,

Bob Beckman | WHPacific, Inc.

**From:** Erika Bowen <[Erika.Bowen@itd.idaho.gov](mailto:Erika.Bowen@itd.idaho.gov)>  
**Sent:** Monday, December 3, 2018 12:04 PM  
**To:** Mindy Wallace <[Mwallace@achdidaho.org](mailto:Mwallace@achdidaho.org)>; Robert Beckman <[RBeckman@whpacific.com](mailto:RBeckman@whpacific.com)>  
**Cc:** Jane Suggs <[JSuggs@whpacific.com](mailto:JSuggs@whpacific.com)>; Shawn Brownlee <[shawn@trilogyidaho.com](mailto:shawn@trilogyidaho.com)>; Aimee Loudenslager <[Aloudenslager@achdidaho.org](mailto:Aloudenslager@achdidaho.org)>  
**Subject:** RE: [EXTERNAL] RE: Ledgestone Subdivision TIS

Hi Bob-

ITD reviewed the Ledgestone TIS and Addendum. The TIS is missing an ITD right turn lane warrant analysis for Hubbard and SH-69 for the NB direction. Please refer to ITD's traffic manual, figure 3B-1.  
[http://apps.itd.idaho.gov/apps/manuals/Traffic\\_Manual.pdf](http://apps.itd.idaho.gov/apps/manuals/Traffic_Manual.pdf). I took a look at the chart and am fairly certain the movement will meet turn lane warrants. Plus the v/c for 2025 build out in the NB direction is over a 1.0 in the AM peak. A dedicated right turn lane will help with some of that.

I need the turn lane warrant analysis to be included in the formal TIS documentation. I'll write up ITD's response letter and get it over to you today that the development will be responsible for constructing a NB right turn lane at the intersection of Hubbard and SH-69.

Thanks,

*Erika R. Bowen, P.E.*

ITD District 3 Traffic Technical Engineer

**From:** Mindy Wallace <[Mwallace@achdidaho.org](mailto:Mwallace@achdidaho.org)>

**Sent:** Monday, December 3, 2018 8:59 AM

**To:** [rbeckman@whpacific.com](mailto:rbeckman@whpacific.com)

**Cc:** Jane Suggs <[JSuggs@whpacific.com](mailto:JSuggs@whpacific.com)>; Shawn Brownlee <[shawn@trilogyidaho.com](mailto:shawn@trilogyidaho.com)>; Erika Bowen <[Erika.Bowen@itd.idaho.gov](mailto:Erika.Bowen@itd.idaho.gov)>; Aimee Loudenslager <[Aloudenslager@achdidaho.org](mailto:Aloudenslager@achdidaho.org)>

**Subject:** [EXTERNAL] RE: Ledgestone Subdivision TIS

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---

Hi Bob,

ACHD won't begin the review of the preliminary plat until we have accepted the traffic impact study. Aimee is out this week and your response will be formally reviewed next week.

Please let me know if you have any other questions.

Mindy

Mindy Wallace, AICP

Planner III

Ada County Highway District

208-387-6178

**From:** Robert Beckman <[RBeckman@whpacific.com](mailto:RBeckman@whpacific.com)>

**Sent:** Friday, November 30, 2018 3:55 PM

**To:** Mindy Wallace <[Mwallace@achdidaho.org](mailto:Mwallace@achdidaho.org)>

**Cc:** Jane Suggs <[JSuggs@whpacific.com](mailto:JSuggs@whpacific.com)>; Shawn Brownlee <[shawn@trilogyidaho.com](mailto:shawn@trilogyidaho.com)>; Erika Bowen <[Erika.Bowen@itd.idaho.gov](mailto:Erika.Bowen@itd.idaho.gov)>; Aimee Loudenslager <[Aloudenslager@achdidaho.org](mailto:Aloudenslager@achdidaho.org)>

**Subject:** RE: Ledgestone Subdivision TIS

Mindy –

The attached Addendum is provided in response to your TIS comments of Nov 16, 2018.

Due to timing of the Planning and Zoning hearing on Dec 11, it is desired that the ACHD staff report be finalized by next Wednesday, Dec 5. Hopefully, this will allow you sufficient time to meet this objective.

Thank you,

Bob Beckman | WHPacific, Inc.

**From:** Mindy Wallace <[Mwallace@achdidaho.org](mailto:Mwallace@achdidaho.org)>

**Sent:** Friday, November 16, 2018 11:24 AM

**To:** Robert Beckman <[RBeckman@whpacific.com](mailto:RBeckman@whpacific.com)>

**Cc:** Jane Suggs <[JSuggs@whpacific.com](mailto:JSuggs@whpacific.com)>; Shawn Brownlee <[shawn@trilogyidaho.com](mailto:shawn@trilogyidaho.com)>

**Subject:** LedgeStone Subdivision TIS

Bob,

Attached are ACHD's comments on the LedgeStone Subdivision TIS.

Please let me know if you have any questions.

Mindy

Mindy Wallace, AICP

Planner III

Ada County Highway District

208-387-6178



**Project/File:** Ledge Stone Subdivision/ KPP18-0011/ 18-08-S, 18-06-AN, 18-33-DR  
*This is an annexation, rezone, and preliminary plat application to allow for the development of a 298-lot subdivision consisting of 253 residential lots and 45 common lots on approximately 61 acres.*

**Lead Agency:** City of Kuna

**Site address:** 2425 N. Locust Grove Road

**Staff Approval:** January 14, 2019

**Applicant:** Trilogy Development  
Shawn Brownlee  
9839 Cable Car Street, STE 101  
Boise, ID 83709

**Representative:** Jane Suggs  
WH Pacific  
2141 W. Airport Way, STE 104  
Boise, ID 83705

**Staff Contact:** Mindy Wallace, AICP  
Phone: 387-6178  
E-mail: [mwallace@achdidaho.org](mailto:mwallace@achdidaho.org)

**A. Findings of Fact**

- 1. **Description of Application:** This is an annexation, rezone, and preliminary plat application to allow for the development of a 298-lot subdivision consisting of 253 residential lots and 45 common lots on approximately 61 acres.

The City of Kuna's Comprehensive Plan identifies this site as medium density residential.

- 2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Single family/rural residential	R-6/RR
South	Rural residential	RR
East	Rural residential	RR
West	Rural residential	RR

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



- Patagonia Subdivision, consisting of 470 buildable lots and 18 common lots, is located north of the site and was approved by ACHD in August of 2014.

5. **Transit:** Transit services are not available to serve this site.

6. **Pathway Crossings:** United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

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

FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

7. **New Center Lane Miles:** The proposed development includes 2.2 centerline miles of new public road.

8. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

9. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**

- The intersection of SH-69 and Hubbard Road is listed in the CIP to be widened to 6-lanes on the north leg, 5-lanes on the south, 4-lanes east, and 3-lanes on the west leg, and signalized between 2031 and 2035.

## **B. Traffic Findings for Consideration**

1. **Trip Generation:** This development is estimated to generate 2,398 vehicle trips per day; 253 vehicle trips per hour in the PM peak hour, based on the traffic impact study.

2. **Traffic Impact Study**

WHPacific, Inc. prepared a traffic impact study for the proposed Ledgestone Subdivision. Below is an executive summary of the findings as presented by WHPacific, Inc. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.

The traffic impact study notes that under existing conditions (2018) all study roadway segments and intersections operate at an acceptable level of service.

Under 2025 background traffic conditions all study roadway segments and intersections operate at an acceptable level of service, with the exception of the Locust Grove/Columbia Road intersection.

- To mitigate the traffic impacts the installation of a signal or roundabout is recommended.

Under 2025 total traffic conditions all conditions all study roadway segments and intersections operate at an acceptable level of service, with the exception of the Locust Grove/Columbia Road intersection.

- To mitigate the traffic impacts the installation of a signal or roundabout is recommended at the Locust Grove/Columbia Road intersection.
- The Locust Grove/Hubbard Road intersection should be converted to an all-way stop intersection when 75% of the site is developed (224 lots).
- A dedicated right turn lane is warranted on Locust Grove Road at Rio Vallegas Street.

**Policy:**

**Level of Service Planning Thresholds:** District Policy 7205.3.1 states that, Level of Service Planning Thresholds have been established for principal arterials and minor arterials within ACHD’s Capital Improvement Plan and are also listed in section 7106. Unless otherwise required to provide a Traffic Impact Study under section 7106, a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation for a roadway or intersection that currently exceeds the minimum acceptable level of service planning threshold or V/C ratio.

**Staff Comments/Recommendations:** The traffic impact study notes that the site traffic is approximately 6.8% of the total PM peak hour traffic entering the Locust Grove Road/Columbia Road intersection. Therefore, consistent with District policy 7205.3.1 Level of Service Planning Threshold, which states, a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation; no improvements are required at this intersection.

Consistent with the finding and recommendations of the traffic impact study, the applicant should be required to convert the Locust Grove Road/Hubbard Road intersection to an all-way stop control intersection prior to plan approval and ACHD’s signature on the final plat that contains the 225 lot.

The applicant should be required to construct a dedicated right turn lane on Locust Grove Road at Rio Vallegas Street, when Rio Vallegas Street is constructed and intersects the roadway.

**3. Condition of Area Roadways**

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Hubbard Road	865-feet	Minor Arterial	47	Better than “E”
Locust Grove Road	235-feet	Minor Arterial	71	Better than “E”

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

**4. Average Daily Traffic Count (VDT)**

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

- The average daily traffic count for Hubbard Road west of Locust Grove Road was 628 on 8/8/18.
- The average daily traffic count for Locust Grove Road north of Hubbard Road was 1,009 on 8/8/18.

## **C. Findings for Consideration**

### **1. Hubbard Road**

a. **Existing Conditions:** Hubbard Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Hubbard Road (25-feet from centerline).

b. **Policy:**

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

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

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

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

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

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

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

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

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

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

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Hubbard Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 74-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to construct an 8-foot wide sidewalk on Hubbard Road abutting the site.
- d. **Staff Comments/Recommendations:** The applicant should be required to dedicate additional right-of-way to total 37-feet from the centerline of Hubbard Road abutting the site. The applicant will not be compensated for this right-of-way dedication, as this segment of Hubbard Road is not listed as impact fee eligible in the CIP.

The applicant's proposal to construct an 8-foot wide sidewalk on Hubbard Road abutting the site exceeds District policy, which requires the construction of a 5-foot wide detached sidewalk and should be approved, as proposed. The sidewalk should be located a minimum of 31-feet from the centerline of Hubbard Road abutting the site. If detached sidewalks are located outside of the dedicated right-of-way, then a permanent right-of-way easement should be required.

Consistent with ACHD's Frontage Improvement policy, the applicant should be required to widen the pavement on Hubbard Road to a minimum width of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site.

## 2. Locust Grove Road

- a. **Existing Conditions:** Locust Grove Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 58-feet of right-of-way for Locust Grove Road (27-feet from centerline). The centerline and section of Locust Grove Road are offset abutting the site.

- b. **Policy:**

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

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

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

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

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

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

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

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

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

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

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Locust Grove Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 74-feet of right-of-way.

- c. The applicant is proposing to construct an 8-foot wide sidewalk on Hubbard Road abutting the site.
- d. **Staff Comments/Recommendations:** The applicant should be required to dedicate additional right-of-way to total 37-feet from the centerline of Locust Grove Road abutting the site. The applicant will not be compensated for this right-of-way dedication, as this segment of Locust Grove Road is not listed as impact fee eligible in the CIP.

The applicant's proposal to construct an 8-foot wide sidewalk on Locust Grove Road abutting the site exceeds District policy, which requires the construction of a 5-foot wide detached sidewalk and should be approved, as proposed. The sidewalk should be located a minimum of 31-feet from the centerline of Locust Grove Road abutting the site. If detached sidewalks are located outside of the dedicated right-of-way, then a permanent right-of-way easement should be required.

Consistent with ACHD's Frontage Improvement policy, the applicant should be required to widen the pavement on Locust Grove Road to a minimum width of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site.

Consistent with the findings and recommendations of the traffic impact study, the applicant should be required to construct a dedicated right turn lane on Locust Grove Road at Rio Vallegas Street, when Rio Vallegas Street is constructed and intersects the roadway.

### 3. Stroebel Road

- a. **Existing Conditions:** Stroebel Road doesn't exist abutting the site.

- b. **Policy:**

**Collector Street Policy:** District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

**Master Street Map and Typologies Policy:** District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

**Street Section and Right-of-Way Policy:** District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

**Residential Collector Policy:** District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

**Sidewalk Policy:** District policy 7206.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

**Half Street Policy:** District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should run north/south and be located at the half mile between Meridian Road/SH-69 and Locust Grove Road. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, a 36-foot street section within 54-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to construct Stroebel Road with pavement widening, curb, and gutter within 42-feet of right-of-way with a 6-foot wide planter strip and 8-foot wide detached concrete sidewalk located outside of the right-of-way.
- d. **Staff Comments/Recommendations:** The applicant's proposal generally meets District policy and should be approved. Stroebel Road should be constructed as ½ of a 36-foot wide collector street section plus 12-additional feet of pavement (to total 30-feet) with vertical curb, gutter, and a minimum 5-foot wide detached (or 7-foot wide) attached concrete sidewalk. If detached sidewalks are constructed outside of the dedicated right-of-way, then a permanent right-of-way easement should be provided.

If street trees are desired, then the planter strip should be a minimum width of 8-feet.

#### 4. Internal Local Streets

a. **Existing Conditions:** There are no internal local streets within the site.

b. **Policy:**

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

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

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

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

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

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

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

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

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

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.

- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
  - Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.
- c. **Applicant's Proposal:** The applicant has proposed to construct the entry portion of Boulder Basin Drive with two 20-foot wide travel lanes, an 8-foot wide center landscape island, vertical curb, gutter, and 5-foot wide attached sidewalks within 70-feet of right-of-way.

The applicant has proposed to construct all other internal local streets as 36-foot street sections with rolled curb, gutter, and 5-foot wide attached concrete sidewalks.

- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. The right-of-way on the entry portion of Boulder Basin Drive may be reduced to extend 2-feet behind the back of curb.

The center landscape island on Boulder Basin Drive should be platted as right-of-way owned by ACHD. If landscaping is desired within the island, then the applicant or future home owner's association should enter into a license agreement with ACHD.

The right-of-way for Rio Vallegas Street should extend to the south property line so that the property to the south will have access to this street upon development.

## 5. Alleys

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

- b. **Policy:**

**Alley Policy:** District Policy 7210.3.1 requires the minimum right-of-way width for all new residential alleys shall be a minimum of 16-feet or a maximum of 20-feet. If the residential alley is 16-feet in width building setbacks required by the land use agency having jurisdiction shall provide sufficient space for the safe backing of vehicles into the alley (see Section 7210.3.3). The minimum right-of-way width for all new commercial or mixed-use alleys shall be 20-feet. All alleys shall be improved by paving the full width and length of the right-of-way.

Dedication of clear title to the right-of-way and the improvement of the alley, and acceptance of the improvement by the District as meeting its construction standards, are required for all alleys contained in a proposed development.

**Alley Length Policy:** District Policy 7210.3.2 states that alleys shall be no longer than 700-feet in length. If the lead land use agency having jurisdiction requires a shorter block length, the alley shall be no longer than the agency's required block length.

**Alley Parking & Setbacks Policy:** District Policy 7210.3.3 states that parking within the alley right-of-way is prohibited. "No Parking" signs are required to be installed by the developer. The signs should be located at the alley/street intersections. Parking which is entered from the alley shall be designed so the minimum clear distance from the back of the parking stall to the opposite side of the alley is 20-feet for all perpendicular parking.

Setbacks for structures taking access from the alley should be closely coordinated with the lead land use agency. The setbacks shall either discourage parking within the alley (where it may partially block or occur within the right-of-way) or allow adequate area for one perpendicular parking pad. In order to discourage parking, building setbacks shall be minimal from the alley right-of-way line, while still achieving the required 20-feet of back-up space from a garage or other parking structure to the opposite side of the alley (i.e. 4-foot setback + 16-foot alley= 20-feet for back-up space).

**Alley Intersections and Offsets Policy:** District policy 7210.3.7 states that alleys should intersect public streets at each end. In specific circumstances as outlined in the policies below, the District may consider allowing an alley to intersect a public street at only one end. A 90-degree angle of intersection shall be designed where practical. In no case shall the intersecting angle be less than 75-degrees, as measured from centerline of intersecting street. An access to an alley shall be located a minimum of 50-feet from the nearest street (as measured centerline to centerline).

**Alley/Local Street Intersections Policy:** District Policy 7210.3.7.2 states that alleys may intersect all types of local streets including minor local streets. Alleys shall generally be designed with a curb cut type approach when intersecting a local street. Alleys shall generally intersect streets in the middle of the block equally offsetting the intersecting streets. Alleys shall either align with alley/street intersections or provide a minimum 100-foot offset (measured centerline to centerline) from other local street intersections. For alley intersections with local streets, the District may consider a reduced offset if the lead land use agency's required lot size allows for shorter buildable lots.

**Vacations of Alleys Policy:** District Policy 7210.3.6 states that vacations of alley right-of-way are discouraged and shall not result in dead-end alleys.

- c. **Applicant Proposal:** The applicant has proposed to construct two 20-foot wide east/west alleys within the site. One to run between Rocky Bottom Way and Ledge Meadow Way and one to run between Ledge Meadow Way and Rio Vallegas Street.

The applicant has proposed to construct one 20-foot wide north/south alley to run between New Spring Street and Whisper Wind Drive.

- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

All alleys with horizontal curves should be designed using the AASHTO equation 3-38.  $HSO = R(1 - \cos(28.65 \cdot S/R))$  using  $S = 80$ .

## 6. Roadway Offsets

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

- b. **Policy:**

**Local Street Intersection Spacing on Minor Arterials:** District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

**Collector Offset Policy:** District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting minor arterials is one half-mile.

**Local Offset Policy:** District policy 7206.4.5, requires local roadways to align or offset a minimum of 330-feet from a collector roadway (measured centerline to centerline).

District policy 7209.4.2, requires industrial roadways intersecting other local streets (residential, industrial or commercial) to provide a minimum offset of 125-feet from any other roadway or intersection (measured centerline to centerline).

- c. **Applicant's Proposal:** The applicant has proposed to construct one local street, Boulder Basin Road, to intersect Stroebel Road, located approximately 475-feet south of Hubbard Road.

The applicant has proposed to construct one local street, Rio Vallegas Street, to intersect Locust Grove Road at the site's south property line.

The applicant has proposed to construct one temporary access onto Hubbard Road located approximately 750-feet east of Stroebel Road.

- d. **Staff Comments/Recommendations:** The applicant's proposal to construct Boulder Basin Road to intersect Stroebel Road and Rio Vallegas Street to intersect Locust Grove Road meets District policy and should be approved, as proposed.

Staff is supportive of the applicant's proposal to construct a temporary access onto Hubbard Road, as it is necessary to provide secondary emergency access to the site until Boulder Basin Road and Rio Vallegas Street are constructed or a stub street is extended providing secondary access to the site. A temporary right-of-way easement should be provided for the temporary access road. The easement would be released after both Boulder Basin Road and Rio Vallegas Street are constructed or a stub street is extended providing secondary access to the site.

## 7. Stub Streets

- a. **Existing Conditions:** There are no stub streets to or from the site.

b. **Policy:**

**Stub Street Policy:** District policy 7207.2.4 and 7206.2.4 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.5.4 and 7206.2.5.4 except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

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

**Temporary Dead End Streets Policy:** District policy 7207.2.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead-end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

- c. **Applicant Proposal:** The applicant has proposed to construct two stub streets to the south, Stroebel Road, located at the site's southwest property line and Moonshadow Avenue, located approximately 680-feet east of Stroebel Road and one stub street to the north, Rocky Bottom Way, located approximately 1,020-feet west of Locust Grove Road. Rocky Bottom Way is proposed to stub to Mason Creek.
- d. **Staff Comments/Recommendations:** The applicant's proposal to construct one stub street to the north and two to the south meets District policy and should be approved, as proposed. The applicant should be required to install signs at the terminus of Stroebel Road which states that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."

The applicant should be required to construct a temporary turnaround at the terminus of Stroebel Road as it extends greater than 150-feet in length. The temporary cul-de-sac shall be should be paved and be constructed to the dimensional requirements of a standard cul-de-sac. The developer should grant a temporary turnaround easement to the District for those portions

of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

The applicant should be required to install a sign at the terminus of Moonshadow Avenue and Rocky Bottom Way which states that, ""THIS ROAD WILL BE EXTENDED IN THE FUTURE.""

Rocky Bottom Way is proposed to stub to Mason Creek. To accommodate the future extension of the stub street across the creek, the applicant should be required to design a crossing of the creek and provide a road trust deposit for ½ the crossing.

## **8. Tree Planters**

**Tree Planter Policy:** Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

## **9. Landscaping**

**Landscaping Policy:** A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

## **10. Other Access**

Hubbard Road and Locust Grove Road are classified as minor arterial roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

## **D. Site Specific Conditions of Approval**

1. Convert the Locust Grove Road/Hubbard Road intersection to an all-way stop control intersection prior to plan approval and ACHD's signature on the final plat that contains the 225 lot.
2. Dedicate additional right-of-way to total 37-feet from the centerline of Hubbard Road abutting the site. There is no compensation for this right-of-way dedication.
3. Construct an 8-foot wide detached concrete sidewalk on Hubbard Road located a minimum of 31-feet from the centerline of Hubbard Road abutting the site. Provide a permanent right-of-way easement for detached sidewalks located outside of the dedicated right-of-way
4. Widen the pavement on Hubbard Road to a minimum width of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site.
5. Dedicate additional right-of-way to total 37-feet from the centerline of Locust Grove Road abutting the site. There is no compensation for this right-of-way dedication.
6. Construct an 8-foot wide detached concrete sidewalk on Locust Grove Road located a minimum of 31-feet from the centerline of Locust Grove Road abutting the site. Provide a permanent right-of-way easement for detached sidewalks located outside of the dedicated right-of-way
7. Widen the pavement on Locust Grove Road to a minimum width of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site.

8. Construct a dedicated right turn lane on Locust Grove Road at Rio Vallegas Street, when Rio Vallegas Street is constructed and intersects Locust Grove Road.
9. Construct Stroebel Road to intersect Hubbard Road at the half mile between Locust Grove Road and Meridian Road/SH-69, as proposed.
10. Construct Stroebel Road as ½ of a 36-foot wide collector street section plus 12-additional feet of pavement (to total 30-feet) with vertical curb, gutter, and a minimum 5-foot wide detached (or 7-foot wide) attached concrete sidewalk abutting the site. Right-of-way. Provide a permanent right-of-way easement for detached sidewalks located outside of the dedicated right-of-way.
11. Construct one 36-foot wide temporary access onto Hubbard Road located 750-feet east of Stroebel Road, as proposed. A temporary right-of-way easement shall be provided for the temporary access road. The easement will be released after both Boulder Basin Road and Rio Vallegas Street are constructed or a stub street is extended providing secondary access to the site.
12. Construct one local street, Boulder Basin Road, to intersect Stroebel Road, located 475-feet south of Hubbard Road, as proposed.
13. Construct the entry portion of Boulder Basin Drive with two 20-foot wide travel lanes, an 8-foot wide center landscape island, vertical curb, gutter, and 5-foot wide attached sidewalks within 70-feet of right-of-way, as proposed. Plat the center landscape island as right-of-way owned by ACHD. The applicant or future home owner's association may enter into a license agreement with ACHD if landscaping is desired within the island.
14. Construct one local street, Rio Vallegas Street, to intersect Locust Grove Road at the site's south property line, as proposed.
15. Construct all internal local streets as 36-foot wide street sections with rolled curb, gutter, and 5-foot wide attached concrete sidewalks, as proposed.
16. Extend the right-of-way for Rio Vallegas Street to the south property line.
17. Construct one 20-foot wide north/south alley to run between New Spring Street and Whisper Wind Drive, as proposed.
18. Construct one 20-foot wide east/west alley to run between Rocky Bottom Way and Ledge Meadow Way, as proposed.
19. Construct one 20-foot wide east/west alley to run between Ledge Meadow Way and Rio Vallegas Street, as proposed. The curve in this alley shall be designed using the AASHTO equation 3-38.  $HSO = R (1 - \cos(28.65 * S/R))$  using  $S = 80$ .
20. Construct one stub street to the south, Stroebel Road, located at the site's southwest property line. Install a sign at the terminus of Stroebel Road which states that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."
21. Construct a paved temporary turnaround with a minimum radius of 45-feet at the terminus of Stroebel Road. If the temporary turnaround extends beyond the dedicated right-of-way a temporary turn around easement shall be provided. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.
22. Construct one stub street to the south, Moonshadow Avenue, located 680-feet east of Stroebel Road. Install a sign at the terminus of Moonshadow Avenue, which states that, ""THIS ROAD WILL BE EXTENDED IN THE FUTURE."

23. Construct one stub street to the north, Rocky Bottom Way, located approximately 1,020-feet west of Locust Grove Road. Rocky Bottom Way is proposed to stub to Mason Creek. Install a sign at the terminus of Rocky Bottom Way which states that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
24. Rocky Bottom Way stubs to Mason Creek. To accommodate the future extension of the stub street across the creek, design a crossing of the creek and provide a road trust deposit for ½ the crossing.
25. Direct lot access to Hubbard Road and Locust Grove Road is prohibited and shall be noted on the final plat.
26. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
27. Payment of impact fees is due prior to issuance of a building permit.
28. Comply with all Standard Conditions of Approval.

## **E. Standard Conditions of Approval**

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

representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.

12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

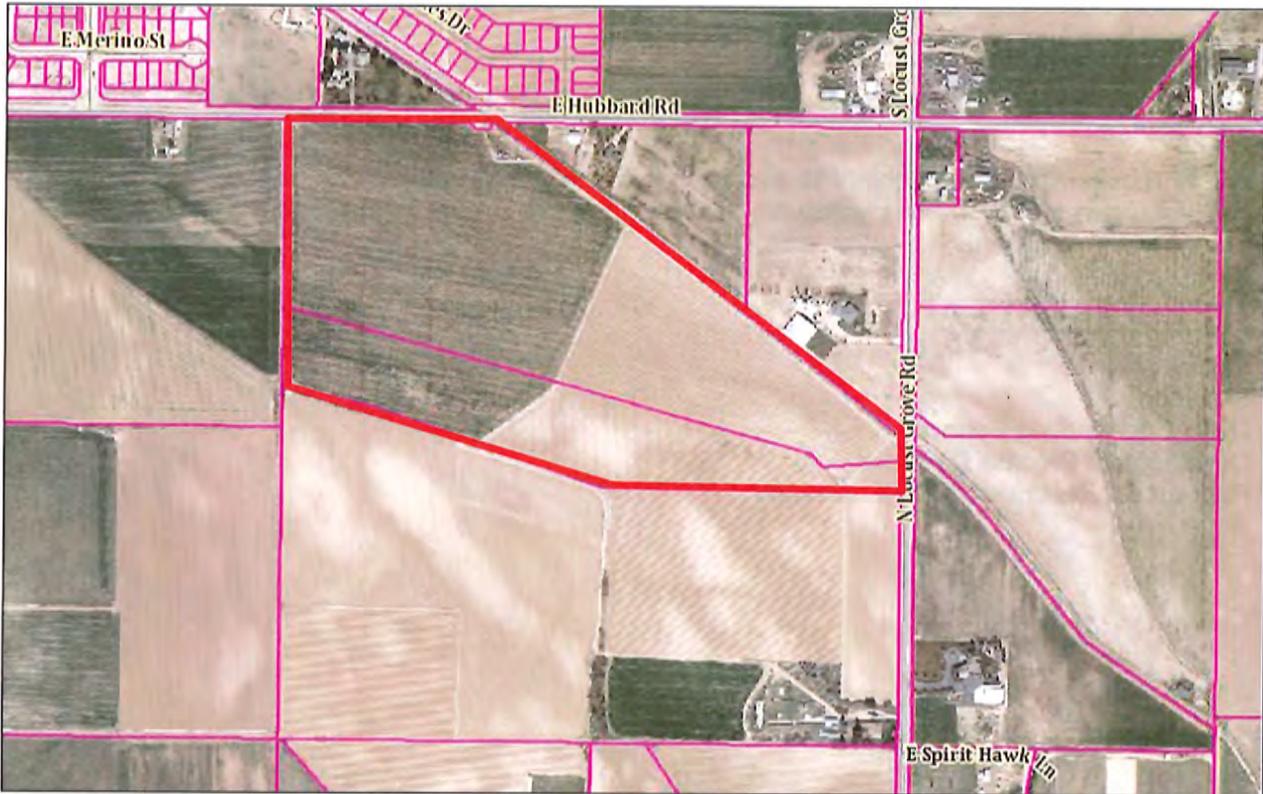
## **F. Conclusions of Law**

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

## **G. Attachments**

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

VICINITY MAP





# Ada County Utility Coordinating Council

## Developer/Local Improvement District Right of Way Improvements Guideline Request

*Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.*

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

**Notification to the Ada County UCC can be sent to:** 50 S. Cole Rd. Boise 83707, or Visit [iducc.com](http://iducc.com) for e-mail notification information.

# Development Process Checklist

## Items Completed to Date:

- Submit a development application to a City or to Ada County
- The City or the County will transmit the development application to ACHD
- The ACHD **Planning Review Section** will receive the development application to review
- The **Planning Review Section** will do one of the following:
  - Send a "**No Review**" letter to the applicant stating that there are no site specific conditions of approval at this time.
  - Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
  - Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

## **Items to be completed by Applicant:**

- For **ALL** development applications, including those receiving a "**No Review**" letter:
  - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
  - The applicant is required to get a permit from Construction Services (ACHD) for **ANY** work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

### DID YOU REMEMBER:

#### *Construction (Non-Subdivisions)*

#### **Driveway or Property Approach(s)**

- Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

#### **Working in the ACHD Right-of-Way**

- Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
  - a) Traffic Control Plan
  - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

#### *Construction (Subdivisions)*

#### **Sediment & Erosion Submittal**

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

#### **Idaho Power Company**

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

#### **Final Approval from Development Services is required** prior to scheduling a Pre-Con.

## Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
  - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
  - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
  - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
  - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
  - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.



**CITY OF KUNA**  
PLANNING & ZONING DEPARTMENT

751 West 4<sup>th</sup> Street  
P.O. Box 13  
Kuna, ID 83634  
Phone: 208-922-5274  
Fax: 208-922-5989  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

**CERTIFICATE OF MAILING**

Date: November 21, 2018  
To:  400' Property Owners     Other \_\_\_\_\_  
Planner: Jace Hellman, Planner II  
Case Name: Ledgestone Subdivision; 18-08-S and 18-06-AN

---

I HEREBY CERTIFY that on this 21 day of November 2018, I caused a true and correct copy of the foregoing instrument to be deposited in the United States mail, with prepaid postage.

\_\_\_\_\_  
Signature

Dawn Stephens  
Attest

Exhibit  
D1



**CITY OF KUNA**  
**PLANNING & ZONING DEPARTMENT**  
PO Box 13 • 751 W. 4th St • Kuna, Idaho • 83634  
Phone (208) 922-5274 • Fax: (208) 922-5989  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

Dear Property Owner:

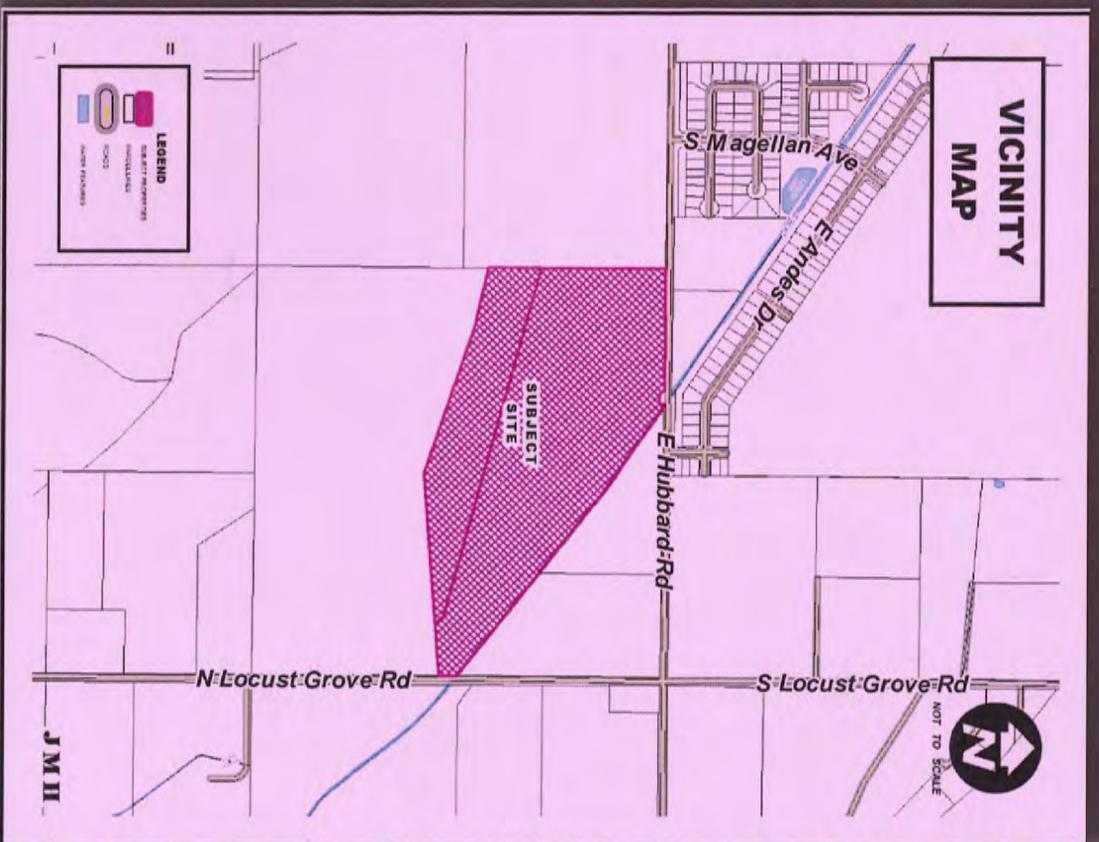
NOTICE IS HEREBY GIVEN that the City of Kuna **Planning and Zoning Commission** is scheduled to hold a public hearing on **December 11, 2018, beginning at 6:00 pm** on the following case:

An **Annexation (AN)** and **Preliminary Plat (S)** request from Jane Suggs, with WHPacific, on behalf of Trilogy Development Inc, to annex two contiguous parcels comprising of approximately 60.85 acres on East Hubbard Road and North Locust Grove Road into Kuna City Limits with an R-8 zoning designation; and to subdivide the 60.85-acres into 298 total lots, consisting of 253 single family buildable lots, and 45 Common lots. The subject sites are adjacent to the southwest corner of East Hubbard Road and North Locust Grove Road, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN's S1418121126 & S1418123400).

The hearing will be held at **6:00 PM in the Council Chambers at City Hall located at 751 W. 4th Street, Kuna, Idaho.**

You are invited to provide oral or written comments at the hearing. Written testimony received by the close of business on **December 5, 2018** will be included in the packets that is distributed to the governing body prior to the hearing. Late submissions (must submit six (6) copies) will be presented to the governing body at time of the hearing. Please note oral comments made during the public hearing will be restricted to three (3) minutes per person. Mail written comments to PO Box 13, Kuna, ID 83634 or drop them off at City Hall, 751 West 4<sup>th</sup> Street, Kuna, ID.

If you have questions or need special assistance, please contact the Planning and Zoning Division at (208) 922-5274.



In all correspondence concerning this case, please refer to the case name: **18-06-AN (Annexation) & 18-08-S (Preliminary Plat)** – **Ledgestone Subdivision**

MAILED 11/21/18

# LEGAL NOTICE

## Suggestions For Testifying at the Public Hearing:

### **Be informed . . .**

Review the proposal, the staff report, applicable provisions of the ordinance and comprehensive plan.

### **Be on time . . .**

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

### **Speak to the point . . .**

The governing body appreciates pertinent, well organized, factual and concise comments. Redundant testimony is prohibited. The developer or their representative is given 20 minutes to present their project. Others wishing to testify is given three (3) minutes to comment. The developer or their representative is given additional time for rebuttal or discuss issues raised by opposition at the end of all testimony. Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group -- "opposition representative," will receive 10 minutes to make comments.

### **If you don't wish to speak, write . . .**

At most hearings, previously submitted written testimony may be reviewed by the governing body before the meeting. It is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision. All written comments or documents should be submitted to the City of Kuna at least one (1) week prior to the hearing.

**John Browning**  
880 E Hubbard Road  
Kuna, ID 83634

**Benjamin & Kenda Deere**  
2440 N Locust Grove Rd  
Kuna, ID 83634

**Bruce Garrett**  
Robyn Johnson-Garrett  
2933 N Locust Grove Rd  
Kuna, ID 83634

**Charles Hiatt**  
Lou Ann Hiatt Revocable Living Trust  
1301 E Hubbard Road  
Kuna, ID 83634

**Russell & Karen Hunemiller**  
16130 N Elder St  
Nampa, ID 83687

**TJ & Elaine Johnson**  
2425 N Locust Grove Rd  
Kuna, ID 83634

**Scott & Shana Kerbs**  
1062 E Andes Dr  
Kuna, ID 83634

**JJ & Madge Koudelka**  
PO Box 1564  
Nampa, ID 83653

**KW Homes INC**  
3866 S Lamone Way  
Meridian, ID 83642

**Patricia Nations**  
4010 E Franklin Rd  
Meridian, ID 83642

**Patagonia Development LLC**  
PO Box 344  
Meridian, ID 83680

**Patagonia Subdivision HOA Inc**  
1710 S Wells St STE 100  
Meridian, ID 83642

**Riverwood Homes Inc**  
PO Box 344  
Meridian, ID 83680

**Patagonia HOA LLC**  
PO Box 344  
Meridian, ID 83680

**Daniel & Bonnie Robinson**  
1046 E Andes Dr  
Kuna, ID 83634

**Schroeder Enterprises Inc**  
1825 E Spirit Hawk Ln  
Kuna, ID 83634

**Shadow Mountain Construction Inc**  
52 N Palmetto Ave STE 102  
Eagle, ID 83616

**Stacy Construction Inc**  
1200 E Watertower St Ste 120  
Meridian, ID 83642

**Thomas & Darcell Stewart**  
1111 E Andes Dr  
Kuna, ID 83634

**Varriale Construction Inc**  
2018 S Pond St  
Boise, ID 83705

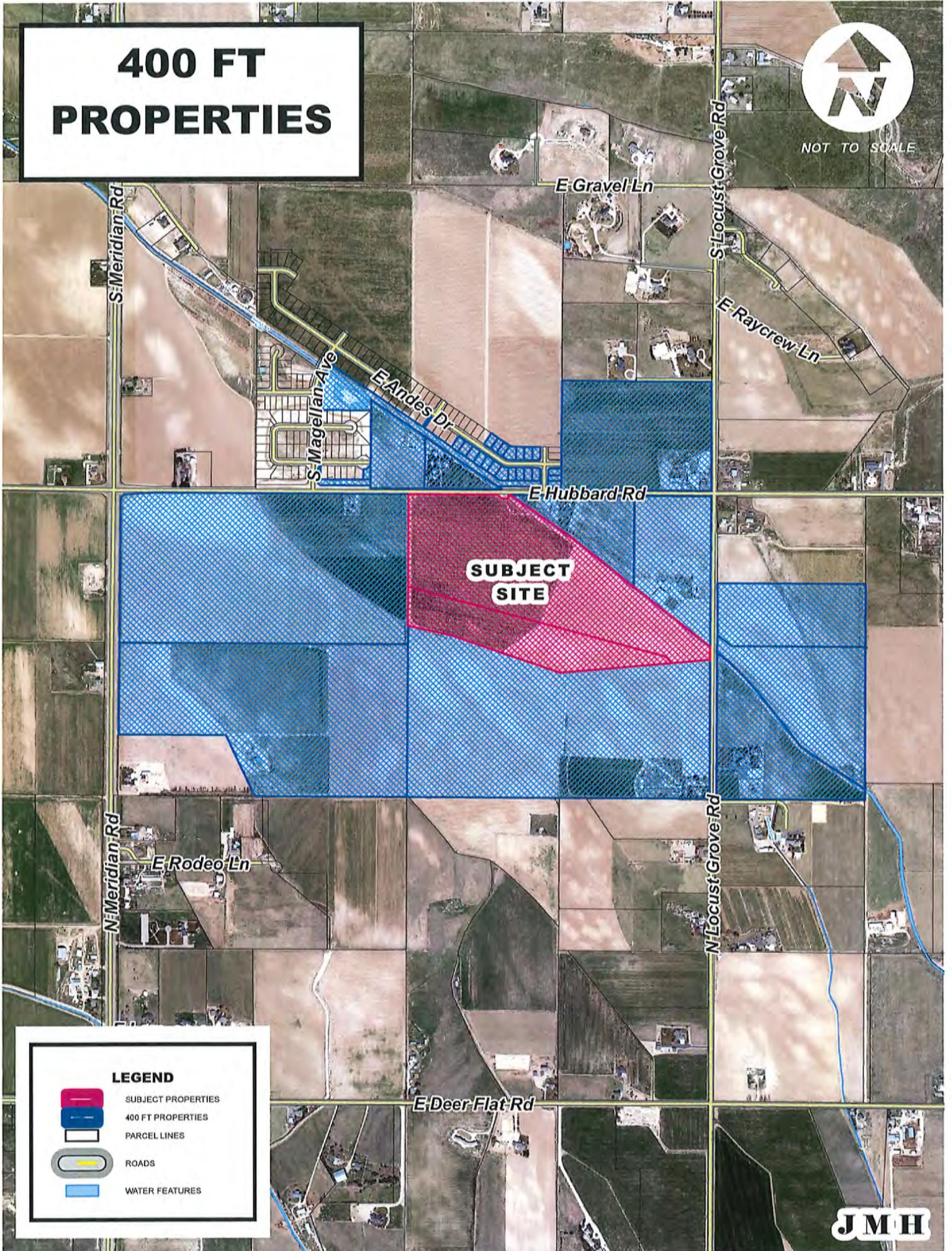
**Wood Properties LLC**  
PO Box 344  
Meridian, ID 83680

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
BROWNING JOHN W	DEERE KENDA J	880 E HUBBARD RD	KUNA, ID 83634-0000
DEERE BENJAMIN F	JOHNSON-GARRETT ROBYN	2440 N LOCUST GROVE RD	KUNA, ID 83634-0000
GARRETT BRUCE	HIATT LOU ANN TREVOCABLE LIVING TRUST	2933 N LOCUST GROVE RD	KUNA, ID 83634-0000
HIATT CHARLES E	HUNEMILLER KAREN	1301 E HUBBARD RD	KUNA, ID 83634-1329
HUNEMILLER RUSSELL D	JOHNSON G ELAINE	16130 N ELDER ST	NAMPA, ID 83687-0000
JOHNSON T J	KERBS SHANA D	2425 N LOCUST GROVE RD	KUNA, ID 83634-1313
KERBS SCOTT D	KOUDELKA MADGE H	1062 E ANDES DR	KUNA, ID 83634-0000
KOUDELKA J JR		PO BOX 1564	NAMPA, ID 83653-1564
KW HOMES INC		3866 S LAMONE WAY	MERIDIAN, ID 83642-0000
NATIONS PATRICIA A		4010 E FRANKLIN RD	MERIDIAN, ID 83642-6004
PATAGONIA DEVELOPMENT LLC		PO BOX 344	MERIDIAN, ID 83680-0000
PATAGONIA HOA LLC		PO BOX 344	MERIDIAN, ID 83680-0000
PATAGONIA SUBDIVISION HOA INC		1710 S WELLS ST STE 110	MERIDIAN, ID 83642-0000
RIVERWOOD HOMES INC		PO BOX 344	MERIDIAN, ID 83680-0000
ROBINSON DANIEL	ROBINSON BONNIE	1046 E ANDES DR	KUNA, ID 83634-0000
SCHROEDER ENTERPRISES INC		1825 E SPIRIT HAWK LN	KUNA, ID 83634-0000
SHADOW MOUNTAIN CONSTRUCTION INC		52 N PALMETTO AVE STE 102	EAGLE, ID 83616-0000
STACY CONSTRUCTION INC		1200 E WATERTOWER ST STE 120	MERIDIAN, ID 83642-0000
STEWART THOMAS G	STEWART DARCELL	1111 E ANDES DR	KUNA, ID 83634-0000
VARIALE CONSTRUCTION INC		2018 S POND ST	BOISE, ID 83705-0000
WOOD PROPERTIES LLC		PO BOX 344	MERIDIAN, ID 83680-0000

# 400 FT PROPERTIES



NOT TO SCALE



**SUBJECT  
SITE**

## LEGEND

-  SUBJECT PROPERTIES
-  400 FT PROPERTIES
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

**JMH**

## Jace Hellman

---

**From:** Jace Hellman  
**Sent:** Thursday, November 15, 2018 11:24 AM  
**To:** 'IDAHO PRESS TRIBUNE'  
**Subject:** City of Kuna Request for Legal Publication  
**Attachments:** Legdestone Publication KMN 11.21.18.docx

Greetings:

We would like to request that you publish the attached legal notification in the **November 21, 2018** cycle of Kuna Melba News on behalf of the City of Kuna, Planning & Zoning Department.  
This notification needs to only be published for one (1) cycle.

The Kuna P.O. for this request is #7782 (if you need it).  
Thank you.

Jace Hellman  
Planner II  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)



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

**File #'s 18-06-AN & 18-08-S, Ledgestone Subdivision**

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, **Tuesday, December 11, 2018 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4<sup>th</sup> St, Kuna, ID; in connection with an **Annexation (AN)** and **Preliminary Plat (S)** request from Jane Suggs, with WHPacific, on behalf of Trilogy Development Inc, to annex two contiguous parcels comprising of approximately 60.85 acres on East Hubbard Road and North Locust Grove Road into Kuna City Limits with an R-8 zoning designation; and to subdivide the 60.85-acres into 298 total lots, consisting of 253 single family buildable lots, and 45 Common lots. The subject sites are adjacent to the southwest corner of East Hubbard Road and North Locust Grove Road, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN's S1418121126 & S1418123400)

The public is invited to present written or oral comments. Written testimony received by the close of business on **December 5, 2018** will be included in the packets distributed to the governing body. Late submissions (must include six (6) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4<sup>th</sup> Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process, which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning Department

---

*(No need to print this portion) Please publish one time on November 21, 2018.*

(Sent 11/15/18)

Kuna P.O. #7782

## Jace Hellman

---

**From:** IDAHO PRESS TRIBUNE <legals@idahopress.com>  
**Sent:** Friday, November 16, 2018 10:17 AM  
**To:** Jace Hellman  
**Cc:** legals@idahopress.com  
**Subject:** Confirmation: Ad 1837731 for 1 KUNA, CITY OF  
**Attachments:** AD1837731\_jnl.pdf

### LEGAL E-MAIL FINAL APPROVAL RECEIPT

Good Day,

Attached is an invoice which shows proof, price and publication dates. Please check spelling and run dates for accuracy. PLEASE RESPOND by 11:00 am to confirm or make changes in order to meet deadline. You can simply reply to this email.

Idaho Press, Emmett Messenger-Index, Kuna-Melba News and Meridian Press-Tribune

Legal Clerk

legals@idahopress.com

208-465-8129

Monday through Friday 8:00am– 12:00pm

---

IDAHO PRESS TRIBUNE  
MERIDIAN PRESS, KUNA MELBA NEWS  
C/O ISJ PAYMENT PROCESSING CENTER  
PO BOX 1570  
POCATELLO ID 83204  
(208)467-9251  
Fax (208)475-2338

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 11/16/18 09:16 by sje14

Acct #: 345222

Ad #: 1837731

Status: New WHOLD

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

Start: 11/21/2018 Stop: 11/21/2018  
Times Ord: 1 Times Run: \*\*\*  
LEG 1.00 X 76.00 Words: 309  
Total LEG 76.00  
Class: 0006 GOVERNMENT NOTICES  
Rate: LG Cost: 61.24  
# Affidavits: 1

Contact: CHRIS ENGLER  
Phone: (208)387-7727  
Fax#:  
Email: awelker@kunaaid.gov; gsmith@k  
Agency:

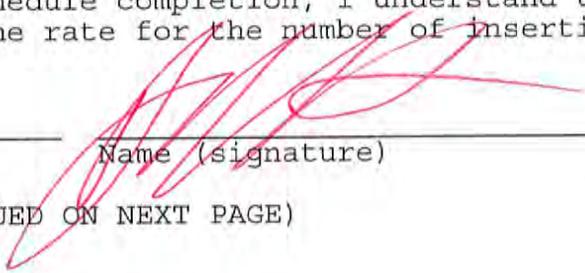
Ad Descrpt: 18-06-AN & 18-08-S  
Given by: JACE HELLMAN  
P.O. #: 7782  
Created: sje14 11/16/18 09:13  
Last Changed: sje14 11/16/18 09:15

PUB ZONE EDT TP RUN DATES  
KMN A 96 S 11/21

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Jace Hellman  
Name (print or type)

  
Name (signature)

(CONTINUED ON NEXT PAGE)

IDAHO PRESS TRIBUNE  
MERIDIAN PRESS, KUNA MELBA NEWS  
C/O ISJ PAYMENT PROCESSING CENTER  
PO BOX 1570  
POCATELLO ID 83204  
(208)467-9251  
Fax (208)475-2338

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

Printed at 11/16/18 09:16 by sjel4

Acct #: 345222

Ad #: 1837731

Status: New WHOLD WHOI

**LEGAL NOTICE**

File #'s 18-06-AN & 18-08-S,  
Ledgestone Subdivision

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, **Tuesday, December 11, 2018 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with an **Annexation (AN) and Preliminary Plat (S)** request from Jane Suggs, with WHPacific, on behalf of Trilogy Development Inc, to annex two contiguous parcels comprising of approximately 60.85 acres on East Hubbard Road and North Locust Grove Road into Kuna City Limits with an R-8 zoning designation; and to subdivide the 60.85-acres into 298 total lots, consisting of 253 single family buildable lots, and 45 Common lots. The subject sites are adjacent to the southwest corner of East Hubbard Road and North Locust Grove Road, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN's S1418121126 & S1418123400)

The public is invited to present written or oral comments. Written testimony received by the close of business on **December 5, 2018** will be included in the packets distributed to the governing body. Late submissions (must include six (6) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process, which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered *ex parte* (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning  
Department

November 21, 2018  
1837731

*Looks great!*

345222 1837731

1 KUNA, CITY OF

P.O. BOX 13  
KUNA ID 83634

RECEIVED  
DEC 03 2018  
CITY OF KUNA

LEGAL NOTICE

File #'s 18-06-AN & 18-08-S,  
Ledgestone Subdivision

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, **Tuesday, December 11, 2018 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with an **Annexation (AN) and Preliminary Plat (S)** request from Jane Suggs, with WHPacific, on behalf of Trilogy Development Inc, to annex two contiguous parcels comprising of approximately 60.85 acres on East Hubbard Road and North Locust Grove Road into Kuna City Limits with an R-8 zoning designation; and to subdivide the 60.85-acres into 298 total lots, consisting of 253 single family buildable lots, and 45 Common lots. The subject sites are adjacent to the southwest corner of East Hubbard Road and North Locust Grove Road, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN's S1418121126 & S1418123400)

The public is invited to present written or oral comments. Written testimony re-

ceived by the close of business on December 5, 2018 will be included in the packets distributed to the governing body. Late submissions (must include six (6) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process, which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning  
Department

November 21, 2018  
1837731

AFFIDAVIT OF PUBLICATION  
STATE OF IDAHO )

County of Ada )

SS.

Sharon Jessen  
of Nampa, Canyon County, Idaho, being  
first duly sworn, deposes and says:

1. That I am a citizen of the United States, and at all times hereinafter mentioned was over the age of eighteen years, and not a party to the above entitled action.
2. That I am the Principle Clerk of the Kuna Melba News, a weekly newspaper published in the City of Kuna, in the County of Ada, State of Idaho; that the said newspaper is in general circulation in the said County of Ada, and in the vicinity of Kuna and Melba, and has been uninterruptedly published in said County during a period of seventy-eight consecutive weeks prior to the first publication of this notice, a copy of which is hereto attached.
3. That the notice, of which the annexed is a printed copy, was published in said newspaper 1 time(s) in the regular and entire issue of said paper, and was printed in the newspaper proper, and not in a supplement.

That said notice was published the following:  
11/21/2018

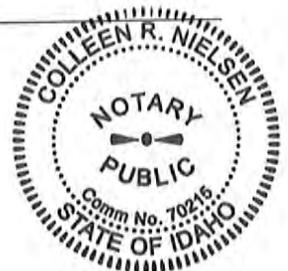
*Sharon Jessen*  
STATE OF IDAHO

County of Canyon)

On this 21st day of November in the year of 2018 before me a Notary Public, personally appeared.

Sharon Jessen, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he/she executed the same.

*Colleen R. Nielsen*  
Notary Public for Idaho  
Residing at Canyon County  
My Commission expires 06/28/2023





# City of Kuna PROOF OF PROPERTY POSTING

**received**  
11.29.18

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634

Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: www.kunacity.id.gov

This notice shall confirm that the Public Hearing Notice for (**Ledgestone Subdivision**) was posted as required per Kuna City Ordinance 5-1-5B. Sign posted (Monday November 26 and Wednesday November 28, 2018).

DATED this 29th day of November, 2018.

Signature,

*Jan L. Sayer*  
Owner/Developer

STATE OF IDAHO )  
County of Ada ) : ss

On this 29th day of November, 2018, before me the undersigned, a Notary Public in and for said State, personally appeared before me (Owner, Developer).

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

*Cara Duskey*  
Notary Public  
Residing at Kuna, Idaho  
Commission Expires 3/17/21



# CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning & Zoning Commission

THE CITY OF KUNA will hold a public hearing on Dec. 11, 2018  
at 6:00 PM at Kuna City Hall 751 W. 4th Street, Kuna, ID

**PURPOSE:** Preliminary Plat, Annexation and Landscape  
Design Review for a new 253 Lot proposed subdivision

**PROPERTY LOCATION:** Hubbard Road

**APPLICATION BY:** WHPacific, Inc.

**CONTACT:** Kuna City Planner at 208-922-5546 with questions

11/28/2018

# CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning & Zoning Commission

THE CITY OF KUNA will hold a public hearing on Dec. 11, 2018  
at 6:00 PM at Kuna City Hall 751 W. 4th Street, Kuna, ID

PURPOSE: Preliminary Plat, Annexation and Landscape  
Design Review for a new 253 Lot proposed subdivision

PROPERTY LOCATION: Hubbard Road

APPLICATION BY: WHPacific, Inc.

CONTACT: Kuna City Planner at 208-922-5546 with questions

11/28/2018

# CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning & Zoning Commission

THE CITY OF KUNA will hold a public hearing on Dec. 11, 2018  
at 6:00 PM at Kuna City Hall 751 W. 4th Street, Kuna, ID

PURPOSE: Preliminary Plat, Annexation and Landscape  
Design Review for a new 253 Lot proposed subdivision

PROPERTY LOCATION: Hubbard Road

APPLICATION BY: WHPacific, Inc.

CONTACT: Kuna City Planner at 208-922-5546 with questions

11.26.2018 15:27

# CITY OF KUNA PUBLIC HEARING NOTICE

*Kuna Planning & Zoning Commission*

THE CITY OF KUNA will hold a public hearing on Dec. 11, 2018  
at 6:00 PM at Kuna City Hall 751 W. 4th Street, Kuna, ID

**PURPOSE:** Preliminary Plat, Annexation and Landscape  
Design Review for a new 250 Lot proposed subdivision

**PROPERTY LOCATION:** Hubbard Road

**APPLICATION BY:** MHPacific, Inc.

**CONTACT:** Kuna City Planner at 208-822-5546 with questions

11 26 2018 15 28



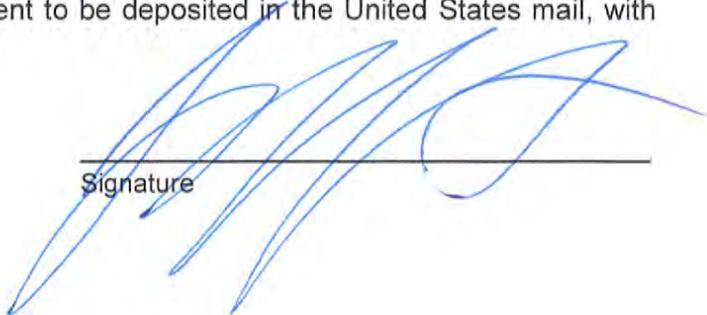
**CITY OF KUNA**  
PLANNING & ZONING DEPARTMENT

751 West 4<sup>th</sup> Street  
P.O. Box 13  
Kuna, ID 83634  
Phone: 208-922-5274  
Fax: 208-922-5989  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

**CERTIFICATE OF MAILING**

Date: December 14, 2018  
To:  400' Property Owners     Other \_\_\_\_\_  
Planner: Jace Hellman, Planner II  
Case Name: Ledgestone Subdivision; 18-08-S and 18-06-AN

I HEREBY CERTIFY that on this 14<sup>th</sup> day of December 2018, I caused a true and correct copy of the foregoing instrument to be deposited in the United States mail, with prepaid postage.

  
\_\_\_\_\_  
Signature

Dawn Stephens  
Attest

Exhibit  
Db



**CITY OF KUNA**  
**PLANNING & ZONING DEPARTMENT**  
PO Box 13 • 751 W. 4th St • Kuna, Idaho • 83634  
Phone (208) 922-5274 • Fax: (208) 922-5989  
www.kunacity.id.gov

**Courtesy Notice**

Dear Property Owner:

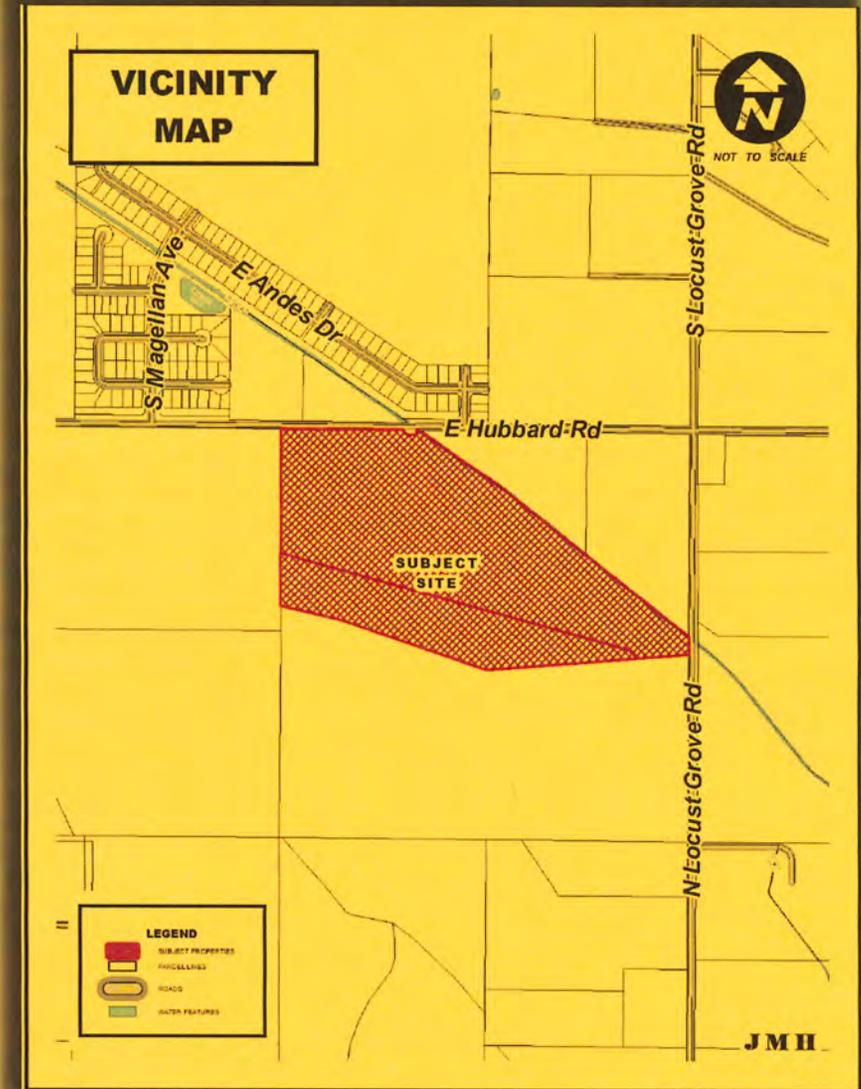
NOTICE IS HEREBY GIVEN that the City of Kuna **Planning and Zoning Commission** held a public hearing on **December 11, 2018**. At that meeting the following case was tabled until **January 22, 2019**, beginning at **6:00 pm** on the following case:

An **Annexation (AN)** and **Preliminary Plat (S)** request from Jane Suggs, with WHPacific, on behalf of Trilogy Development Inc, to annex two contiguous parcels comprising of approximately 60.85 acres on East Hubbard Road and North Locust Grove Road into Kuna City Limits with an R-8 zoning designation; and to subdivide the 60.85-acres into 298 total lots, consisting of 253 single family buildable lots, and 45 Common lots. The subject sites are adjacent to the southwest corner of East Hubbard Road and North Locust Grove Road, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN's S1418121126 & S1418123400).

The hearing will be held at **6:00 PM** in the **Council Chambers at City Hall** located at **751 W. 4th Street, Kuna, Idaho**.

You are invited to provide oral or written comments at the hearing. Written testimony received by the close of business on **January 15, 2019** will be included in the packets that is distributed to the governing body prior to the hearing. Late submissions (must submit six (6) copies) will be presented to the governing body at time of the hearing. Please note oral comments made during the public hearing will be restricted to three (3) minutes per person. Mail written comments to PO Box 13, Kuna, ID 83634 or drop them off at City Hall, 751 West 4<sup>th</sup> Street, Kuna, ID.

If you have questions or need special assistance, please contact the Planning and Zoning Division at (208) 922-5274.



In all correspondence concerning this case, please refer to the case name: **18-06-AN (Annexation) & 18-08-S (Preliminary Plat) – Ledgestone Subdivision**

MAILED 12/14/18

City of Kuna  
Planning and Zoning  
PO Box 13  
Kuna, ID 83634

**NOTICE  
NOTICE**

## Suggestions For Testifying at the Public Hearing:

### **Be informed . . .**

Review the proposal, the staff report, applicable provisions of the ordinance and comprehensive plan.

### **Be on time . . .**

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

### **Speak to the point . . .**

The governing body appreciates pertinent, well organized, factual and concise comments. Redundant testimony is prohibited. **The developer or their representative is given 20 minutes to present their project. Others wishing to testify is given three (3) minutes to comment. The developer or their representative is given additional time for rebuttal or discuss issues raised by opposition at the end of all testimony.** Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group -- "opposition representative," will receive 10 minutes to make comments.

### **If you don't wish to speak, write . . .**

At most hearings, previously submitted written testimony may be reviewed by the governing body before the meeting. It is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision. All written comments or documents should be submitted to the City of Kuna at least one (1) week **prior** to the hearing.

**John Browning**  
880 E Hubbard Road  
Kuna, ID 83634

**Benjamin & Kenda Deere**  
2440 N Locust Grove Rd  
Kuna, ID 83634

**Bruce Garrett**  
**Robyn Johnson-Garrett**  
2933 N Locust Grove Rd  
Kuna, ID 83634

**Charles Hiatt**  
**Lou Ann Hiatt Revocable Living Trust**  
1301 E Hubbard Road  
Kuna, ID 83634

**Russell & Karen Hunemiller**  
16130 N Elder St  
Nampa, ID 83687

**TJ & Elaine Johnson**  
2425 N Locust Grove Rd  
Kuna, ID 83634

**Scott & Shana Kerbs**  
1062 E Andes Dr  
Kuna, ID 83634

**JJ & Madge Koudelka**  
PO Box 1564  
Nampa, ID 83653

**KW Homes INC**  
3866 S Lamone Way  
Meridian, ID 83642

**Patricia Nations**  
4010 E Franklin Rd  
Meridian, ID 83642

**Patagonia Development LLC**  
PO Box 344  
Meridian, ID 83680

**Patagonia Subdivision HOA Inc**  
1710 S Wells St STE 100  
Meridian, ID 83642

**Riverwood Homes Inc**  
PO Box 344  
Meridian, ID 83680

**Patagonia HOA LLC**  
PO Box 344  
Meridian, ID 83680

**Daniel & Bonnie Robinson**  
1046 E Andes Dr  
Kuna, ID 83634

**Schroeder Enterprises Inc**  
1825 E Spirit Hawk Ln  
Kuna, ID 83634

**Shadow Mountain Construction Inc**  
52 N Palmetto Ave STE 102  
Eagle, ID 83616

**Stacy Construction Inc**  
1200 E Watertower St Ste 120  
Meridian, ID 83642

**Thomas & Darcell Stewart**  
1111 E Andes Dr  
Kuna, ID 83634

**Varriale Construction Inc**  
2018 S Pond St  
Boise, ID 83705

**Wood Properties LLC**  
PO Box 344  
Meridian, ID 83680

PRIMOWNER  
BROWNING JOHN W  
DEERE BENJAMIN F  
GARRETT BRUCE  
HIATT CHARLES E  
HUNEMILLER RUSSELL D  
JOHNSON T J  
KERBS SCOTT D  
KOUDELKA J J JR  
KW HOMES INC  
NATIONS PATRICIA A  
PATAGONIA DEVELOPMENT LLC  
PATAGONIA HOA LLC  
PATAGONIA SUBDIVISION HOA INC  
RIVERWOOD HOMES INC  
ROBINSON DANIEL  
SCHROEDER ENTERPRISES INC  
SHADOW MOUNTAIN CONSTRUCTION INC  
STACY CONSTRUCTION INC  
STEWART THOMAS G  
VARRIALE CONSTRUCTION INC  
WOOD PROPERTIES LLC

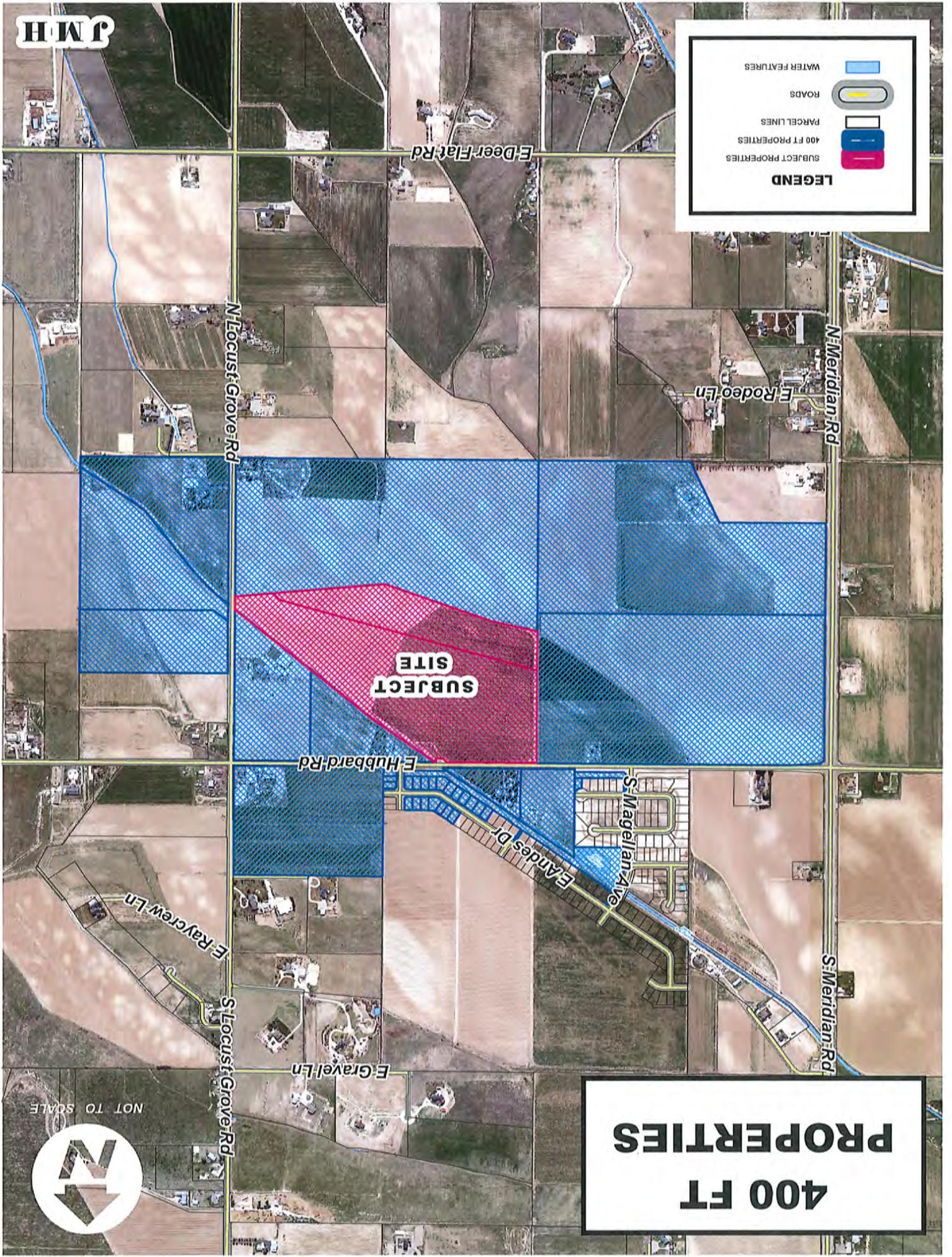
SECOWNER  
  
DEERE KENDA J  
JOHNSON-GARRETT ROBYN  
HIATT LOU ANN TREVOCABLE LIVING TRUST  
HUNEMILLER KAREN  
JOHNSON G ELAINE  
KERBS SHANA D  
KOUDELKA MADGE H  
  
ROBINSON BONNIE  
  
STEWART DARCELL

ADDCONCAT  
880 E HUBBARD RD  
2440 N LOCUST GROVE RD  
2933 N LOCUST GROVE RD  
1301 E HUBBARD RD  
16130 N ELDER ST  
2425 N LOCUST GROVE RD  
1062 E ANDES DR  
PO BOX 1564  
3866 S LAMONE WAY  
4010 E FRANKLIN RD  
PO BOX 344  
PO BOX 344  
1710 S WELLS ST STE 110  
PO BOX 344  
1046 E ANDES DR  
1825 E SPIRIT HAWK LN  
52 N PALMETTO AVE STE 102  
1200 E WATERTOWER ST STE 120  
1111 E ANDES DR  
2018 S POND ST  
PO BOX 344

STATCONCAT  
KUNA, ID 83634-0000  
KUNA, ID 83634-0000  
KUNA, ID 83634-0000  
KUNA, ID 83634-1329  
NAMPA, ID 83687-0000  
KUNA, ID 83634-1313  
KUNA, ID 83634-0000  
NAMPA, ID 83653-1564  
MERIDIAN, ID 83642-0000  
MERIDIAN, ID 83642-6004  
MERIDIAN, ID 83680-0000  
MERIDIAN, ID 83680-0000  
MERIDIAN, ID 83642-0000  
MERIDIAN, ID 83680-0000  
KUNA, ID 83634-0000  
KUNA, ID 83634-0000  
EAGLE, ID 83616-0000  
MERIDIAN, ID 83642-0000  
KUNA, ID 83634-0000  
BOISE, ID 83705-0000  
MERIDIAN, ID 83680-0000

**LEGEND**

-  WATER FEATURES
-  ROADS
-  PARCEL LINES
-  400 FT PROPERTIES
-  SUBJECT PROPERTIES



**400 FT PROPERTIES**





# City of Kuna

## Planning and Zoning Commission

### Staff Report

P.O. Box 13  
 Phone: (208) 922-5274  
 Fax: (208) 922-5989  
 www.Kunacity.id.gov

**To:** Planning and Zoning Commission

**Case Numbers:** 18-07-S (Preliminary Plat) -  
**Arbor Ridge Villas Subdivision**

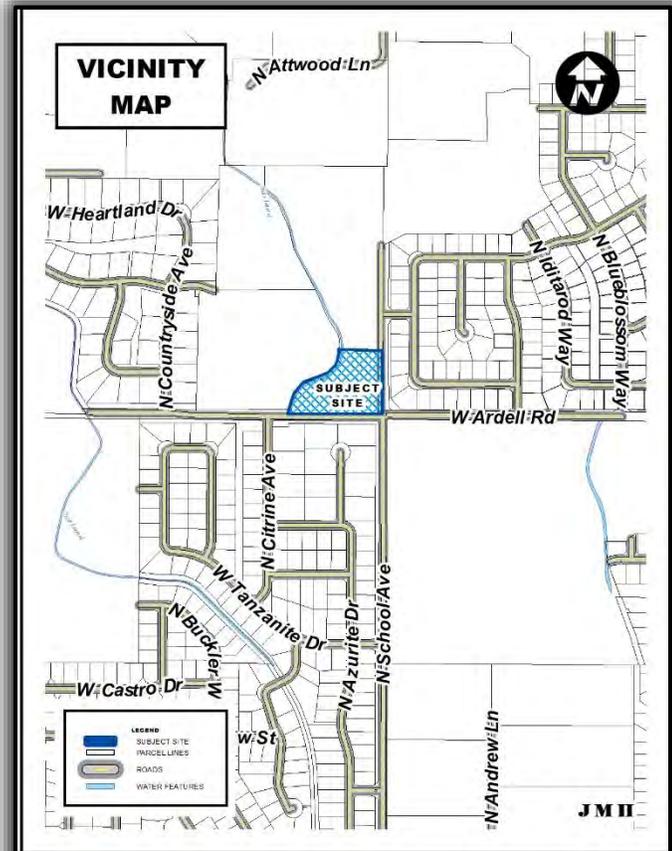
**Site Location:** Northwest corner of West Ardell Road and North School Avenue, Kuna, ID 83634.

**Planner:** Jace Hellman, Planner II

**Hearing Date:** January 22, 2019

**Owner:** Endurance Holdings, LLC.  
 1977 E. Overland Road  
 Meridian, ID 83642

**Applicant:** David Crawford,  
 B&A Engineers, Inc  
 5505 W. Franklin Road  
 Boise, ID 83705  
 208.343.3381  
[dawcrawford@baengineers.com](mailto:dawcrawford@baengineers.com)



**Table of Contents:**

- A. Process and Noticing
- B. Applicants Request
- C. Aerial Map
- D. Site History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Factual Summary
- I. Proposed Comprehensive Plan Analysis
- J. Proposed Kuna City Code Analysis
- K. Commissions Order of Decision
- L. Recommended Conditions of Approval

**A. Process and Noticing:**

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

**a. Notifications**

- |                                  |                              |
|----------------------------------|------------------------------|
| i. Neighborhood Meeting          | July 30, 2018 (no attendees) |
| ii. Agency Comment Request       | November 30, 2018            |
| iii. 400' Property Owners Notice | January 2, 2019              |
| iv. Kuna Melba Newspaper         | January 2, 2019              |
| v. Site Posted                   | TBA, 2018                    |

**B. Applicant's Request:**

On behalf of Endurance Holdings, LLC., B&A Engineers requests to subdivide approximately 2.1-acres into eleven (11) total lots, consisting of eight (8) buildable multi-family lots, and three (3) common lots and has reserved the name Arbor Ridge Villas Subdivision. The subject site is located on the northwest corner of West Ardell Road and North School Avenue, Kuna, ID 83634, within Section 14, Township 2 North, Range 1 West; (APN# S1314244201).

**C. Aerial Map:**



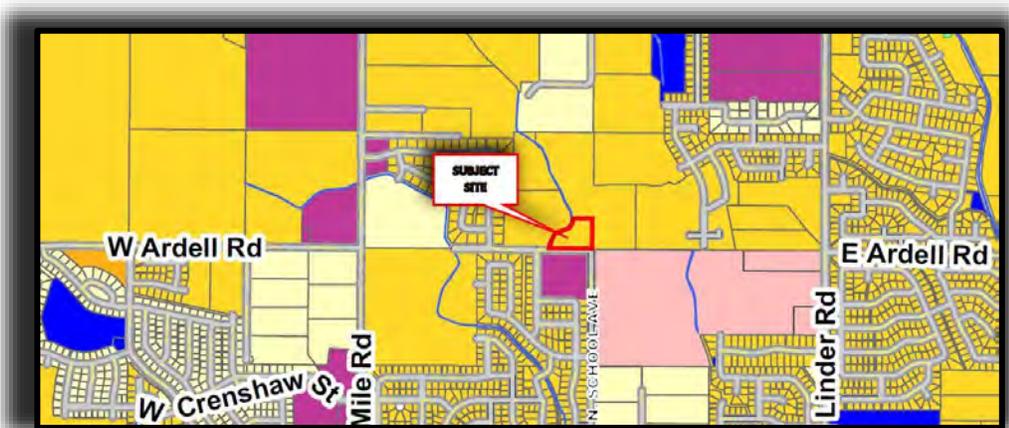
**D. Site History:**

This parcel is currently zoned R-4 within Kuna City Limits. However, a development agreement (DA) was signed as a part of the overall Arbor Ridge Preliminary Plat approval on April 28<sup>th</sup>, 2003. This development agreement guarantees the proposed project area a designation of C-1 (Neighborhood Commercial).

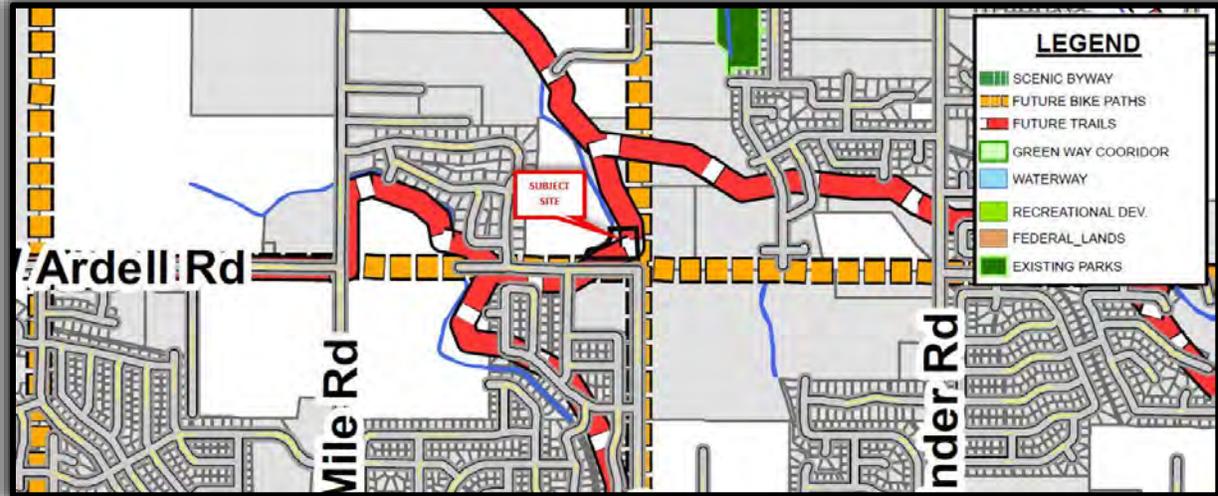
**E. General Projects Facts:**

**1. Comprehensive Plan Map:**

The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the 2.1-acre site as medium-density residential.



2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail along the eastern boundary of the proposed project site along the State Lateral. Accordingly, it is the City’s goal and desire to increase the number of trails and pathways in Kuna. Staff highly recommends the developers design and construct trails and pathways along frontages of their canals and ditches to comply with the Master Plan’s goals by either starting a pathway, or extending current ones at time of development.



3. **Surrounding Land Uses:**

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

4. **Parcel Sizes, Current Zoning, Parcel Numbers:**

Property Owner	Parcel Size	Current Zone:	Parcel Number
Endurance Holdings, LLC	2.1 acres	R-4 (Guaranteed C-1 per DA)	S1314244201

5. **Services:**

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

6. **Existing Structures, Vegetation and Natural Features:**

The proposed project site is generally vacant of any structures and vegetation on-site include natural grasses and shrubbery associated with an ungraded, unimproved building lot. The site is relatively flat with an estimated average slope of 0% to 6%. Bedrock depth is estimated to be between 20 to 40 inches according to the USDA Soil Survey for Ada County.

**7. Transportation / Connectivity:**

Access to the site is proposed via two full access driveways. The first is on North School Avenue and the second is on West Ardell Road. Curb, gutter and sidewalk do not abut the site.

**8. Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

**9. Agency Responses:** The following responding agency comments are included as exhibits with this case file:

- Boise Project Board of Control ..... Exhibit B-2
- Nampa & Meridian Irrigation District ..... Exhibit B-3
- Idaho Transportation Department ..... Exhibit B-4
- J&M Sanitation ..... Exhibit B-5
- Department of Environmental Quality ..... Exhibit B-6
- Central District Health Department ..... Exhibit B-7
- Ada County Highway District ..... Exhibit B-8
- Kuna City Engineer ..... Exhibit B-9

**F. Staff Analysis:**

The proposed project site was identified in original Arbor Ridge Villas Subdivision Planned Unit Development (PUD), which was approved in 2003. The subject site is currently zoned R-4, and is identified as medium-density residential on the Comprehensive Plan Future Land Use Map. However, following the original approval of the Arbor Ridge PUD, a development agreement was signed, which guaranteed the proposed project site area the zoning designation of C-1 (neighborhood commercial). If approved, the applicant will have to record the separation of the parcel, and staff will provide a rezone ordinance reflecting the approvals laid out in the signed development agreement.

The proposed preliminary plat includes the request to subdivide an approximately 2.1-acre site into eleven (11) total lots, consisting of eight (8) buildable multi-family lots, and three (3) common lots. Additionally, the applicant has proposed that approximately one (1) acre of the entire 2.1-acre site is dedicated to open space and landscaping.

This project lies on the northwest corner of West Ardell Road and North School Avenue. All major public utilities located approximately within 300 feet of the subject site. Applicant is aware that development of these parcels will require connection to all city services and associated connection fees at time of building permit submittal.

Access to the site is proposed via two full access driveways. The first is situated on West Ardell Road and the second is situated on North School Avenue. Additionally, the applicant will be constructing the remain half of the street sections of West Ardell Road and North School Avenue that fronts the proposed project site as a part of the required public improvements listed in Kuna City Code.

Currently, there is no curb, gutter or sidewalk along the property’s frontage. Staff would note that both West Ardell Road and North School Avenue are listed as Major Collectors according to the City of Kuna’s Street Circulation Map. Kuna City Code requires the right-of-way improvements such as curb, gutter and sidewalk along a property’s frontage as a part of the subdivision process. Following email correspondence with the project’s engineer on January 16, 2019 (exhibit D3) confirms all right-of-way improvements will be installed with the installation of Arbor Ridge phases five and six prior to the re-subdivision and development of the proposed project.

The installation of streetlights are a required public improvement listed under Kuna City Code 6-4-2. The applicant has not identified streetlight locations on the preliminary plat. Applicant will be required to work with staff in order to comply with Kuna City code and install street lights a maximum spacing of two hundred fifty (250) feet along the site's frontage. Street Lights as well as other public improvements shall be shown on construction plans to be submitted to verified by staff and approved by the Public Works Department. Staff would note that these street lights must be designed and installed according to "Dark skies" standards.

The Recreation and Pathways Master Plan Map indicates a future trail along the eastern boundary of the proposed project site along the State Lateral. However, the preliminary plat does not identify the location of a trail on site. It is the City's goal and desire to increase the number of trails and pathways in Kuna. Staff highly recommends the developers be conditioned to comply with the Master Plan's goals and design and construct the identified pathway along the State Lateral to the standards set in Kuna City Code 6-4-2 (Required Public Improvements).

All monument signage shall go to the Commission for review and approval. No application for signage was submitted with this application, and shall be approved through the design review process prior to installation.

Staff has determined the preliminary plat and design review complies with the goals and policies for Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case Nos. 18-05-S (Preliminary Plat) and 18-26-DR (Design Review), subject to any conditions of approval outlined by Kuna's Planning and Zoning Commission and City Council.

Staff would note that the design review for the landscaping, parking lot and the eight (8) multi-family buildings was approved by the Planning and Zoning Commission on October 23, 2018.

#### **G. Applicable Standards:**

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Subdivision Ordinance Title 6.
3. City of Kuna Comprehensive Plan.
4. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

#### **H. Factual Summary:**

The proposed project site is located on the northwest corner of W. Ardell Road and N. School Avenue. The applicant proposes to subdivide approximately 2.1-acres into eleven (11) total lots, consisting of eight (8) buildable multi-family lots, and three (3) common lots and has reserved the name Arbor Ridge Villas Subdivision. The property is currently zoned R-4. However, due to a development agreement signed in 2003, the proposed project site is guaranteed the zoning designation of C-1 (Neighborhood Commercial).

#### **I. Proposed Comprehensive Plan Analysis:**

The Kuna Planning and Zoning Commission may accept or reject the Comprehensive Plan components, and has determined the proposed combination preliminary and final plat request for the site *is/is not* consistent with the following Comprehensive Plan components as described below:

##### **2.0 – Property Rights**

***Goal 1: Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in a private property "takings".***

***Policy: As part of a land use action review, the staff shall evaluate with guidance from the City's attorney; The Idaho Attorney General's six criteria established to determine the potential for property taking.***

## **6.0 – Land Use**

*Policy: Provide a variety of housing densities and types to accommodate various lifestyles, ages and economic groups.*

**Goal 2: Encourage a balance of land uses to ensure that Kuna remains desirable, stable and a self-sufficient community.**

**Goal 3: Protect the quality of existing residential neighborhoods and ensure new residential development is sustainable. Provide a variety of housing opportunities to meet the needs of all Kuna residents.**

*Objective 3.1: Encourage and plan for the development of cohesive neighborhood units that incorporate a variety of housing densities and styles.*

## **9.0 – Transportation**

**Goal 1: Promote and encourage bicycling and walking as transportation modes.**

## **10.0 – Recreation**

**Goal 2: Integrate trails, pathways, bike lanes and greenway corridor systems into community life and development patterns.**

*Objective 2.1: Ensure that neighborhoods have easy access to open green space, pathways, trails and bike lanes.*

## **12.0 – Housing**

**Goal 1: Provide a wide-range of housing to meet the needs of the current and future population. Ensure that housing is available throughout the community for people of all income levels and for those with special needs.**

*Objective 1.1: Encourage the construction of housing that is safe, affordable and designed to accommodate a range of income levels and lifestyles.*

*Policy: encourage the development community to provide a variety of lot sizes, dwelling types, densities and price points.*

## **J. Proposed Kuna City Code Analysis:**

1. This request appears to be consistent and in compliance with all Kuna City Code (KCC).

**Comment:** *The proposed applications adhere/do not adhere to the applicable requirements of Title 5 and Title 6 of KCC.*

2. The Planning and Zoning Commission feels the site *is/is not* physically suitable for the proposed development.

**Comment:** *The 2.1-acre (approximate) site does/does not appear to be suitable for the proposed development.*

3. The preliminary plat request is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

**Comment:** *The land to be developed is not used as wildlife habitat. Roads, driveways, family units and open spaces are planned for construction according the City and ACHD requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

4. This application *is/is not* likely to cause adverse public health problems.

**Comment:** *The project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

**Comment:** *The preliminary plat request considers the location of the property and adjacent uses. The adjacent uses are residential.*

6. The existing and proposed street and utility services in proximity to the site are suitable *or* adequate for a commercial development.

**Comment:** *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for this project.*

**K. Commission's Order of Decision:**

*Note: The motion is for the recommendation of approval or denial of the preliminary plat application. However, if the planning and Zoning Commission wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval/denial* of Case No. 18-07-S (Preliminary Plat), a subdivision request from B&A Engineers to subdivide approximately 2.1 acres into eleven (11) total lots (eight (8) buildable multi-family lots, and three (3) common lots) subject to the following conditions of approval listed in section L of this staff report.

**L. Recommended Conditions of Approval:**

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
  - a. The City Engineer shall approve the sewer hook-ups.
  - 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 approval of the 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 Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
  - e. The Kuna Municipal Irrigation District 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. 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-W**.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
5. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform all corresponding Master Plans.
6. Curb, gutter and sidewalk shall be installed along the proposed project sites frontages on West Ardell Road and North School Avenue.
7. Applicant shall work with staff in order to provide locations of street lights as required by Kuna City Code.
8. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
9. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
10. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
11. All signage within/for the project shall comply with Kuna City Code and shall be approved through the design review process.
12. 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 within public rights-of-way shall be with approval from the public entities owning the property.
13. If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.
14. The land owner/applicant/developer, 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.
15. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
16. Developer/owner/applicant shall comply with all local, state and federal laws.

**DATED** this 22<sup>nd</sup> day of January, 2019.



*City of Kuna*  
Planning and Zoning Commission  
Proposed Findings of Fact and Conclusions of Law

P.O. Box 13  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
www.Kunacity.id.gov

Based upon the record contained in Case No. 18-07-S including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby recommends *approval/denial of* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 18-07-S (Preliminary Plat), a subdivision request from B&A Engineers to subdivide approximately 2.1 acres into eleven (11) total lots (eight (8) buildable multi-family lots, and three (3) common lots).

*If the planning and Zoning Commission wishes to approve, deny or modify specific parts of the Findings of Facts and Conclusions of Law as detailed below, those changes must be specified.*

1. *Based on the evidence contained in Case No. 18-07-S, this proposal does generally comply with the City Code.*

**Staff Finding:** *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6.*

2. *The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.*

**Staff Finding:** *Neighborhood Notices were mailed out to residents within 400-FT of the proposed project site on January 2, 2019 and a legal notice was run in the Kuna Melba Newspaper on January 2, 2019. The applicant posted a sign on the property on January 11, 2019.*

3. *Based on the evidence contained in Case no. 18-07-S, this proposal does generally comply with the Comprehensive Plan.*

**Staff Finding:** *The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic group in Kuna. The Comp Plan Map designates this property as Medium Density. However, following the original approval of the Arbor Ridge PUD, a development agreement was signed, which guaranteed the proposed project site area the zoning designation of C-1 (neighborhood commercial). If approved, the applicant will have to record the separation of the parcel, and staff will provide a rezone ordinance reflecting the approvals laid out in the signed development agreement.*

4. *The contents of the proposed preliminary plat application does contain all of the necessary requirements as listed in Kuna City Code 6-2-3: - Preliminary Plat.*

**Staff Finding:** *Review by Staff of the proposed preliminary plat confirms all technical requirements listed in KCC 6-2-3 were provided.*

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

**Staff Finding:** *Correspondence from Kuna Public Works confirms that the streets and utility services and suitable and adequate to accommodate the proposed project.*

6. *The proposed development is continuous with Master Utility Plans (Sewer/Water/Pressurized Irrigation).*

**Staff Finding:** *Correspondence from Kuna Public Works recommends the applicant be required to conform to the Master Sewer Plan, Master Water Plan and Master Pressurized Irrigation Plan, therefore satisfying this requirement.*

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

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

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

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

**DATED** this 22<sup>nd</sup> day of January, 2019.



City of Kuna  
Planning & Zoning  
Department  
P.O. Box 13  
Kuna, Idaho 83634  
208.922.5274  
Fax: 208.922.5989  
Website: www.kunacity.id.gov

## Preliminary Plat Checklist

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

**Project name:** Arbor Ridge Villas      **Applicant:** DAVE Crawford  
B+A ENGINEERS

All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
X	Completed and signed Commission & Council Review Application.	X
X	Vicinity map showing relationship of the proposed plat to the surrounding area with a 2-mile radius.	X
X	Homeowner's maintenance agreement for the care of landscaped common areas.	X
X	Legal description of the preliminary plat area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	X
X	Proof of ownership—A copy of your deed <u>and</u> Affidavit of Legal Interest (for all interested parties involved).	X
X	Letter of Intent indicating reasons and details for preliminary plat.	X
X	Commitment of Property Posting form signed by the applicant/agent.	X
N/A	If preliminary plat includes 100 lots or more, please submit a traffic impact study. If preliminary plat includes 50 lots or more, please submit an estimate of tax revenue generation and an estimate of the public service costs to provide adequate service to the development.	N/A
X	A letter from Ada County Engineer with the Subdivision Name reservation. ANY name change(s) needs to be submitted and approved by the Planning & Zoning Director and Ada County Engineer.	X
N/A	Phasing Plan	N/A
X	Include Large Scale Development Requirements. KCC 6-5-4	X
X	Landscape Plan— (in color)	X
X	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	X
X	8 1/2 x 11 proposed preliminary plat.	X
X	Preliminary plat drawing on 24x36 quality paper drawn to scale of 1 to 100' or more. The following information shall be contained on the preliminary plat: <ul style="list-style-type: none"> <li>◇ Topography at two foot (2') intervals</li> <li>◇ Land uses (location, layout, types &amp; dimensions): residential, commercial &amp; industrial land uses.</li> <li>◇ Street right-of-ways: dimensions of right-of-way dedication for all roadways, street sections, improvements, etc.</li> <li>◇ Easements/common space: utility easements, parks, community spaces</li> <li>◇ Lots: layout and dimensions of lots</li> <li>◇ Preliminary improvement drawing: show water, sewer, drainage, electricity, irrigation, telephone, natural gas, proposed street lighting, proposed street names, proposed subdivision name, fire hydrant placement, storm water disposal, underground utilities, and sidewalks..</li> </ul>	X

*Note: Only one copy of the above items need to be submitted when applying for multiple applications. This application shall not be considered complete (nor will a Public Hearing be set) until Staff has received all required information. Once the application is deemed complete, Staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.*





City of Kuna  
 Planning & Zoning  
 Department  
 P.O. Box 13  
 Kuna, Idaho 83634  
 208.922.5274  
 Fax: 208.922.5989  
 Website: www.kunacity.id.gov

## Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

\*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	18-07-5
Project name	Arbor Ridge Villas
Date Received	9.21.18
Date Accepted/Complete	11.30.18
Cross Reference Files	18-29-DR
Commission Hearing Date	1/22/19
City Council Hearing Date	

### Type of Review (check all that apply):

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

### Contact/Applicant Information

Owners of Record: <u>Endurance Holdings, LLC.</u>	Phone Number: _____
Address: <u>1977 E. Overland Rd.</u>	E-Mail: _____
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: _____
Applicant (Developer): <u>David Crawford B&amp;A Engineers, Inc.</u>	Phone Number: <u>208-343-3381</u>
Address: <u>5505 W. Franklin Rd.</u>	E-Mail: <u>dacrawford@baengineers.com</u>
City, State, Zip: <u>Boise, ID 83705</u>	Fax #: _____
Engineer/Representative: <u>Joseph Canning- B&amp;A Engineers, Inc.</u>	Phone Number: _____
Address: <u>same as applicant</u>	E-Mail: _____
City, State, Zip: _____	Fax #: _____

### Subject Property Information

Site Address: <u>W. Ardell Rd.</u>
Site Location (Cross Streets): <u>Northwest corner of W. Ardell Rd. &amp; N. School Ave.</u>
Parcel Number (s): <u>a portion of S1314244201</u>
Section, Township, Range: <u>Sec. 14 T2N R1W</u>
Property size : <u>2.1 ac</u>
Current land use: <u>N/A</u> Proposed land use: <u>Residential Multi-family</u>
Current zoning district: <u>R-4</u> Proposed zoning district: <u>C-1</u>



**Project Description**

Project / subdivision name: Arbor Ridge Villas Subdivision

General description of proposed project / request: Approval of the preliminary plat for Arbor Ridge Villas.  
See letter of intent.

Type of use proposed (check all that apply):

Residential multi-family

Commercial \_\_\_\_\_

Office \_\_\_\_\_

Industrial \_\_\_\_\_

Other \_\_\_\_\_

Amenities provided with this development (if applicable): \_\_\_\_\_

**Residential Project Summary (if applicable)**

Are there existing buildings?  Yes  No

Please describe the existing buildings: \_\_\_\_\_

Any existing buildings to remain?  Yes  No

Number of residential units: 32 Number of building lots: 8

Number of common and/or other lots: 3

Type of dwellings proposed:

Single-Family \_\_\_\_\_

Townhouses \_\_\_\_\_

Duplexes \_\_\_\_\_

Multi-Family \_\_\_\_\_

Other \_\_\_\_\_

Minimum Square footage of structure (s): 1,940 Sq. ft.

Gross density (DU/acre-total property): 15.23 DU/AC Net density (DU/acre-excluding roads): 16.23 DU/AC

Percentage of open space provided: 47% Acreage of open space: 0.99 AC

Type of open space provided (i.e. landscaping, public, common, etc.): landscaping

**Non-Residential Project Summary (if applicable)**

Number of building lots: \_\_\_\_\_ Other lots: \_\_\_\_\_

Gross floor area square footage: \_\_\_\_\_ Existing (if applicable): \_\_\_\_\_

Hours of operation (days & hours): \_\_\_\_\_ Building height: \_\_\_\_\_

Total number of employees: \_\_\_\_\_ Max. number of employees at one time: \_\_\_\_\_

Number and ages of students/children: \_\_\_\_\_ Seating capacity: \_\_\_\_\_

Fencing type, size & location (proposed or existing to remain): \_\_\_\_\_

Proposed Parking:

a. Handicapped spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

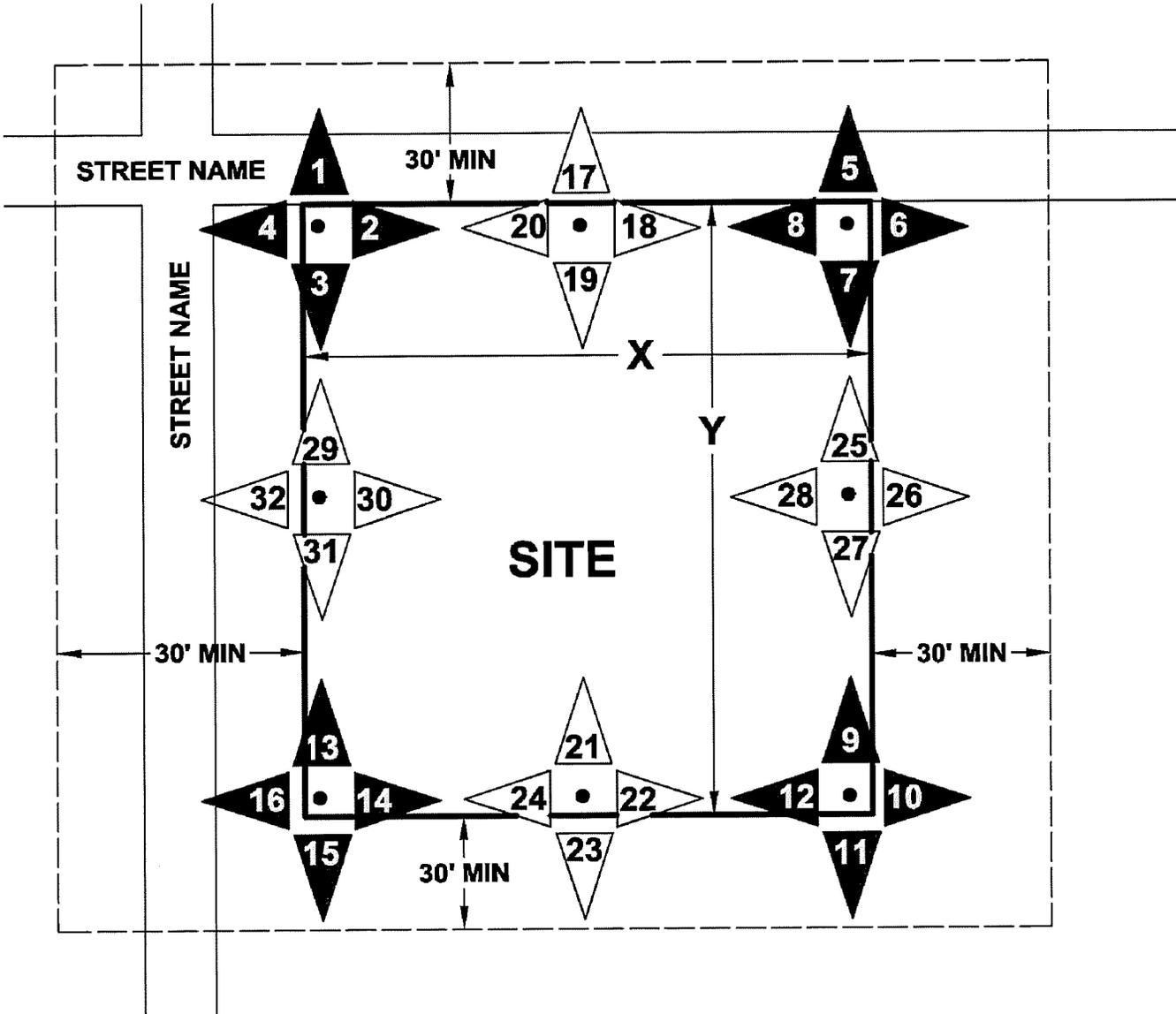
b. Total Parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

c. Width of driveway aisle: \_\_\_\_\_

Proposed Lighting: \_\_\_\_\_

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): \_\_\_\_\_

Applicant's Signature: [Signature] B & A Engineers, Inc Date: 9/20/16



**Project Information:**  
Name: .....  
Project:.....  
Gross Acre:.....

**NOTE:**  
Provide Site Plan on an 8 1/2" x 11" paper—  
indicating placement of  
photo orientation.  
  
All applicants are  
expected to provide  
**COLOR** photographs  
at a 1-16 minimum.  
  
If Distance 'X' is  
**GREATER** than 500-  
feet, also take photos  
17-24.  
  
If Distance 'Y' is  
**GREATER** than 500-  
feet, also take photos  
17-24.

1: NW cor. looking North



3: NW cor. looking South



4: NW cor. looking West



2: NW cor. looking East

6: NE cor. looking East



8: NE cor. looking West



5: NE cor. looking North



7: NE cor. looking South

9: SE cor. Looking North



11: SE cor. looking South



12: SE cor. Looking West



10: SE cor. looking East

14: SW cor. looking East



16: SW cor. looking West



13: SW cor. looking North



15: SW cor. looking South

September 17, 2018

**City of Kuna**  
751 W. 4<sup>th</sup> St.  
Kuna, Idaho 83634

Subject: **Preliminary Plat approval Request For: Arbor Ridge Villas Subdivision**

Council and Staff:

We are pleased to present this request for approval of a Preliminary Plat for Arbor Ridge Villas Subdivision.

**Site Data**

The entire site consists of 2.09 acres of vacant land. It is located within the Kuna City Limits, and currently approved for C-1 Zoning. The Ada County Assessor lists no address for the parcel. The parcel number is listed by the Assessor's office as parcel number S1314244201. The property will consist of 3 lots after recording of the plat of Arbor Ridge Subdivision No. 5.

**Existing Site Use**

The site is currently being farmed and utilized in accordance with its current zoned use as agricultural.

**Current Development**

All City services necessary to provide City service for sanitary sewer, domestic water, pressure irrigation will be provided to the site for the development with the development of Arbor Ridge Subdivision No. 5.

All development preceding this application is being provided in accordance with the approved Arbor Ridge Subdivision development.

**Uses and Zoning.**

The current preliminary plat for Arbor Ridge Subdivision was approved for 3 lots zoned C-1. The City of Kuna Zoning Ordinance indicates that multifamily uses are an allowed within the C-1 Zone.

The proposal does not expand the use, rather it allows for each structure to exist on an individual lot rather than multiple structures on a lot.

**Landscaping**

The attached landscape plan provides for the required vegetated buffers adjacent to School Street and Ardell Roads consistent with the requirements of Kuna Code. The Landscaping will be maintained by the owner's association responsible for the development. An example of these CC&r's has been attached with this application.

**Preliminary Plat Purpose**

Arbor Ridge Subdivision No. 5 will be platted in accordance with the original approval, consisting of 3 commercial lots. The purpose of the proposed Arbor Ridge Villas preliminary plat is to provide for additional lots working in concert with the proposed buildings. The purpose of the re-subdivision is to create 8 lots around

# B & A Engineers, Inc.

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

---

the 8 new buildings by re-subdividing the 3 lots into 8.

## **Pre-application Meeting**

A pre-application meeting was held at the City Planning and Zoning office on Wednesday, March 21, 2018 at 3:00 pm. The development application requirements were discussed.

## **Neighborhood Meeting**

A neighborhood meeting was held for the proposed project on July 30th, 2018 at 6:00 PM at the Kuna Senior Center. The neighborhood sign in sheet has been included within the application.

No neighbors attended.

## **Proximity to City Services**

This future development is located near the intersection of School Street and Ardell Road. All City facilities necessary to serve the project exist or will exist prior to recording of the final Plat.

## **Summary**

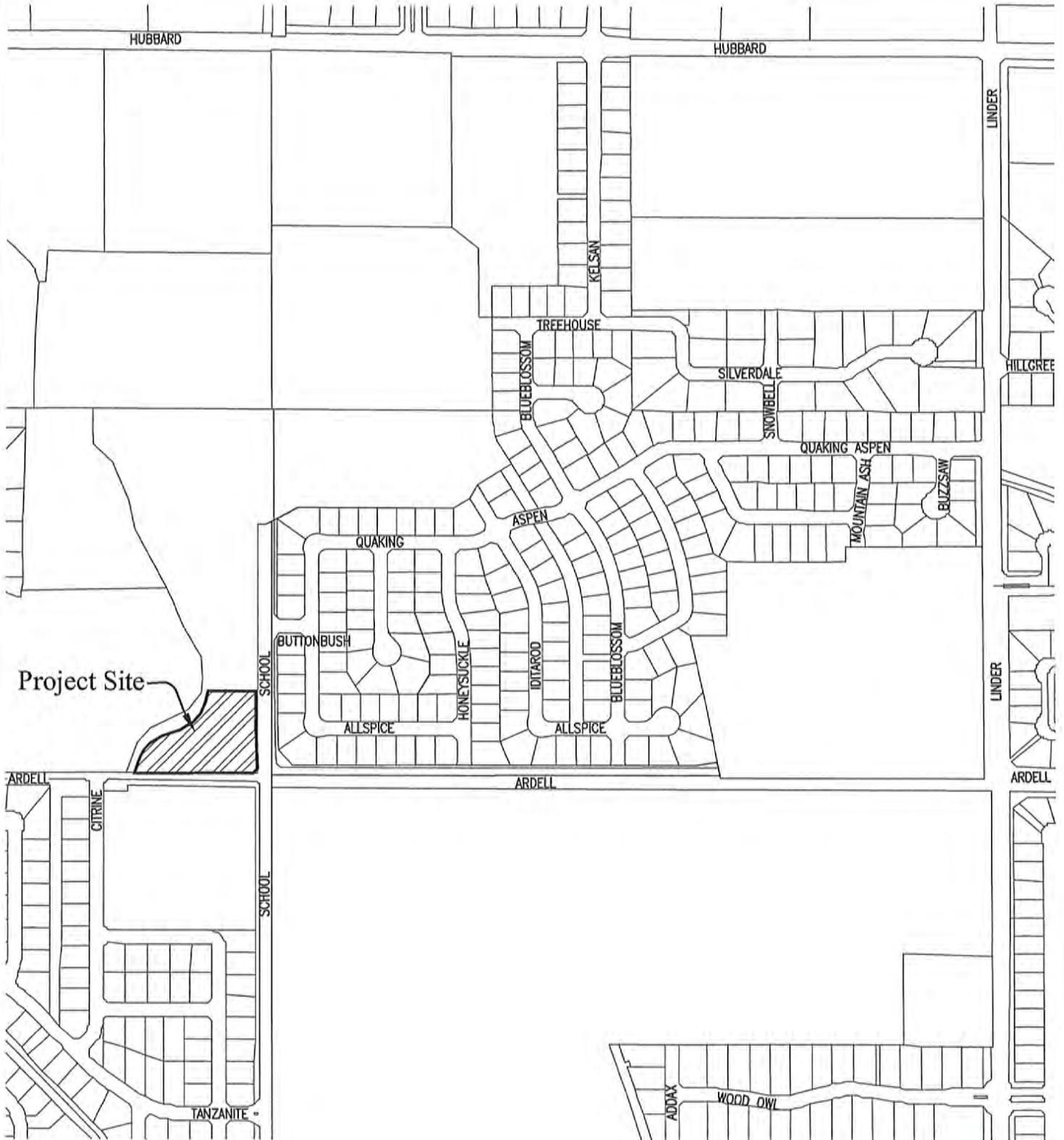
Based on the information provided within this application we respectfully request approval of the preliminary plat for the development. The preliminary plat attached is in conformance with the applicable City Codes and ordinances, and is consistent with the land uses shown on the comprehensive plan.

Sincerely,

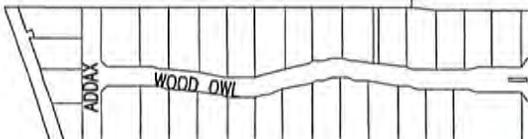


David Crawford  
B&A Engineers, Inc.

# Arbor Ridge Villas Vicinity Map



Project Site



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





# B & A Engineers, Inc.

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

## Arbor Ridge Villas Subdivision Boundary Description

September 19, 2018

A portion of the southeast quarter of the northwest quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the northeast corner of said Section 14, thence  $S00^{\circ}19'50''E$ , 2,643.85 feet along the centerline of North Linder Road and the easterly boundary of the northeast quarter of said Section 14 to the southeast corner of the northeast quarter of said Section 14 and to the centerline of West Ardell Road; thence  $S89^{\circ}56'20''W$ , 2,642.11 feet along the southerly boundary of the northeast quarter of said Section 14 and the centerline of West Ardell Road to the southwest corner of the northeast quarter of said Section 14; thence  $S89^{\circ}56'43''W$ , 525.51 feet along the southerly boundary of the northwest quarter of said Section 14 and the centerline of West Ardell Road; thence  $N18^{\circ}56'15''E$ , 29.61 feet; thence  $N89^{\circ}56'43''E$ , 23.91 feet along a line 28-feet northerly of and parallel with the southerly boundary of the northwest quarter of said Section 14 to the **Point of Beginning**:

Thence  $N17^{\circ}32'07''E$ , 47.29 feet;

Thence  $N24^{\circ}12'42''E$ , 26.00 feet;

Thence  $N30^{\circ}32'53''E$ , 18.79 feet;

Thence  $N41^{\circ}55'44''E$ , 31.50 feet;

Thence  $N59^{\circ}08'18''E$ , 51.66 feet;

Thence  $N71^{\circ}15'50''E$ , 66.34 feet;

Thence  $N59^{\circ}41'19''E$ , 57.95 feet;

Thence  $N40^{\circ}11'32''E$ , 39.34 feet;

Thence  $N26^{\circ}25'25''E$ , 41.16 feet;

Thence  $N12^{\circ}05'09''E$ , 46.52 feet;

Thence  $N89^{\circ}50'12''E$ , 174.89 feet;

Thence  $S00^{\circ}09'48''E$ , 118.66 feet along a line 50-feet westerly of and parallel with the easterly boundary of the northwest quarter of said Section 14;

Thence 16.34 feet along a tangent curve deflecting to the left, having a radius of 530.00 feet a central angle of  $01^{\circ}45'59''$ , a long chord bearing of  $S01^{\circ}02'48''E$ , and a long chord distance of 16.34 feet;

Thence  $S01^{\circ}55'47''E$ , 147.61 feet;

Thence  $S43^{\circ}10'23''W$ , 21.16 feet;

Thence  $S89^{\circ}56'43''W$ , 456.07 feet along a line 28-feet northerly of and parallel with the southerly boundary of the northwest quarter of said Section 14 to the **Point of Beginning**.

Comprising 2.10 acres more or less



Exhibit  
A2e



ADA COUNTY RECORDER Christopher D. Rich  
BOISE IDAHO Pgs=1 NIKOLA OLSON  
TITLEONE BOISE

2016-040304  
05/11/2016 03:23 PM  
\$10.00

Order Number: 16286825

**Warranty Deed**

For value received,

The Estate of John Robert Burget, deceased, by James S. Burget, as Personal Representative under Probate Case No. CV IE 1604015

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

Endurance Holdings LLC, an Idaho limited liability company

whose current address is 1977 E. Overland Road, Meridian, ID 83642

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

Lot 13 in the Kuna-Orchard Tracts, according to the official plat thereof, filed in Book 8 of Plats at Page 291, official records of Ada County, Idaho.

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

Dated: May 6, 2016

The Estate of John Robert Burget

By James S. Burget PR  
James S. Burget, Personal Representative

State of Colorado, County of Delta, ss.

On this 10 day of May in the year of 2016, before me, the undersigned, a notary public in and for said state, personally appeared James S. Burget known or identified to me to be the person whose name is subscribed to the within instrument, as the personal representative of the estate of John Robert Burget and acknowledged to me that he/she executed the same as such personal representative of the estate of John Robert Burget.

Ann E Mayne  
Notary Public  
Residing In: Ledgeredye CO  
My Commission Expires: 12/17/16  
(seal)

ANN E MAYNE  
Notary Public  
State of Colorado  
Notary ID 20084041858  
My Commission Expires Dec 17, 2016





# City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83834  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: www.cityofkuna.com

State of Idaho )  
County of Ada )

I, Corey D. Barton 1977 E. Overland Rd.  
Name Address  
Meridian Idaho 83642  
City State Zip Code

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my permission to B&A Engineers, Inc 5505 W. Franklin Rd. Boise, Id. 83705  
Name Address

to submit the accompanying application pertaining to that property.

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

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 9<sup>th</sup> day of November, 2015

[Signature]  
Signature

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



Adair Koltes  
Notary Public for Idaho  
Residing at: Nampa, ID  
My commission expires: 6-05-16



*City of Kuna*  
**COMMITMENT TO  
PROPERTY POSTING**

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634

Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: [www.cityofkuna.com](http://www.cityofkuna.com)

Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application (s) on the property under consideration.

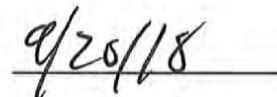
The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign (s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign (s) shall be removed no later than three (3) days after the end of the public hearing for which the sign (s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8

  
\_\_\_\_\_  
Applicant/agent signature

B & A Engineering Inc.

  
\_\_\_\_\_  
Date

## Kaili Worth

---

**From:** Sub Name Mail <subnamemail@adaweb.net>  
**Sent:** Wednesday, April 04, 2018 5:28 PM  
**To:** David Crawford  
**Cc:** Joseph Canning  
**Subject:** RE: Arbor Ridge Villas Subdivision Name Reservation

April 4, 2018

Joseph Canning, B & A Engineers  
David Crawford, B & A Engineers

RE: Subdivision Name Reservation: **ARBOR RIDGE VILLAS SUBDIVISION**

At your request, I will reserve the name **Arbor Ridge Villas Subdivision** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,



**Jerry L. Hastings, PLS 5359**  
**County Surveyor**  
**Deputy Clerk Recorder**  
**Ada County Development Services**  
200 W. Front St., Boise, ID 83702  
(208) 287-7912 *office*  
(208) 287-7909 *fax*

---

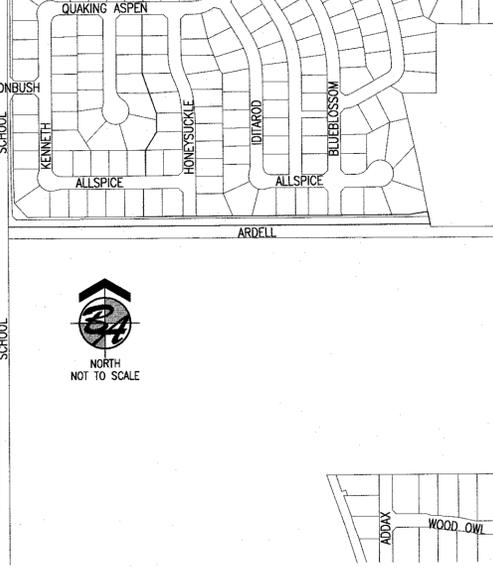
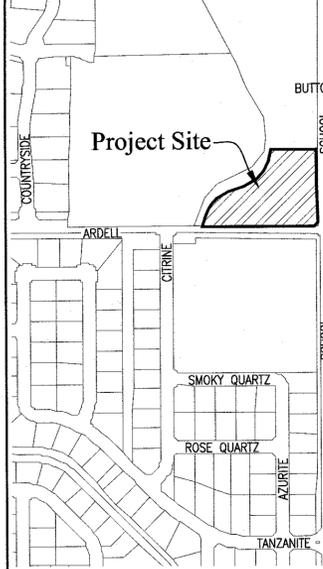
**From:** David Crawford [<mailto:dacrawford@baengineers.com>]  
**Sent:** Wednesday, April 04, 2018 4:24 PM  
**To:** Sub Name Mail  
**Subject:** RE: Arbor Ridge Villas Subdivision Name Reservation

We are currently in the construction plan approval process for Arbor Ridge No. 5. Once completed or very nearly so we anticipate re-subdividing a portion of Arbor Ridge 5 for another development inside of Arbor Ridge 5.  
It really comes down to a timing issue.

Sincerely,

**David Crawford**  
B&A Engineers, Inc.  
208.343.3381  
[dacrawford@baengineers.com](mailto:dacrawford@baengineers.com)

Vicinity Map



- Notes**
1. THERE ARE NO POTENTIALLY HAZARDOUS AREAS.
  2. THERE ARE NO STREAMS, PONDS, LAKES, OR WETLANDS ON THIS PROPERTY.
  3. THERE ARE NO NATURAL DRAINAGE SWALES ON THIS PROPERTY.
  4. THERE ARE NO PERMANENT AND/OR SEASONAL HIGH GROUNDWATER AREAS ON THIS PROPERTY.
  5. THERE ARE NO SHALLOW BEDROCK AREAS, UNSTABLE ROCK FORMATIONS, OR LANDSLIDE AREAS ON THIS PROPERTY.
  6. THIS PROPERTY IS NOT IN A FLOOD PLAIN AREA.
  7. THIS PROPERTY IS NOT WITHIN THE AIRPORT INFLUENCE AREA.
  8. THIS PROPERTY IS NOT WITHIN THE WILDLAND-URBAN FIRE INTERFACE.
  9. THIS PROPERTY IS NOT PART OF A HILLSIDE DEVELOPMENT.
  10. THIS PROPERTY IS NOT IN AN AQUIFER RECHARGE AREA.
  11. THIS PROPERTY IS WITHIN THE BOISE-KUNA IRRIGATION DISTRICT.
  12. THIS PROPERTY IS WITHIN THE KUNA RURAL FIRE DISTRICT.
  13. NO UNSTABLE SOILS SUSCEPTIBLE TO EROSION EXISTING ON THIS PROPERTY. ALL AREAS ARE SUITABLE FOR DEVELOPMENT.
  14. ALL STORM WATER GENERATED BY THIS DEVELOPMENT WILL BE RETAINED ON SITE AND/OR BY ACCEPTED STORM WATER DISPOSAL METHODS.
  15. MINIMUM BUILDING SETBACKS AND DIMENSIONAL STANDARDS WITHIN THIS SUBDIVISION SHALL COMPLY WITH THE APPLICABLE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS.

**Zoning Table**

EXISTING ZONE	C-1
---------------	-----

**Land Use Calculations**

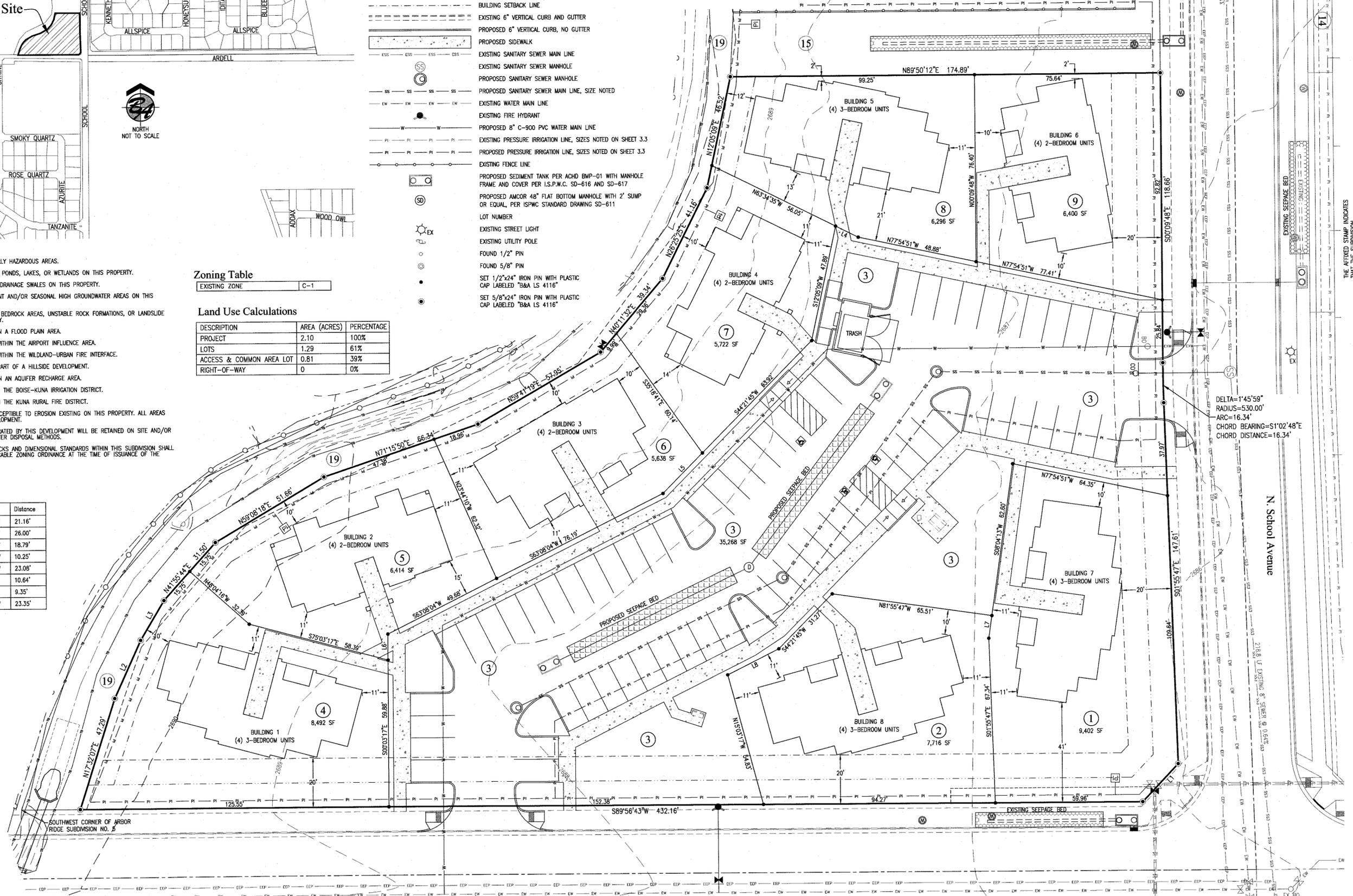
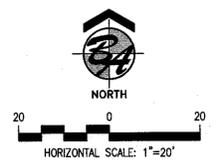
DESCRIPTION	AREA (ACRES)	PERCENTAGE
PROJECT	2.10	100%
LOTS	1.29	61%
ACCESS & COMMON AREA LOT	0.81	39%
RIGHT-OF-WAY	0	0%

**Line Table**

Line	Bearing	Distance
L1	S43°10'23"W	21.16'
L2	S24°12'42"W	26.00'
L3	S30°32'53"W	18.79'
L4	N63°34'35"W	10.25'
L5	S44°21'45"W	23.08'
L6	S0°03'17"E	10.64'
L7	S8°04'13"W	9.35'
L8	S63°08'04"W	23.35'

- Legend**
- PROJECT / PROPERTY BOUNDARY
  - LOT LINE
  - STREET CENTERLINE
  - ADJOINING PROPERTY LINE
  - 10' WIDE LANDSCAPE EASEMENT
  - EXISTING ACHD STORM DRAINAGE EASEMENT
  - BUILDING SETBACK LINE
  - EXISTING 6" VERTICAL CURB AND GUTTER
  - PROPOSED 6" VERTICAL CURB, NO GUTTER
  - PROPOSED SIDEWALK
  - EXISTING SANITARY SEWER MAIN LINE
  - EXISTING SANITARY SEWER MANHOLE
  - PROPOSED SANITARY SEWER MANHOLE
  - PROPOSED SANITARY SEWER MAIN LINE, SIZE NOTED
  - EXISTING WATER MAIN LINE
  - EXISTING FIRE HYDRANT
  - PROPOSED 8" C-900 PVC WATER MAIN LINE
  - EXISTING PRESSURE IRRIGATION LINE, SIZES NOTED ON SHEET 3.3
  - PROPOSED PRESSURE IRRIGATION LINE, SIZES NOTED ON SHEET 3.3
  - EXISTING FENCE LINE
  - PROPOSED SEDIMENT TANK PER ACHD BMP-01 WITH MANHOLE FRAME AND COVER PER I.S.P.W.C. SD-616 AND SD-617
  - PROPOSED AMCOR 48" FLAT BOTTOM MANHOLE WITH 2' SUMP OR EQUAL, PER ISPW STANDARD DRAWING SD-611
  - LOT NUMBER
  - EXISTING STREET LIGHT
  - EXISTING UTILITY POLE
  - FOUND 1/2" PIN
  - FOUND 5/8" PIN
  - SET 1/2"x24" IRON PIN WITH PLASTIC CAP LABELED "B&A LS 4116"
  - SET 5/8"x24" IRON PIN WITH PLASTIC CAP LABELED "B&A LS 4116"

**Underground Utility Note**  
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATION(S).



THE ATTACHED STAMP INDICATES THAT THE SUBDIVISION BOUNDARY SHOWN HEREON HAS BEEN BASED ON AN ACTUAL FIELD SURVEY.

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

**Preliminary Plat**  
**Arbor Ridge Villas Subdivision**  
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE WEST, BOISE MERIDIAN, KUNA CITY, ADA COUNTY, IDAHO.

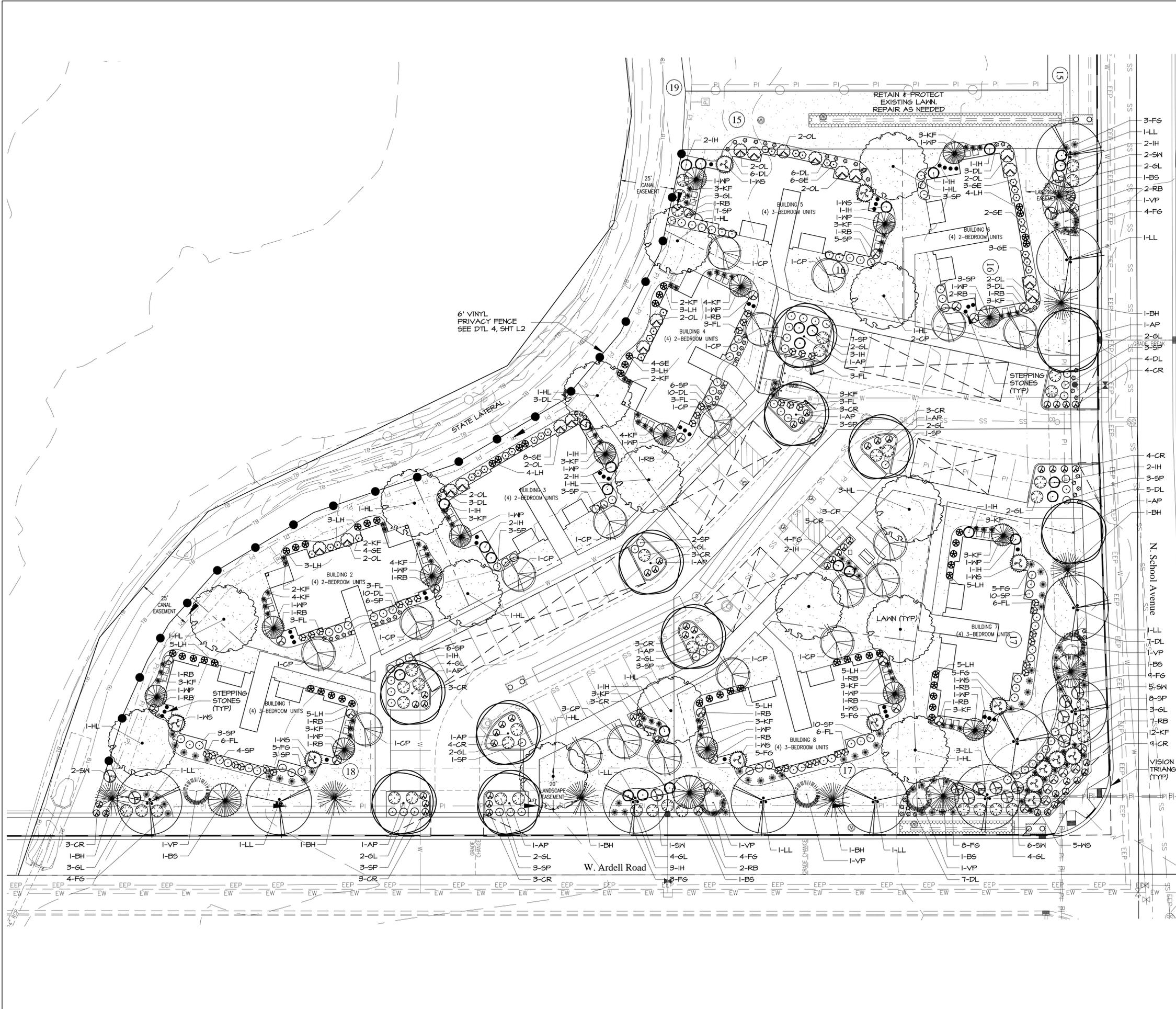
**Revisions**

REV.	DESC.	DATE	BY
A	ACHD COMMENTS DATED OCTOBER 2, 2018	10-3-18	JHL
B	KUNA DESIGN REVIEW COMMENTS	1-9-19	MMK

**SCALE:** AS SHOWN  
**DATE:** JUNE 27, 2018  
**DRAWN BY:** K.M. KETELLE  
**CHECKED BY:** J.D. CANNING  
**PROJECT NO.:**  
**DRAWING FILE NAME:** 4818-4/Arbor\_Ridge\_Villas\_mfhd.dwg

**Owner/Applicant**  
 ENDURANCE HOLDINGS, LLC  
 1977 E. OVERLAND RD.  
 MERIDIAN, ID 83642

**SHEET NO.:**  
 1



### PLANT SCHEDULE (REFERENCE SHT L2)

SYM	COMMON NAME
<b>EVERGREEN TREES</b>	
BH	BLACK HILLS SPRUCE
BS	HOOP'S BLUE SPRUCE
VP	VANDERVOLE PINE
WP	COLUMNAR WHITE PINE
WS	KEEPPING WHITE SPRUCE
<b>SHADE TREES (CLASS II)</b>	
AP	AUTUMN PURPLE ASH
HL	SKYLINE HONEYLOCUST
LL	LITTLE-LEAF LINDEN
<b>ORNAMENTAL TREES (CLASS I)</b>	
CP	CHANTICLEER PEAR
<b>SHRUBS/ORNAMENTAL GRASSES</b>	
CR	FLOWER CARPET ROSE
DL	STELLA D'ORO DAYLILY
FG	DWARF FOUNTAIN GRASS
FL	FINE LINE BUCKTHORN
GE	GREENSPIRE EUONYMUS
GL	GRO-LOW SUMAC
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS
LH	LITTLE HENRY SWEETSPICE
OL	OTTO LUTKEN ENGLISH LAUREL
RB	ROSE GLOW BARBERRY
SP	SUPERSTAR SPIREA
SW	SUMMER WINE NINEBARK



- ### NOTES
- REFER TO SHEET L2 FOR PLANT SCHEDULE, LANDSCAPE NOTES & DETAILS, AND FENCING DETAILS.
  - REFER TO SHEET L3 FOR ALL LANDSCAPE AND PERFORMANCE IRRIGATION SPECIFICATION REQUIREMENTS.

Issue Description	Date
ISSUE	7-16-18
ADD AMENITIES	1-8-19



**JENSENBELTS ASSOCIATES**

Site Planning  
Landscape Architecture

1509 S. Tyrell Ln., Ste. 130  
Boise, Idaho 83702  
Ph. (208) 343-7175  
Fax (208) 343-7178  
e-mail jba@jensbelts.com

# ARBOR RIDGE VILLA

## KUNA, IDAHO

Job Number 1844

Drawn JUN  
Checked KCS

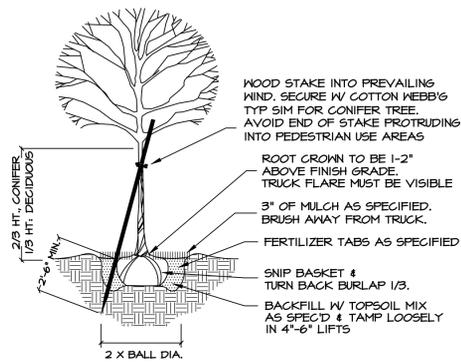
Scale AS SHOWN

Sheet Title  
**LANDSCAPE PLAN**

Sheet Number  
**L1**  
Of 3 Sheets

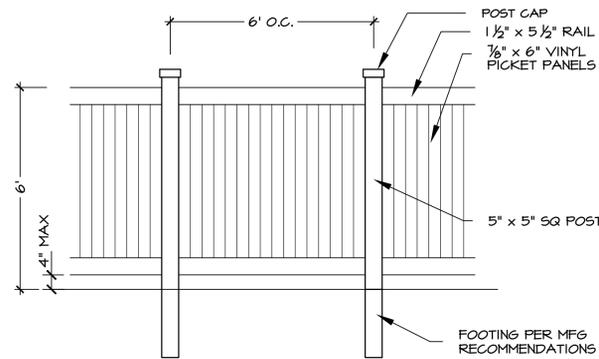
ENGINEER

**B & A Engineers, Inc.**  
Consulting Engineers, Surveyors & Planners  
5505 West Franklin Road Boise, ID 83705  
Voice: 208.343.3381 Fax: 208.342.5792  
Web: http://www.baengineers.com



- NOTES:**
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
  2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING.
  3. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.

① TREE PLANTING/STAKING  
NOT TO SCALE

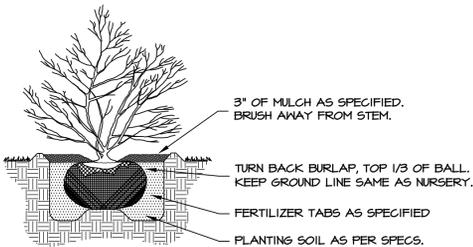


- NOTES:**
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS/REQUIREMENTS.
  2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
  3. STYLE AND COLOR TO MATCH EXISTING SUBDIVISION 6' VINYL PRIVACY FENCE.

④ 6' VINYL PRIVACY FENCE  
NOT TO SCALE

**PLANT SCHEDULE**

SYM	COMMON NAME	BOTANICAL NAME	SIZE
<b>EVERGREEN TREES</b>			
BH	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6-8' HT B#B
BS	HOOP'S BLUE SPRUCE	PICEA PUNGENS 'HOOSII'	6-8' HT B#B
VP	VANDERWOLF PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6-8' HT B#B
WP	COLUMNAR WHITE PINE	PINUS STROBUS 'FASTIGIATA'	6-8' HT B#B
WS	WEeping WHITE SPRUCE	PICEA GLAUCA 'PENDULA'	6-8' HT B#B
<b>SHADE TREES (CLASS II)</b>			
AP	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B#B
HL	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS 'INERMIS 'SKYCOLE'	2" CAL B#B
LL	LITTLE-LEAF LINDEN	TILIA CORDATA	2" CAL B#B
<b>ORNAMENTAL TREES (CLASS I)</b>			
CP	CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'	2" CAL B#B
<b>SHRUBS/ORNAMENTAL GRASSES</b>			
CR	FLOWER CARPET ROSE	ROSA x FLOWER CARPET	3 GAL
DL	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
FG	DWARF FOUNTAIN GRASS	FENISTETUM ALOPECUROIDES 'HAMLEN'	1 GAL
FL	FINE LINE BUCKTHORN	RHAMNUS FRANGULA 'RON WILLIAMS'	7 GAL
GE	GREENSPIRE EUONYMUS	EUONYMUS JAPONICUS 'GREEN SPIRE'	7 GAL
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL
IH	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS x ACUTIFOLIA 'K.F.'	1 GAL
LH	LITTLE HENRY SWEETSPIRE	ITEA VIRGINICA 'SPRICH'	3 GAL
OL	OTTO LUYKEN ENGLISH LAUREL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	5 GAL
RB	ROSE GLOW BARBERRY	BERBERIS THUNBERGII 'ROSE GLOW'	3 GAL
SP	SUPERSTAR SPIREA	SPIRAEA x BUMALDA 'DENISTAR'	3 GAL
SN	SUMMER NINE NINEBARK	PHYSCARPUS OPULIFOLIUS 'SEWARD'	5 GAL



**NOTE:** DIG HOLE TWICE THE SIZE OF ROOTBALL.

② SHRUB PLANTING  
NOT TO SCALE

**LANDSCAPE CALCULATIONS**

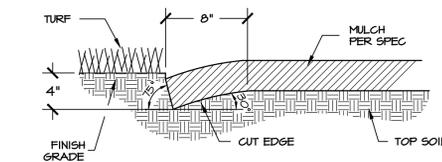
LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
N. SCHOOL AVE.	20'	275' / 100' =	6 TREES	6 TREES (6 SHADE TREES + 0 ORNAMENTAL TREES)
			9 EVERGREENS 33 SHRUBS	9 EVERGREENS 44 SHRUBS
N. ARDELL RD.	20'	425' / 100' =	9 TREES	9 TREES (9 SHADE TREES + 0 ORNAMENTAL TREES)
			13 EVERGREENS 51 SHRUBS	13 EVERGREENS 112 SHRUBS

NUMBER OF TREES PROVIDED IN LOTS/COMMON AREA/PARKING LOT: 65  
TOTAL NUMBER OF TREES: 102

THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

**NOTES**

1. ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF KUNA CODE. REFER TO SHEET L3 - SPEC SECTION 32 90 00 - LANDSCAPE SPECIFICATIONS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L3 - SPEC SECTION 32 04 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
3. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WINDOWS.
5. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN SIGHT TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
6. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
7. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
8. PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALF-WAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
9. THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.



③ PLANTER CUT BED EDGE  
NOT TO SCALE

Issue Description	Date
ISSUE ADD AMENITIES	7-16-18 1-8-19



Site Planning  
Landscape Architecture  
1509 S. Tyrell Ln., Ste. 130  
Boise, Idaho 83702  
Ph. (208) 343-7175  
Fax (208) 343-7178  
e-mail jba@jensenbelts.com

ARBOR RIDGE VILLA  
KUNA, IDAHO

Job Number 1844

Drawn JUN	Checked KCS
Scale AS SHOWN	
Sheet Title	

LANDSCAPE PLAN

Sheet Number

L2

Of 3 Sheets

ENGINEER



**B & A Engineers, Inc.**  
Consulting Engineers, Surveyors & Planners  
5505 West Franklin Road Boise, ID 83705  
Voice: 208.343.3381 Fax: 208.342.5792  
Web: http://www.baengineers.com

SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections.

1.2 SUMMARY

A. This Section includes provisions for the following items:

- 1. Trees.
2. Shrubs; Ground cover.
3. Lawns.
4. Topsoil and Soil Amendments.
5. Miscellaneous Landscape Elements.
6. Initial maintenance of landscape materials.
B. Related Sections: The following sections contain requirements.
1. Underground sprinkler system is specified in Section 32 84 00, "Irrigation System."

1.3 QUALITY ASSURANCE

- A. Subcontract landscape work to a single firm specializing in landscape work.
B. Source Quality Control:
1. General: Ship landscape materials with certificates of inspection required by governing authorities.
2. Do not make substitutions.
3. Analysis and Standards: Package standard products with manufacturer's certified analysis.
4. Trees, Shrubs and Groundcovers: Provide trees, shrubs, and groundcovers of quality.
5. Label at least one tree and one shrub of each variety with attached waterproof tag.
6. Inspection: The Architect may inspect trees and shrubs either at place of growth or at site before planting.
7. Label all trees and shrubs with identification tags.

1.4 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
B. Plant and Material Certifications:
1. Certificates of inspection as required by governmental authorities.
2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
3. Label data substantiating that plants, trees, shrubs and planting materials comply specified requirements.
C. Mulch: Submit 1 gal bag of mulch sample for approval.

1.5 DELIVERY, STORAGE AND HANDLING

- A. Sod: Time delivery so that sod will be placed within 24 hours after stripping.
B. Trees and Shrubs: Provide freshly dug trees and shrubs.
C. Deliver trees and shrubs after preparations for planting have been completed and plant immediately.
D. Do not remove container-grown stock from containers until planting time.
E. Do not drop or dump materials from vehicles during delivery or handling.

1.6 JOB CONDITIONS

- A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage.
B. Excavation: When conditions detrimental to plant growth are encountered, such rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.
C. Adjacent Landscape: Protect planted areas adjacent to construction area.
D. Do not remove container-grown stock from containers until planting time.

1.7 SEQUENCING AND SCHEDULING

- A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
1. Plant or install all plant materials during normal planting seasons from 15 March to 15 November.
2. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.
B. Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns.

1.8 SPECIAL PROJECT WARRANTY

- A. Warranty lawns through specified lawn maintenance period, until Final Project Acceptance.
B. Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents beyond Landscape Installer's control.
C. Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period.

PART 2 - PRODUCTS

2.1 TOPSOIL

- A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work.
B. If quantity of stockpiled topsoil is insufficient, contractor to provide imported topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds, roots, stumps, stones larger than 1 inch in any dimension, and other extraneous or toxic matter harmful to plant growth.
C. Soil Testing
1. Soil tests are required for this project (see above for requirements).
2. Test shall include, but not limited to recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary.
3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval.
4. Contractor shall coordinate, obtain and pay for all soil tests.
5. If regenerative noxious weeds are present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work, at no cost to Owner.

2.2 pH ADJUSTERS

- A. When pH does not comply with this specification, commercial grade aluminum sulfate shall be used to adjust soil pH.

2.3 SOIL AMENDMENTS

- A. Compost: Compost: "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuSod Compost (208) 629-8912 or approved equal in equal amounts by volume.
B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer.
C. Commercial fertilizer "A" for trees and shrubs during planting; slow release Agriform Planting 5-gran tablets 20-10-5 type or equal.
D. Commercial fertilizer "B" for lawn areas, applied to bed prior to seeding or sodding, to be 16-16-17 applied at the rate of ten pounds per acre.
E. Commercial fertilizer "C" for lawn areas three to four weeks after planting (sod) or before first mowing (seed).
F. Herbicide: Pre-emergent for topical application in planting beds.
G. Plant Materials
1. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".
2. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required.
3. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub.
4. Coniferous and Broadleaved Evergreens: Provide evergreens of sizes shown or listed.
5. Grass Materials
A. Lawn sod: Provide strongly rooted sod, not less than 1 growing season old, and free of weeds and undesirable native grasses.
6. Miscellaneous Landscape Materials
A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants.
B. Mulch: Mulch for planting beds shall be medium ground bark mulch, free of splinters, consistent in appearance, and shall contain no toxic substance detrimental to plant life.
C. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects.
D. Maintain lawns through specified lawn maintenance period, until Final Project Acceptance.

2.4 PLANT MATERIALS

- A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".
B. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required.
C. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub.
D. Coniferous and Broadleaved Evergreens: Provide evergreens of sizes shown or listed.
5. Grass Materials
A. Lawn sod: Provide strongly rooted sod, not less than 1 growing season old, and free of weeds and undesirable native grasses.
6. Miscellaneous Landscape Materials
A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants.
B. Mulch: Mulch for planting beds shall be medium ground bark mulch, free of splinters, consistent in appearance, and shall contain no toxic substance detrimental to plant life.
C. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects.
D. Maintain lawns through specified lawn maintenance period, until Final Project Acceptance.

2.5 GRASS MATERIALS

- A. Lawn sod: Provide strongly rooted sod, not less than 1 growing season old, and free of weeds and undesirable native grasses.
B. Miscellaneous Landscape Materials
A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants.
B. Mulch: Mulch for planting beds shall be medium ground bark mulch, free of splinters, consistent in appearance, and shall contain no toxic substance detrimental to plant life.
C. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects.
D. Maintain lawns through specified lawn maintenance period, until Final Project Acceptance.

2.6 MISCELLANEOUS LANDSCAPE MATERIALS

- A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants.
B. Mulch: Mulch for planting beds shall be medium ground bark mulch, free of splinters, consistent in appearance, and shall contain no toxic substance detrimental to plant life.
C. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects.
D. Maintain lawns through specified lawn maintenance period, until Final Project Acceptance.

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL

- A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
B. Lay out individual tree and shrub locations and areas for multiple plantings.
C. Soil Testing
1. Soil tests are required for this project (see above for requirements).
2. Test shall include, but not limited to recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary.
3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval.
4. Contractor shall coordinate, obtain and pay for all soil tests.
5. If regenerative noxious weeds are present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work, at no cost to Owner.

3.2 PREPARATION OF PLANTING SOIL

- A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
B. Mix specified compost and fertilizers with topsoil at rates specified.
C. Soil Testing
1. Soil tests are required for this project (see above for requirements).
2. Test shall include, but not limited to recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary.
3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval.
4. Contractor shall coordinate, obtain and pay for all soil tests.
5. If regenerative noxious weeds are present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work, at no cost to Owner.

3.3 PREPARATION FOR PLANTING LAWNS

- A. After excavating and removing surface material to proper depth, loosen subgrade of lawn areas to a minimum depth of 4 inches.
B. Spread topsoil mix to minimum depth of 4 inches for sodded lawns as required to meet lines, grades, and elevations shown, after light rolling, addition of amendments, and natural settlement.
C. Apply Pre-Emergent per manufacturer's recommendation.

3.4 PREPARATION OF PLANTING BEDS

- A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a culti-mulcher or similar equipment.
B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement.
C. Apply Pre-Emergent per manufacturer's recommendation.

3.5 PLANTING TREES AND SHRUBS

- A. Stake balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades.
B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement.
C. Lay sod within 24 hours from time of stripping.
D. Sod Placement
1. Sod will be brought onto lawn areas by wheeled means with proper protection of sod beds.
E. Water Sod thoroughly with a fine spray immediately after planting.

3.6 SODDING NEW LAWNS

- A. General: Install lawn sod in all areas designated on the drawings.
B. Soil Preparation
1. Any sod lawn areas that may have become compacted prior to sodding must be scarified to a depth of eight (8) inches by approved means, then finish graded as hereinbefore described.
C. Lay sod within 24 hours from time of stripping.
D. Sod Placement
1. Sod will be brought onto lawn areas by wheeled means with proper protection of sod beds.
E. Water Sod thoroughly with a fine spray immediately after planting.

3.7 MAINTENANCE

- A. Begin landscape maintenance immediately after planting.
B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth.
C. Maintain lawns through specified lawn maintenance period, until Final Project Acceptance.

3.8 CLEANUP AND PROTECTION

- A. During landscape work, keep pavements clean and work area in an orderly condition.
B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers.

3.9 INSPECTION AND ACCEPTANCE

- A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable.
C. Remove rejected plants and materials promptly from project site.

END OF SECTION

SECTION 02810 - SPRINKLER IRRIGATION

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS:

A. General and Supplementary Conditions, and Division 1 General Requirements.

1.2 SUMMARY

- A. Work included:
1. Provide and install a complete and operating automatic irrigation system for all lawn and planting areas.
2. Connect to main water supply at existing site stubout as provided.
3. Sleeving under paved areas (by others)
4. Obtain and pay for all permits and fees for the work of this section.
5. Perform work on a design/construct basis, subject to the requirements of the Contract Documents, applicable codes, and good design practice.
6. Winterization of system.

1.3 SUBMITTALS

- A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, submit:
1. Manufacturer's printed product information and catalog cut sheets for all system components; five copies.
2. Shop Drawings: Submit shop drawings for underground irrigation system including plan layout and details illustrating location and type of head, type and size of valve, piping circuits, circuit GPM, pipe size, controls, and accessories.
3. Record Drawings: At completion of this work, submit to the Contractor:
a. Record Drawings; reproducible and five prints.
b. Operations and Maintenance information (2 copies), including:
1. Information including descriptive details, parts list, specifications, maintenance schedules and procedures for system components.
2. Operation, adjustment of system and components instructions.
3. Winterization procedures.
d. Schedule indicating required open valve time to produce given precipitation amounts and seasonal adjustments.
e. Warranties and guarantees.
f. Submit five copies.

1.4 GUARANTEE

- A. Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials.
B. Fill and repair all depressions and replace all necessary lawn and planting which result from the settlement of irrigation trenches for one year after date of Substantial Completion.
C. Supply all manufacturer's printed guarantees.

1.5 QUALITY ASSURANCE

- A. Contractor shall be licensed in the State in which this work is being performed.
B. Contractor shall have at least two years prior experience in projects of equal or larger scope.
C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.

1.6 SYSTEM DESCRIPTION

- A. Design requirements:
1. Minimum water coverage: Planting areas - 85%, Lawn areas - 100%
2. Layout system to obtain optimum coverage using manufacturer's standard heads.
3. Zoning shall be designed for optimum use of available pressure and efficient distribution for types of plantings and shapes of planting areas.
4. Design pressure: Install pressure regulating equipment as necessary.
5. Provide/install approved fixed tee or coupling device for air blow winterization.
6. Location shall be on main supply line downstream from main shut off valve.
7. Install approved backflow prevention device in conformance with local or prevailing codes, and in approved site location.
8. Provide for drainage without erosive damage.

1.7 EXTRA EQUIPMENT

- A. In addition to installed system, furnish owner with the following:
1. Valve operating key and marker key.
2. Wrench for each sprinkler head cover type.
3. Two (2) sprinkler head bodies of each size and type.
4. Two (2) nozzles for each size and type used.
5. Store above items safely until Substantial Completion.
C. Deliver above items at Substantial Completion.

PART 2 - PRODUCTS

2.1 PIPE AND FITTINGS

- A. PVC 120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type.
1. Pipe:
a. Pressure lines: Schedule 40 solvent-weld.
b. Lateral lines: Class 200 pvc.
c. Sleeving: Class 200 pvc.
2. Fittings: Schedule 40 PVC, solvent-weld type.
3. Risers: Lawn and shrub heads - flexible and damage-resistant plastic "polytype" riser.
4. Solvent: NSF approved solvent for Type I & II PVC.
B. Polyethylene Pipe
1. Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s) where drip tubing not otherwise used.
2. Fittings: Schedule 80 PVC.
3. Clamps: Stainless Steel.
C. Drip Line: Netafim Techline Dripperline, with 6 GPH drippers at 18" spacing.

2.2 SPRINKLER HEADS

- A. Description: Appropriate for application in throw, pressure and discharge. Each type of head shall be of a single manufacturer.
1. Lawn heads: pop-up type.
B. Manufacturer: Rainbird, Hunter, Weathermatic Irrigation Company.

2.3 AUTOMATIC CONTROL SYSTEM

- A. General: Furnish low voltage system manufactured expressly for control of automatic circuit valves of underground irrigation systems.
B. Control Enclosure: Manufacturer's standard wall mount with locking cover, complying with NFPA 70.
C. Circuit Control: each circuit variable from approximately 5 to 60 minutes.
D. Timing Device: Adjustable 24-hour and 7 or 14 day clocks to operate any time of day and switch any day in a 7 or 14 day period.
E. Wiring: Solid or stranded direct-burial type as recommended by manufacturer of control unit; type AWG-UF, UL approved.

2.4 VALVING

- A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class, threaded connection with cross type handle designed to receive operating key.
B. Automatic circuit valves: high impact plastic with corrosion-resistant internal parts.
C. Valve for drip system shall be 3/4" Hardie 700 series Ultraflow.
D. Standard sprinkler valve shall be Rainbird PEB-PRS-B.
E. Quick coupler valve: brass or bronze construction with hinged top.
F. Manual drain valves:
1. Bronze construction, straight type, 150 pound class, threaded connections, with cross type operating handle designed to receive operating key.
2. Size: 3/4 inch.

- E. Pressure Regulator: Netafim Model PRV075HF35, 3/4", one per zone.
F. Flushing Valve: Netafim Model TLFV-1, two per zone (each end).
G. Filter: Netafim Model DF075-120, 3/4" filter; one per drip zone.
H. Air Relief Valve: Netafim Model TLAVRV.

2.5 MISCELLANEOUS

- A. Chemicals: primer and solvent glue as required by pipe manufacturer.
B. Valve box - high impact plastic, green in color.
C. Valve cover and frame - compatible with valve box with provision for locking.
D. Drainage backfill - clean gravel or crushed stone, graded from 3" maximum to 3/4" minimum.

PART 3 - EXECUTION

3.1 GENERAL

- A. Install system to provide for adequate protection against freeze damage.
B. Install system in accordance with approved Contractor design drawings.
C. Install system and components in strict accordance with manufacturer's recommendations.
D. Install quick coupler(s) on main supply line, approximately equal spacing, at valve box locations or intervals of approximately 200 feet, whichever is greater.
E. Locate adjacent to paved surfaces, at valve boxes where practical.

3.2 SURFACE CONDITIONS

- A. Examine the areas and conditions under which work will be performed.
B. Locate all underground utilities and structures and notify Architect of any conflict with Section work.
C. SLEEVING
A. Sleeving installed by others. Coordinate with other trades.
3.4 TRENCHING AND BACKFILLING
A. Trenching and backfilling shall be per applicable ISPCW Section.
B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:
1. Main Lines and Sleeving: 18 inches.
2. PVC Laterals: 12 inches.
3. Surround lines with 2 inches of clean rock-free material on all sides.

3.3 SLEEVING

- A. Sleeving installed by others. Coordinate with other trades.
3.4 TRENCHING AND BACKFILLING
A. Trenching and backfilling shall be per applicable ISPCW Section.
B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:
1. Main Lines and Sleeving: 18 inches.
2. PVC Laterals: 12 inches.
3. Surround lines with 2 inches of clean rock-free material on all sides.

3.5 MISCELLANEOUS VALVES

- A. Install manual drain valves up stream.
B. Provide automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

3.6 CIRCUIT VALVES

- A. Install in valve box, arranged for easy adjustment and removal.
1. Provide union on downstream side.
2. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

3.7 PIPE INSTALLATION

- A. Lay PVC pipe in accordance with standard and acceptable practice.
B. PVC pipe joints, solvent welded except as indicated.
C. Provide/install approved fixed tee or coupling device for air blow winterization.
D. Location shall be on main supply line downstream from main shut off valve.
E. Install approved backflow prevention device in conformance with local or prevailing codes, and in approved site location.
F. Provide for drainage without erosive damage.

Table with 4 columns: Pipe Size, Pipe Section, Pipe Size, Pipe Section. Rows include 3/4" 0-9 GPM, 1" 10-17 GPM, 1 1/4" 18-25 GPM.

- D. Techline Drip Line: Place in shallow furrow at finish grade, below layer of specified mulch.
E. Flush Valves: Install flush valve at end of each drip line run.

3.8 SPRINKLER HEADS

- A. Flush circuit lines with full head of water prior to head installation.
1. Install heads at level with mulch
2. Locate part-circle shrubby areas to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated.
3.9 CONTROL WIRE INSTALLATION
A. Bury wires beside or below main line pipe in same trench.
B. Bundle multiple wires together with tape at ten feet (10') maximum intervals.
C. Provide 3/8 inch loop in wires at each valve where controls are connected and at 100' maximum intervals between.
D. Make all electrical joints (splices) in boxes only.
E. Flush Valves: Install flush valve at end of each drip line run.

3.9 CONTROL WIRE INSTALLATION

- A. Bury wires beside or below main line pipe in same trench.
B. Bundle multiple wires together with tape at ten feet (10') maximum intervals.
C. Provide 3/8 inch loop in wires at each valve where controls are connected and at 100' maximum intervals between.
D. Make all electrical joints (splices) in boxes only.
E. Flush Valves: Install flush valve at end of each drip line run.

3.10 AUTOMATIC CONTROLLER

- A. Install on site as approved.
B. Install typewritten legend inside controller door.

3.11 TESTING

- A. Do not allow or cause any work of this Section to be covered up or enclosed until it has been inspected and tested.
B. Pressure testing:
1. Make necessary provision for thoroughly bleeding the line of air and debris.
2. Before testing, cap all risers, and install all valves.
3. Fill all main supply lines with water.
4. Fill all zone lines with water to static pressure.
5. Contractor shall provide all required testing equipment and personnel.
6. Provide required testing equipment and personnel.
7. Repair leaks, and retest until acceptance by the Architect.
C. Coverage inspection: upon completion of all systems, perform a coverage test to determine if coverage of water afforded all areas is complete, adequate and uniform.
D. Manual drain valves:
1. Bronze construction, straight type, 150 pound class, threaded connections, with cross type operating handle designed to receive operating key.
2. Size: 3/4 inch.

END OF SECTION

ENGINEER



B & A Engineers, Inc. Consulting Engineers, Surveyors & Planners 6505 West Franklin Road Boise, ID 83709

Table with 2 columns: Issue Description, Date. Row 1: ISSUE ADD AMENITIES, 7-16-18 1-8-19



Site Planning Landscape Architecture 1509 S. Tyrell Ln., Ste. 130 Boise, Idaho 83702

ARBOR RIDGE VILLA KUNA, IDAHO

Job Number 1844

Table with 2 columns: Drawn, Checked. Row 1: JUN, KCS

Scale AS SHOWN

Sheet Title LANDSCAPE SPECIFICATIONS

Sheet Number

L3

Of 3 Sheets



# Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING \* 763 W. Avalon, Kuna, Idaho, 83634 \* www.kunacity.id.gov \* (208) 922-5274 \* Fax: (208) 922-5989

### GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

**Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.**

**Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.**

Description of proposed project: 8 multi-family residential building lots

Date and time of neighborhood meeting: July 30th, 2018 6:00pm

Location of neighborhood meeting: Senior Center 229 N. Ave. B, Kuna

### SITE INFORMATION:

Location: Quarter: NW Section: 14 Township: 2N Range: 1W Total Acres: 2.1

Subdivision Name: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Site Address: W. Ardell RD. Tax Parcel Number(s): Portion of S1314244201

Please make sure to include **all** parcels & addresses included in your proposed use.

### CURRENT PROPERTY OWNER:

Name: Endurance Holdings, LLC.

Address: 1977 E. Overland Rd. City: Meridian State: ID Zip: 83642

### CONTACT PERSON (Mail recipient and person to call with questions):

Name: David Crawford Business (if applicable): B&A Engineers, Inc.

Address: 5505 W. Franklin Rd. City: Boise State: ID Zip: 83705



**PROPOSED USE:**

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

**Application Type**

**Brief Description**

Annexation

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

preliminary plat for an 8 lot multifamily residential development

**APPLICANT:**

Name: David Crawford - B&A Engineers, Inc.

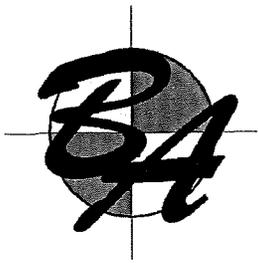
Address: 5505 W. Franklin Rd.

City: Boise State: ID Zip: 83705

Telephone: 208-519-4393 Fax:  

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1A-2 of the Kuna City Code

Signature: (Applicant)  <sup>B&A</sup> Engineers, Inc. Date 9/20/18



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

July 20, 2018

Dear Neighbor:

We would like to inform you of an opportunity to be present at a neighborhood meeting for a new subdivision development called Arbor Ridge Villas Subdivision. As I am sure you are aware the Arbor Ridge Subdivision is an ongoing planned unit development in the City of Kuna.

The development has progressed to a stage where the Ardell and School streets will be connected and extended. The Arbor Ridge Subdivision development was approved with commercial lots located at the northwest corner of School Street and Ardell Road.

This development within Arbor Ridge Subdivision is for an eight (8) lot multifamily residential development as consistent land use within the zone for the area.

The purpose of this letter is to invite you to a brief presentation about the development and to answer questions you may have. We invite you to attend a neighborhood meeting to discuss the project, at the Kuna Senior Center. The meeting will be held Monday, July 30th at 6:00 p.m.

The Senior Center is located at 229 N. Ave B, Kuna, Idaho 83634.

Please find attached a map of the project area.

Also find attached a sketch showing the layout of the anticipated development.

Prior to the meeting should you have any questions or concerns please contact me. Should you not be able to attend the meeting and wish to share your comments with us in writing, please remit them to the following address;

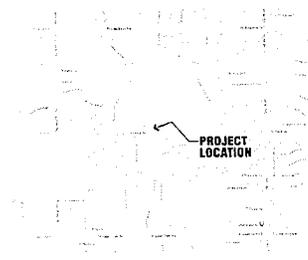
David Crawford  
B&A Engineers, Inc.  
5505 W. Franklin Rd.  
Boise, Idaho 83705

Sincerely,

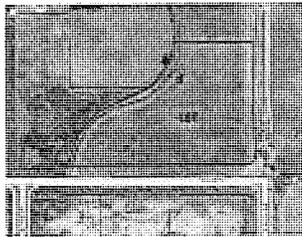
A handwritten signature in black ink, appearing to read 'David Crawford', written in a cursive style.

David Crawford  
Project Manager  
B&A Engineers, Inc.

**VICINITY MAP**



**AERIAL MAP**



**SITE DATA**

LOT 18-19 GROSS AREA ..... 31,257 S.F.  
2.10 ACRES

**SITE DEVELOPMENT**

PROPOSED LOT AREA ..... 6,402 S.F.  
LOT 1 ..... 6,414 S.F.  
LOT 2 ..... 6,458 S.F.  
LOT 3 ..... 5,727 S.F.  
LOT 4 ..... 6,207 S.F.  
LOT 5 ..... 6,458 S.F.  
LOT 6 ..... 6,402 S.F.  
LOT 7 ..... 7,715 S.F.  
PARKING / STORAGE AREA LOT ..... 26,200 S.F.

**ZONING**

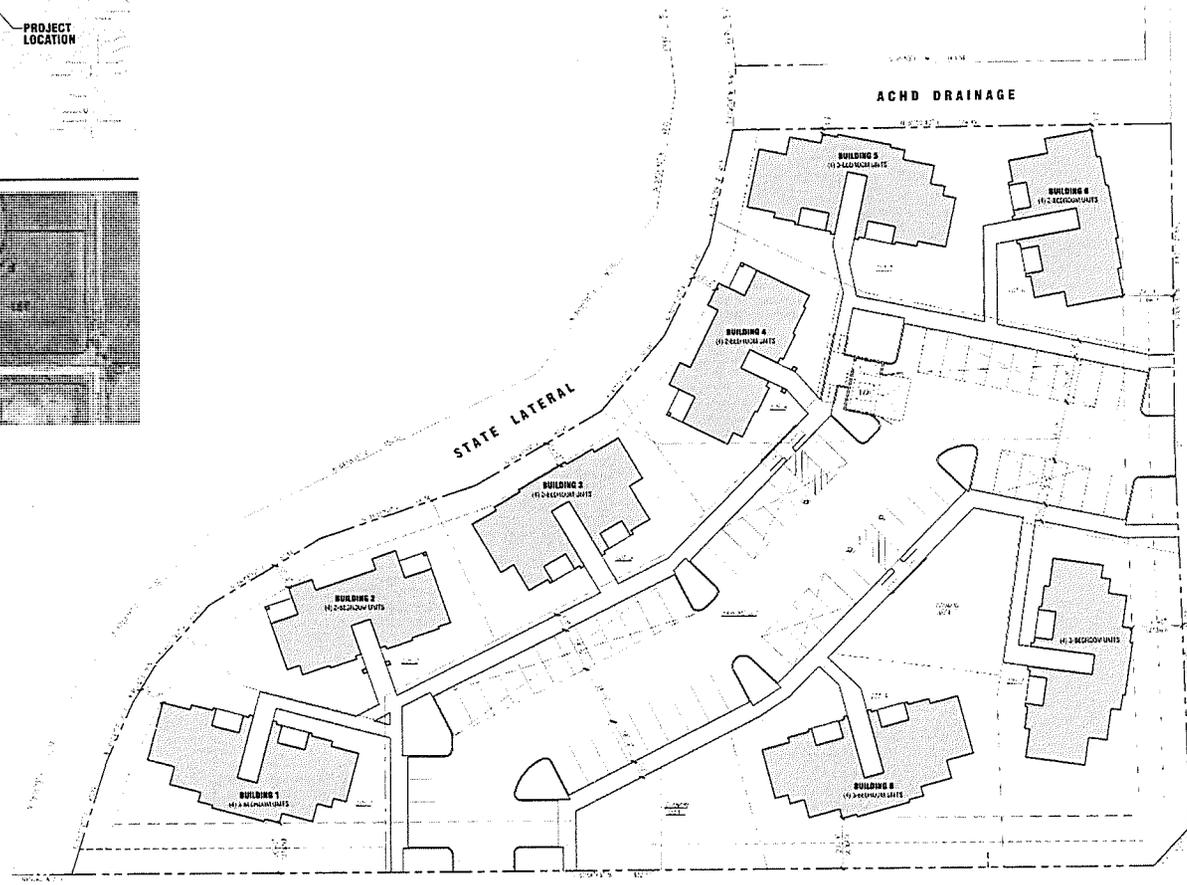
PROPOSED ZONING ..... C-1  
MAXIMUM HEIGHT ..... 35 FT  
STREET FRONTAGE ..... 0 FT  
FRONT YARD SETBACK - LOCAL ROAD ..... 20 FT  
FRONT YARD SETBACK - STATE ROAD ..... 30 FT  
REAR YARD SETBACK ..... 5 FT  
SIDE/REAR SIDE YARD SETBACK ..... 5 FT  
STREET PARKING SETBACK ..... 10 FT  
MINIMUM LOT COVERAGE ..... 100%  
MINIMUM LOT SIZE ..... 2,800 S.F.

**BUILDING DEVELOPMENT**

PROPOSED BUILDINGS ..... 4  
PROPOSED STORIES ..... 2  
TOTAL NUMBER OF RESIDENTIAL UNITS ..... 32  
2-BEDROOM / 2-BATHROOM UNITS ..... 14  
3-BEDROOM / 2-BATHROOM UNITS ..... 18  
12.24 UNITS PER ACRE  
BUILDING FOOTPRINT ..... 12,556 S.F. 21%  
PERMITTED LOT ..... 78,143 S.F. 21%  
LANDSCAPING ..... 43,648 S.F. 47%

**PARKING**

PARKING PROVIDED ..... 2  
PARKING RATE ..... 1.5 STALLS PER UNIT  
TOTAL PARKING STALLS PROPOSED ..... 62  
STANDARD OPEN STALLS ..... 29  
ACCESSIBLE OPEN STALLS ..... 2  
STANDARD GARAGE STALLS ..... 32  
ACCESSIBLE GARAGE STALLS ..... 1  
\*GARAGES ARE AN OWNER OPTION  
PARKING TAHO ..... 2 @ 20 STALLS PER UNIT



W. ARDELL ROAD

N. SCHOOL AVE.

**1 SITE PLAN**



**ARBOR RIDGE**

W. ADELLE RD &  
N. SCHOOL AVE.  
KUNIA, IDAHO

**PRELIMINARY**

This plan is the property of TA ARCHITECTS, INC. and is not to be used, reproduced, or distributed without the written consent of the architect.  
© 2016 TA ARCHITECTS, INC.  
DATE: 10/13/2016  
PROJECT NO.: 17-538 SD-1  
SHEET NO.: 1 OF 1

**SD.1**

SITE PLAN



received  
1.11.18



# City of Kuna PROOF OF PROPERTY POSTING

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

This notice shall confirm that the Public Hearing Notice for (Arbor Ridge Villas) was posted as required per Kuna City Ordinance 5-1-5B. Sign posted (Friday - January 11th, 2019).

DATED this 11th day of January, 2019

Signature,

[Signature] B&A  
Engineers, Inc.  
Agent

STATE OF IDAHO )  
County of Ada ) : ss

On this 11th day of January, 2019, before me the undersigned, a Notary Public in and for said State, personally appeared before me (Owner, Developer).

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

[Signature]  
Notary Public  
Residing at Boise  
Commission Expires 1-13-2020



Exhibit  
A3

01/11/2019

# CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning and Zoning Commission

When: The City of Kuna will hold a public hearing on January 22, 2019  
at 6:00pm at Kuna City Hall - 751 W. 4th Street, Kuna, ID 83634.

Purpose: Preliminary Plat for Arbor Ridge Villas Subdivision 2.1 acres of land, comprised of 8 lots

Property Location: Northwest Corner of Ardell Road and School Street

Application by: B&A Engineers, Inc.  
Case #: 18-07-S

CONTACT: Jace Hellman, (208) 922-5274 Fax (208) 922-5989  
jhellman@kunalid.gov, with any questions.

01/11/2019

# CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning and Zoning Commission

When: The City of Kuna will hold a public hearing on January 22, 2019  
at 6:00pm at Kuna City Hall - 751 W. 4th Street, Kuna, ID 83634.

Purpose: Preliminary Plat for Arbor Ridge Villas Subdivision 2.1 acres of land, comprised of 8 lots

Property Location: Northwest Corner of Ardell Road and School Street

Application by: B&A Engineers, Inc.  
Case #: 18-07-S

CONTACT: Jace Hellman, (208) 922-5274 Fax (208) 922-5989  
jhellman@kunaID.gov, with any questions.



01/11/2019

# CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning and Zoning Commission

When: The City of Kuna will hold a public hearing on January 22, 2019  
at 6:00pm at Kuna City Hall - 751 W. 4th Street, Kuna, ID 83634.

Purpose: Preliminary Plat for Arbor Ridge Villas Subdivision 2.1 acres of land, comprised of 8 lots

Property Location: Northwest Corner of Ardell Road and School Street

Application by: B&A Engineers, Inc.  
Case #: 18-07-S

CONTACT: Jace Hellman, (208) 922-5274 Fax (208) 922-5989  
jhellman@kunaID.gov, with any questions.

01/11/2019

# CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning and Zoning Commission

When: The City of Kuna will hold a public hearing on January 22, 2019  
at 6:00pm at Kuna City Hall - 751 W. 4th Street, Kuna, ID 83634.

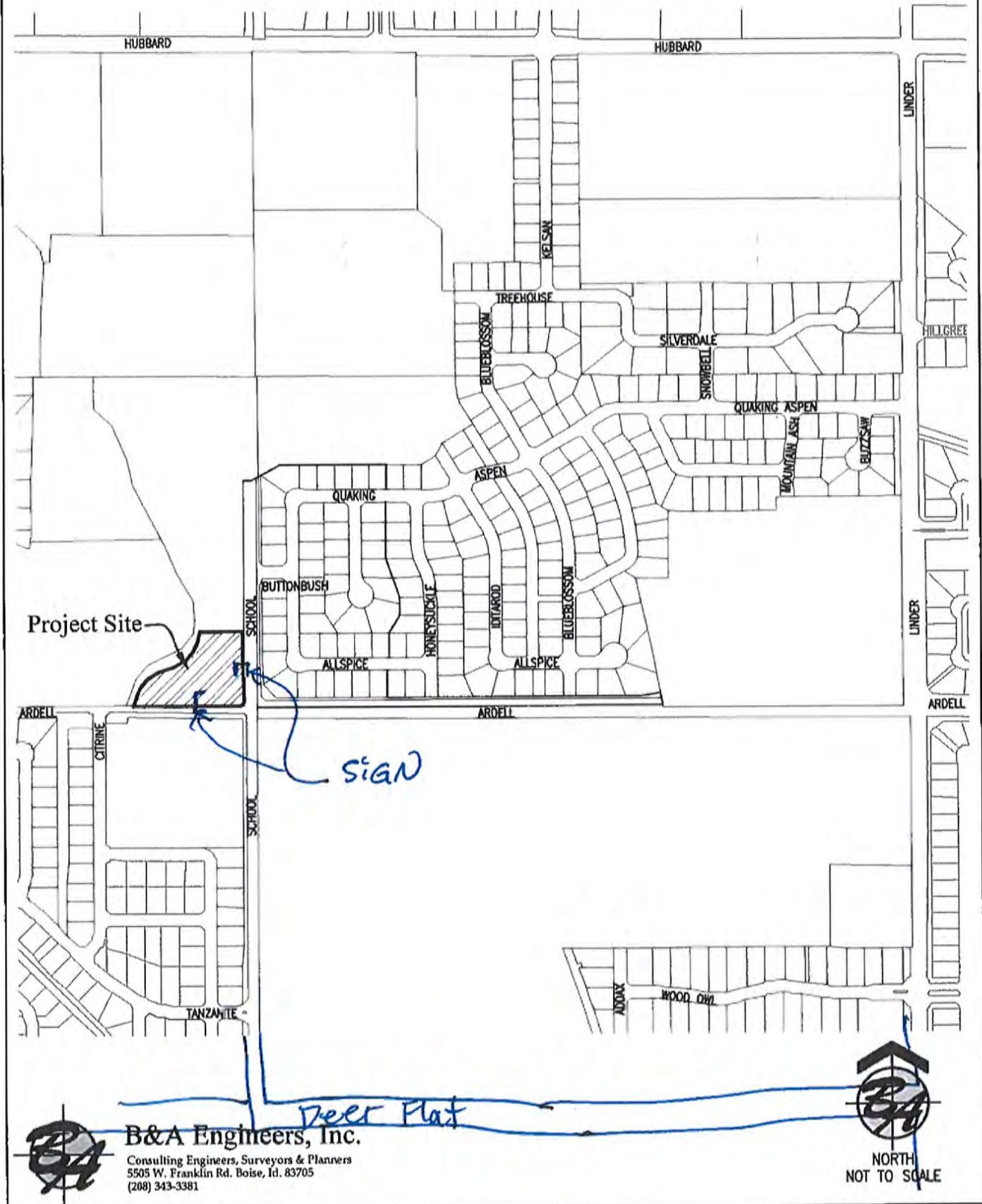
Purpose: Preliminary Plat for Arbor Ridge Villas Subdivision 2.1 acres of land, comprised of 8 lots

Property Location: Northwest Corner of Ardell Road and School Street

Application by: B&A Engineers, Inc.  
Case #: 18-07-S

CONTACT: Jace Hellman, (208) 922-5274 Fax (208) 922-5989  
jhellman@kunaID.gov, with any questions.

# Arbor Ridge Villas Vicinity Map



**B&A Engineers, Inc.**

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



NORTH  
NOT TO SCALE

## Jace Hellman

---

**From:** Jace Hellman  
**Sent:** Friday, November 30, 2018 1:39 PM  
**To:** ACHD; Ada County Engineer; Adam Ingram; Becky Rone - Kuna USPS Addressing; Bob Bachman; Boise Project Board of Control (TRitthaler@boiseproject.org); Cable One t.v.; Central District Health Dept. CDHD; COMPASS; DEQ (Alicia.martin@deq.idaho.gov); Eric Adolfson; Idaho Power; Idaho Power; Idaho Power Easements 1; 'Idaho Power Easments 2'; Intermountain Gas; ITD; J&M Sanitation - Chad Gordon; jmcDaniel@adaweb.net; Julie Stanely - Regional Address Mgmt.; Ken Couch: Idaho Transportation Department; Kuna Postmaster - Marc C. Boyer; Kuna School District; Kuna School District; Kuna School District; Lisa Holland; Megan Leatherman; Nampa Meridian Irrigation District; New York Irrigation; Paul Stevens; Perry Palmer; Planning Mgr: Ada County Development Services; Terry Gammel  
**Subject:** Kuna Planning and Zoning Request for Comment - Case No. 18-07-S (Preliminary Plat)  
**Attachments:** Agency Packet 11.30.18.pdf

November 30, 2018

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

<b>File Number &amp; Case Name:</b>	18-07-S (Preliminary Plat) Arbor Ridge Villas.
<b>Project Description</b>	On behalf of the Endurance Holdings, LLC., David Crawford, with B&A Engineers, Inc., requests to subdivide approximately 2.1-acres into eleven (11) lots, consisting of eight (8) multi-family buildable lots and three (3) common lots. The subject site is located at the NWC of W. Ardell Rd. and N. School Ave., Kuna, ID 83634, within Section 14, Township 2 North, Range 1 West; (APN: S1314244201).
<b>Site Location</b>	NWC of W. Ardell Rd. and N. School Ave., Kuna, ID 83634.
<b>Representative</b>	<b>B&amp;A Engineers</b> David Crawford 5505 W Franklin Road Boise, ID 83705 208-343-3381 <a href="mailto:dacrawford@baengineers.com">dacrawford@baengineers.com</a>
<b>Public Hearing Date</b>	Tuesday, <b>January 22, 2019</b> 6:00 pm Kuna City Hall is located at 751 W. 4 <sup>th</sup> Street, Kuna, ID 83634
<b>Staff Contact</b>	Jace Hellman, Planner II <a href="mailto:jhellman@kunaid.gov">jhellman@kunaid.gov</a> Phone: 208.922.5274 Fax: 208.922.5989



Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project.*

Thank you!

Jace Hellman  
Planner II  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
[jhellman@kunaaid.gov](mailto:jhellman@kunaaid.gov)



**RICHARD DURRANT**  
CHAIRMAN OF THE BOARD

**CLINTON PLINE**  
VICE CHAIRMAN OF THE BOARD

**ROBERT D. CARTER**  
PROJECT MANAGER

**THOMAS RITTHALER**  
ASSISTANT PROJECT MANAGER

**APRYL GARDNER**  
SECRETARY-TREASURER

**MARY SUE CHASE**  
ASSISTANT SECRETARY-TREASURER

## BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD  
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000  
ACRES FOR THE FOLLOWING  
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT  
BOISE-KUNA DISTRICT  
WILDER DISTRICT  
NEW YORK DISTRICT  
BIG BEND DISTRICT

TEL: (208) 344-1141  
FAX: (208) 344-1437

03 December 2018

City of Kuna  
751 W 4Th Street  
Kuna, Idaho 83634

RE: Arbor Ridge Villas **18-07-S**  
W Ardell Rd, Kuna  
B & A Engineers  
Boise-Kuna Irrigation District **BK-1401**  
State Lateral 14+90  
Sec. 14, T2N, R1W, BM.

Jace Hellman, Planner II:

The United States' State Lateral lies within the boundary of the above-mentioned location. The easement for this lateral is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert this federal easement 20 feet east and 20 feet west of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping including trees and/or shrubs (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance. Easements must remain a flat drivable surface.

Any fencing or pathways, as may be required, must be constructed off of any Boise Project Easements.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be located outside of these easements.

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

Exhibit

BZ

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

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

The proposed irrigation system for Arbor Ridge Villas must be constructed in accordance to the standards set by the City of Kuna as it will be operated and maintained by the city of Kuna. Thus, the proposed system must provide for the delivery of irrigation water to each lot in a manner we find acceptable

We request a copy of the recorded final plat and/or record of survey (to include instrument, book and page numbers) be sent to the Boise Project Board of Control so we may track this project to closure.

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

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

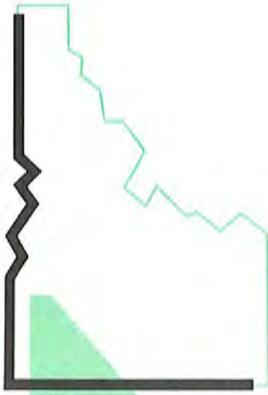
Sincerely,



Thomas Ritthaler  
Assistant Project Manager

tbr/tr

cc: Clint McCormick      Watermaster, Div; 2 BPBC  
Lauren Boehlke      Secretary – Treasurer, BKID  
File



ORGANIZED 1904

# Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH  
FAX #208-463-0092

NAMPA, IDAHO 83651-4395  
nmid.org

OFFICE: Nampa 208-466-7861  
SHOP: Nampa 208-466-0663

December 6, 2018

City of Kuna  
Planning & Zoning Department  
PO Box 13  
Kuna, ID 83634

RECEIVED  
DEC 10 2018  
CITY OF KUNA

**RE: 18-07-5/ Arbor Ridge Villas; W. Ardell Road**

Planning & Zoning Department,

Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall  
Crew Foreman  
Nampa & Meridian Irrigation District  
DTD/ gnf

Cc:

Office/ file  
B. Carter, Board of Control



APPROXIMATE IRRIGABLE ACRES  
RIVER FLOW RIGHTS - 23,000  
BOISE PROJECT RIGHTS - 40,000

Exhibit  
B3



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

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

December 7, 2018

Jace Hellman  
City of Kuna, Planning and Zoning Department  
751 W. 4<sup>th</sup> St.  
Kuna, ID 83634

**VIA EMAIL**

<b>Development Application</b>	<b>18-07-S</b>
<b>Project Name</b>	<b>ARBOR RIDGE VILLAS</b>
<b>Project Location</b>	Northwest corner of West Ardell Road and North School Avenue, west of SH-69 milepost 3.64
<b>Project Description</b>	Subdivide approximately 2.10- acre parcels into eight (8) multi-family buildable lots and three (3) common lots.
<b>Applicant</b>	David Crawford, B&A Engineers, Inc.
<b>Representing</b>	Endurance Holdings

The Idaho Transportation Department (ITD) reviewed the referenced preliminary plat application and has the following comments:

1. This project does not abut the State highway system.
2. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
3. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant may contact Justin Pond, Right-of-Way Section Program Manager, at (208) 334-8832 for more information.
4. ITD does not object to the construction of a subdivision consisting of 8 multi-family lots as presented in the application.

If you have any questions, you may contact Ken Couch at (208) 332-7190 or me at (208) 334-8338.

Sincerely,

Sarah Arjona  
Development Services  
[Sarah.Arjona@itd.idaho.gov](mailto:Sarah.Arjona@itd.idaho.gov)



**Jace Hellman**

---

**From:** Chad Gordon <chad.gordon@jmsanitation.com>  
**Sent:** Monday, December 3, 2018 10:58 AM  
**To:** Jace Hellman  
**Subject:** Re: Kuna Planning and Zoning Request for Comment - Case No. 18-07-S (Preliminary Plat)  
**Attachments:** image001.png

The location and number of enclosures should be fine I just need to see a detail of the enclosure with dimensions and material types to make sure everything is good to go.

Thanks,

On Fri, Nov 30, 2018 at 1:39 PM Jace Hellman <jhellman@kunaid.gov> wrote:

November 30, 2018

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

<b>File Number &amp; Case Name:</b>	18-07-S (Preliminary Plat) Arbor Ridge Villas.
<b>Project Description</b>	On behalf of the Endurance Holdings, LLC., David Crawford, with B&A Engineers, Inc., requests to subdivide approximately 2.1-acres into eleven (11) lots, consisting of eight (8) multi-family buildable lots and three (3) common lots. The subject site is located at the NWC of W. Ardell Rd. and N. School Ave., Kuna, ID 83634, within Section 14, Township 2 North, Range 1 West; (APN: S1314244201).
<b>Site Location</b>	NWC of W. Ardell Rd. and N. School Ave., Kuna, ID 83634.
<b>Representative</b>	<b>B&amp;A Engineers</b> David Crawford 5505 W Franklin Road Boise, ID 83705 208-343-3381 <a href="mailto:dacrawford@baengineers.com">dacrawford@baengineers.com</a>





--  
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](mailto:chad.gordon@jmsanitation.com)

Handwritten signature or initials.



STATE OF IDAHO  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
BOISE REGIONAL OFFICE  
1445 North Orchard Street • Boise, ID 83706-2239 • (208) 373-0550

## *DEQ Response to Request for Environmental Comment*

Date: December 13, 2018  
Agency Requesting Comments: City of Kuna  
Date Request Received: November 30, 2018  
Applicant/Description: Arbor Ridge Villas Pre-Plat, 18-07-S

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 <http://www.deq.idaho.gov/ieg/>.

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).

The property owner, developer, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.

Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

For questions, contact David Luft, Air Quality Manager, at 373-0550.

### **2. Wastewater and Recycled Water**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.

All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

Exhibit

B6

- 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 Todd Crutcher, Engineering Manager, at 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 <http://www.deq.idaho.gov/water-quality/drinking-water.aspx>). 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 Todd Crutcher, Engineering Manager at 373-0550.

### **4. Surface Water**

- A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.
- Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one acre, a stormwater permit from EPA may be required.

- *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: <http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>*
- *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 373-0550.*

#### **5. Hazardous Waste And Ground Water Contamination**

- ***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.*
- *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, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.*
- ***Water Quality Standards.*** *Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).*

*Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.*

- ***Ground Water Contamination.*** *DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."*

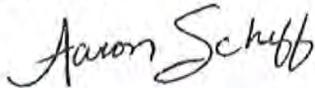
*For questions, contact Albert Crawshaw, Waste & Remediation Manager, at 373-0550.*

**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 373-0550, or visit the DEQ website (<http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx>) 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 our technical staff at 208-373-0550.*

Sincerely,



Aaron Scheff  
[aaron.scheff@deq.idaho.gov](mailto:aaron.scheff@deq.idaho.gov)  
Regional Administrator  
Boise Regional Office  
Idaho Department of Environmental Quality

ec: TRIM 2018AEK189



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Kuna
Meridian
Star

Rezone #

Conditional Use #

Preliminary / Final / Short Plat 18-07-S

Arbor Ridge Villas

RECEIVED
DEC 17 2018
CITY OF KUNA

- 1. We have No Objections to this Proposal.
2. We recommend Denial of this Proposal.
3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
4. We will require more data concerning soil conditions on this Proposal before we can comment.
5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
high seasonal ground water
bedrock from original grade
waste flow characteristics
other
6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
8. After written approval from appropriate entities are submitted, we can approve this proposal for:
central sewage
interim sewage
individual sewage
community sewage system
central water
individual water
community water well
9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
central sewage
sewage dry lines
community sewage system
central water
community water
10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
12. We will require plans be submitted for a plan review for any:
food establishment
beverage establishment
swimming pools or spas
grocery store
child care center
13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.
14. Reviewed By: [Signature]

Date: 12/03/18

Exhibit
B7

## Jace Hellman

---

**From:** Stacey Yarrington <SYarrington@achdidaho.org>  
**Sent:** Monday, January 14, 2019 11:36 AM  
**To:** Jace Hellman  
**Subject:** RE: Kuna Planning and Zoning Request for Comment - Case No. 18-07-S (Preliminary Plat)

Hi Jace,

ACHD has no comments on this application.

Thanks for checking.

Stacey Yarrington

---

**From:** Jace Hellman <jhellman@kunaID.gov>  
**Sent:** Friday, January 11, 2019 11:38 AM  
**To:** Stacey Yarrington <SYarrington@achdidaho.org>  
**Subject:** FW: Kuna Planning and Zoning Request for Comment - Case No. 18-07-S (Preliminary Plat)

Hello Stacey,

Are comments in the works for this project? Or will there be none provided because it is a part of the overall Arbor Ridge Sub? Thank you for any information you have!

Best,

Jace Hellman

Planner II

751 W 4<sup>th</sup> St

Kuna, ID 83634

[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)



---

**From:** Jace Hellman  
**Sent:** Friday, November 30, 2018 1:39 PM  
**To:** ACHD <[clittle@achdidaho.org](mailto:clittle@achdidaho.org)>; Ada County Engineer <[agilman@adaweb.net](mailto:agilman@adaweb.net)>; Adam Ingram <[adam.ingram@cableone.biz](mailto:adam.ingram@cableone.biz)>; Becky Rone - Kuna USPS Addressing <[rebecca.i.rone@usps.gov](mailto:rebecca.i.rone@usps.gov)>; Bob Bachman <[bbachman@kunaid.gov](mailto:bbachman@kunaid.gov)>; Boise Project Board of Control (TRitthaler@boiseproject.org) <[TRitthaler@boiseproject.org](mailto:TRitthaler@boiseproject.org)>; Cable One t.v. <[cheryl.goettsche@cableone.biz](mailto:cheryl.goettsche@cableone.biz)>; Central District Health Dept. CDHD <[lbadigia@cdhd.idaho.gov](mailto:lbadigia@cdhd.idaho.gov)>; COMPASS <[cmiller@compassidaho.org](mailto:cmiller@compassidaho.org)>; DEQ (<[Alicia.martin@deq.idaho.gov](mailto:Alicia.martin@deq.idaho.gov)> <[Alicia.martin@deq.idaho.gov](mailto:Alicia.martin@deq.idaho.gov)>); Eric Adolfsen <[eadolfsen@compassidaho.org](mailto:eadolfsen@compassidaho.org)>; Idaho Power <[ahawkins@idahopower.com](mailto:ahawkins@idahopower.com)>; Idaho Power <[bwatson2@idahopower.com](mailto:bwatson2@idahopower.com)>; Idaho Power Easements 1 <[awood2@idahopower.com](mailto:awood2@idahopower.com)>; Idaho Power Easements 2' <[kfunke@idahopower.com](mailto:kfunke@idahopower.com)>; Intermountain Gas <[bryce.ostler@intgas.com](mailto:bryce.ostler@intgas.com)>; ITD <[D3Development.Services@itd.idaho.gov](mailto:D3Development.Services@itd.idaho.gov)>; J&M Sanitation - Chad Gordon <[Chad.Gordon@jmsanitation.com](mailto:Chad.Gordon@jmsanitation.com)>; [jmcdaniel@adaweb.net](mailto:jmcdaniel@adaweb.net); Julie Stanely - Regional Address Mgmt. <[Julie.R.Stanley@usps.gov](mailto:Julie.R.Stanley@usps.gov)>; Ken Couch: Idaho Transportation Department <[ken.couch@itd.idaho.gov](mailto:ken.couch@itd.idaho.gov)>; Kuna Postmaster - Marc C. Boyer <[marc.c.boyer@usps.gov](mailto:marc.c.boyer@usps.gov)>

Kuna School District <[kbekkedahl@kunaschools.org](mailto:kbekkedahl@kunaschools.org)>; Kuna School District <[bsaxton@kunaschools.org](mailto:bsaxton@kunaschools.org)>; Kuna School District <[wjohnson@kunaschools.org](mailto:wjohnson@kunaschools.org)>; Lisa Holland <[lholland@kunaaid.gov](mailto:lholland@kunaaid.gov)>; Megan Leatherman <[mleatherman@adaweb.net](mailto:mleatherman@adaweb.net)>; Nampa Meridian Irrigation District <[nmid@nmid.org](mailto:nmid@nmid.org)>; New York Irrigation <[terri@nyid.org](mailto:terri@nyid.org)>; Paul Stevens <[PStevens@kunaaid.gov](mailto:PStevens@kunaaid.gov)>; Perry Palmer <[ppalmer@kunafire.com](mailto:ppalmer@kunafire.com)>; Planning Mgr: Ada County Development Services <[jboal@adaweb.net](mailto:jboal@adaweb.net)>; Terry Gammel <[tgammel@kunafire.com](mailto:tgammel@kunafire.com)>  
**Subject:** Kuna Planning and Zoning Request for Comment - Case No. 18-07-S (Preliminary Plat)

November 30, 2018

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

<b>File Number &amp; Case Name:</b>	18-07-S (Preliminary Plat) Arbor Ridge Villas.
<b>Project Description</b>	On behalf of the Endurance Holdings, LLC., David Crawford, with B&A Engineers, Inc., requests to subdivide approximately 2.1-acres into eleven (11) lots, consisting of eight (8) multi-family buildable lots and three (3) common lots. The subject site is located at the NWC of W. Ardell Rd. and N. School Ave., Kuna, ID 83634, within Section 14, Township 2 North, Range 1 West; (APN: S1314244201).
<b>Site Location</b>	NWC of W. Ardell Rd. and N. School Ave., Kuna, ID 83634.
<b>Representative</b>	<b>B&amp;A Engineers</b> David Crawford 5505 W Franklin Road Boise, ID 83705 208-343-3381 <a href="mailto:dacrawford@baengineers.com">dacrawford@baengineers.com</a>
<b>Public Hearing Date</b>	Tuesday, <b>January 22, 2019</b> 6:00 pm Kuna City Hall is located at 751 W. 4 <sup>th</sup> Street, Kuna, ID 83634
<b>Staff Contact</b>	Jace Hellman, Planner II <a href="mailto:jhellman@kunaaid.gov">jhellman@kunaaid.gov</a> Phone: 208.922.5274 Fax: 208.922.5989
Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. <b>If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.</b> If your agency needs additional time for review, please let our office know as soon as possible. <i>No response within 15 business days will indicate you have no objection or comments for this project.</i>	

Thank you!

Jace Hellman  
Planner II  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)





CITY OF KUNA

P.O. BOX 13

KUNA, ID 83634

Paul A. Stevens, P.E.

Kuna City Engineer

## PRELIMINARY PLAT REVIEW MEMORANDUM

**Date:** 15 January 2019  
**From:** Paul A. Stevens, P.E.  
**To:** Wendy Howell, Planning and Zoning Director  
**RE:** Arbor Ridge Villas Subdivision

---

The Preliminary Plat request by Endurance Holdings, LLC, dated September 21, 2018 has been reviewed. The proposed preliminary plat provided shows 8 single multi-family buildable lots containing 32 residential units and 3 common lots. The following narrative resulted.

### 1. Sanitary Sewer Needs

- a) The City has sufficient sewer treatment capacity to serve Arbor Ridge Villas Subdivision as proposed at the North Wastewater Treatment facility.
- b) This property was included in Local Improvement District 2006-1. When connecting to the sewer system, the applicant shall abide by any relevant sewer reimbursement policies and agreements and any relevant connection fees as established by the Kuna City Council at the time of connection.
- c) City Code (6-4-20) requires connection to the City sewer system for all sanitary sewer needs.
- d) For any connected load, it is recommended that this application be conditioned to conform to the sewer master plan. Developer's engineer shall provide verification of gravity flow from this project.
- e) At all reasonable locations where sewer service could be extended to adjoining properties, sewer mains should be stubbed to the property line or extended in right-of-way in or adjacent to the project at useable depths.
- f) For assistance in locating existing facilities and understanding issues associated with connection, please contact the GIS Manager at 287-1726.

### 2. Potable Water Needs



- a) The City has sufficient potable water supply to serve Arbor Ridge Villas Subdivision. Arbor Ridge Villas Subdivision shall be subject to connection fees for the demand of the ultimate connected load as provided in the City's Fee Resolution and Standard Table.
- b) The nearest available water main (12 inch) is located in the N. School Avenue immediately adjacent to this site. The water main line shall also connect to the water main in W. Ardell Road such that appropriate main line looping occurs.
- c) City Code (6-4-2X) requires connection to the City water system for all potable water needs.
- d) For any connected load, it is recommended that this application be conditioned to conform to the water master plan.
- e) A minimum of 8-inch water mains shall be installed by the developer in internal subdivision streets.
- f) At least 8-inch water mains are to be extended and connected by developer to water trunk lines and mains through all stub and entry-way streets.
- g) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- h) For assistance in locating existing facilities, please contact the GIS Manager at 287-1726.

### 3. Pressure Irrigation

- a) The applicant's property is not connected to the City pressure irrigation system. The nearest pressure main (12-inch) is located in W. Ardell Road approximately 50 feet from the proposed main entrance to Arbor Ridge Villas Subdivision.
- b) Relying on drinking water for irrigation purposes is contrary to City Code (6-4-21) and the public interest and is not accounted for in the approved Water Master Plan. It is recommended that this project be conditioned to require connection and annexation to the City Pressure Irrigation system at the time of development.
- c) The development is subject to connection fees based on number of dwellings and lot size for the residential area and based on ultimate landscaped area for the common lots, as provided in City Resolutions.
- d) For any connected load, it is recommended that this application be conditioned to conform to the Pressure Irrigation Master Plan. The Master Plan designates the providing of a 12-inch trunk line in the N. School Avenue.
- e) It is further recommended that annexation into the municipal irrigation district and pooling of water rights is a requirement at the time of final platting.
- f) It is recommended that conformity with approved City Pressurized Irrigation standards is required, including the providing of adequately sized internal and boundary loop lines. Preliminarily, pressurized irrigation lines 6-inch diameter shall be provided along the north and west borders of the site. All pressurized irrigation shall be looped wherever practicable and connected to adjacent properties.

### 4. Grading and Storm Drainage

Storm drainage requirements are in effect because alteration of surface features is proposed in connection with this application:

- a) Runoff from public right-of-way is regulated by ACHD or ITD, depending on the agency responsible for the right-of-way. Plans are required to conform to the affected agency's standards.
- b) Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at or below historical rates. The

City of Kuna relies on the ACHD Storm water Policy Manual to establish the requirements for design of any private storm water treatment and disposal system.

- c) In the alternative, offsite disposal of storm water exceeding historical volumetric flow rates or at non-historical locations shall be approved by the affected agency/operating entity.
- d) All new development shall provide an existing surface and sub-surface water irrigation supply system and drainage map showing drainage in/on the applicant's property, the right-of-way adjacent, and adjacent properties. The drainage and grading map shall be part of the construction drawing set. The grading and drainage map shall include contours at intervals not exceeding 2-feet, a layout of modified or new irrigation components and essential features of existing irrigation ditches, drainage ditches and pipelines within and adjacent to the proposed development. Open and piped facilities shall be noted.
- e) All upstream drainage rights and downstream water delivery rights are to be preserved. Constructed facilities to preserve these rights must be designed and sealed by an Idaho licensed professional engineer.
- f) Provide drainage/irrigation drawings with the project plan set for review by the City Engineer. Construction and materials shall be acceptable to the City Engineer. Facilities provided must be accessible (easements or right-of-way) for continued maintenance, and if necessary, replacement.

## 5. General

- a) With the addition of this property into the corporate limits of Kuna and its potential connection to sewer, water and irrigation services, this property will be placing demand not only on constructed facilities but on water rights provided by others. It is the reasonable expectation, in return, that this property transfer to the City, at time of connection, any conveyable water rights by deed and "Change of Ownership" form from IDWR. The domestic water right associated solely with a residence and ½ acre or less is not conveyable. The water right held in trust by an irrigation district is also not conveyable.
- b) A plan approval letter will be required if this project affects any local irrigation districts or its facilities. Indian Creek is one of those facilities.
- c) The City reserves the right of prior approval to all agreements involving the applicant (or its successors) and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.
- d) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- e) State the vertical datum used for elevations on all drawings.
- f) Provide engineering certification on all final engineering drawings.
- g) Provide a statement that the development property is in or not in a flood zone or flood way.
- h) The submittals attached to the application include some alignments for City infrastructure. This information is helpful but has not been reviewed in detail and has not received final approval. The applicant is advised that detailed review and plan approval occurs at the time of approval of the official improvement plans.
- i) A PDF of the construction drawings and material submittals are required at or before the preconstruction meeting.

## 6. Inspection Fees

An inspection fee will be required for City inspection of the construction of any public or community water, sewer and irrigation facility associated with this development. The developer will still require a qualified responsible engineer (Idaho Civil Professional Engineer) to provide sufficient inspection to justly certify to DEQ that the project

was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current City inspection fee is \$1.00 per lineal foot of sewer, water and irrigation related pipe. Payment is due and payable prior to City's scheduling of a pre-construction conference.

## **7. Right-of-Way**

The subject property fronts on S. N School Avenue. This road is considered a quarter line road by the various master plans.

- a) Sufficient half right-of-way on the quarter line and section line for the classified streets should be provided pursuant to City and ACHD standards.
- b) Residential Easements – City Code (6-3-8) requires 10-foot front and back lot line easements and side-lot easements, as necessary. The Engineering Team recommends the following:
  - a. 10-foot minimum subdivision boundary easement;
  - b. 10-foot minimum street frontage easement for public utilities and irrigation;
  - c. 10-foot back lot line irrigation easement to the City of Kuna only;
  - d. 5-foot side lot line easements for irrigation;
  - e. Additional easements as needed for facilities not in right-of-way of width and alignment acceptable to the City.
- c) It is recommended that approaches onto classified streets comply with ACHD approach policies.
- d) It is recommended that sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, are provided at the time of land-use change, development or re-development.

## **8. As-Built (Record) Drawings**

As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes, but will not be responsible for the finished product. As-built drawings will be required before occupancy or final plat approval is granted.

## **9. Phasing of Development**

- a) Any phasing plan, to be acceptable, must extend city services, extend transportation facilities and extend other utilities in a manner to maintain reliable service to the buildable lots in the subdivision and not disrupt service to neighboring properties.
- b) A phasing plan, to be acceptable, must not delay expenditures for infrastructure to burden with expenses in a disproportionate manner the later phases of a project.
- c) Irrespective of compliance with the above conditions, the City in general does not approve or reject phasing plans without the advice and consent of the Planning and Zoning Director.

## **10. Property Description**

- a) The applicant is required to provide a metes and bounds property description of the subject parcel.



**CITY OF KUNA**  
PLANNING & ZONING DEPARTMENT

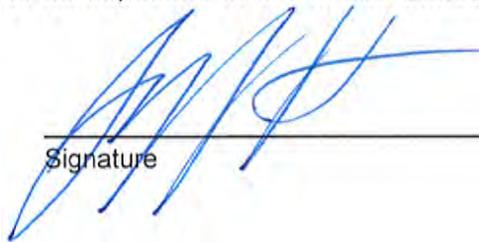
751 West 4<sup>th</sup> Street  
P.O. Box 13  
Kuna, ID 83634  
Phone: 208-922-5274  
Fax: 208-922-5989  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

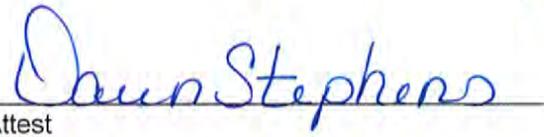
**CERTIFICATE OF MAILING**

Date: January 2, 2019  
To:  400' Property Owners     Other \_\_\_\_\_  
Planner: Jace Hellman, Planner II  
Case Name: Arbor Ridge Villas Subdivision; Case No. 18-07-S

---

I HEREBY CERTIFY that on this 2<sup>nd</sup> day of January, 2019, I caused a true and correct copy of the foregoing instrument to be deposited in the United States mail, with prepaid postage.

\_\_\_\_\_  
Signature 

  
Attest





CITY OF KUNA  
PLANNING & ZONING DEPARTMENT  
PO Box 13 • 751 W. 4th St • Kuna, Idaho • 83634  
Phone (208) 922-5274 • Fax: (208) 922-5989  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Kuna Planning and Zoning Commission is scheduled to hold a public hearing on **January 22, 2019**, beginning at **6:00 pm** on the following case:

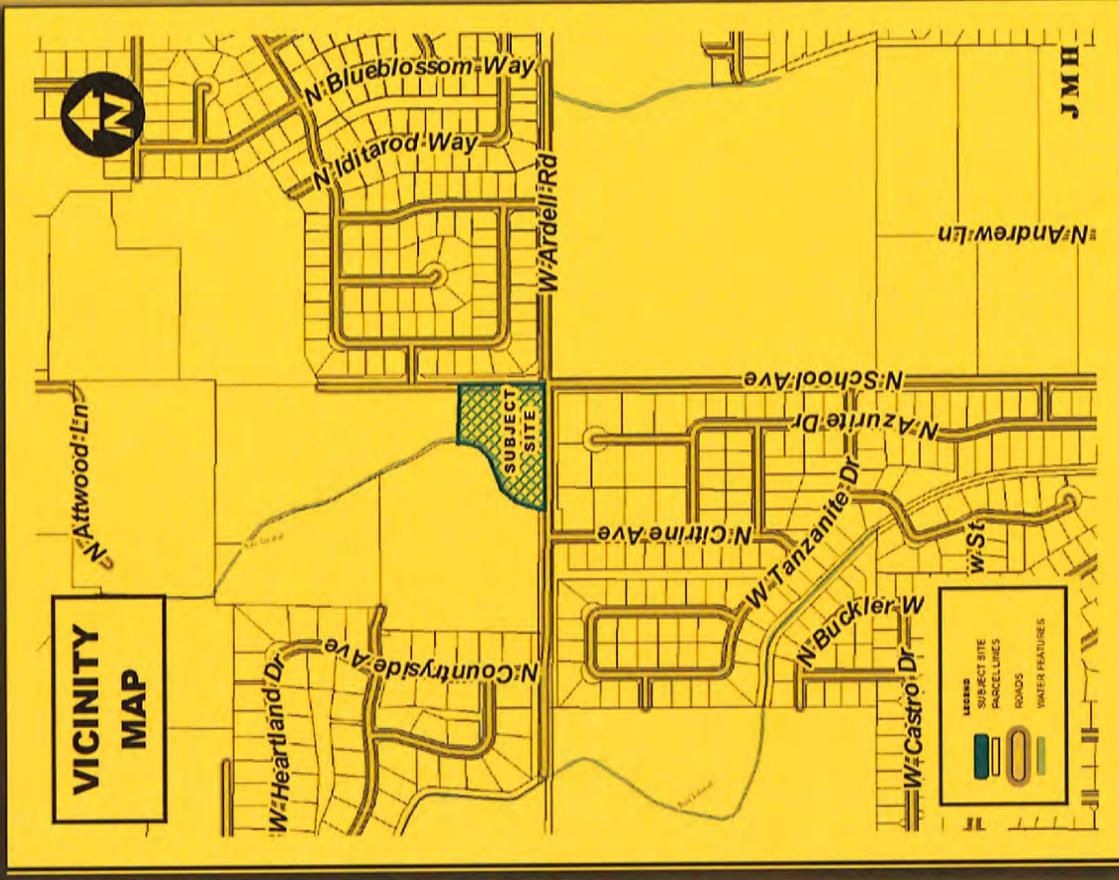
A **Preliminary Plat (S)** request from B&A Engineers to subdivide approximately 2.1 acres into eleven (11) total lots, consisting of eight (8) multi-family buildable lots, and three (3) common lots. The subject site is located at the northwest corner of West Ardell Road and North School Avenue, Kuna, ID 83634, within Section 14, Township 2 North, Range 1 West; (APN# S1314244201).

The hearing will be held at **6:00 PM in the Council Chambers at City Hall located at 751 W. 4th Street, Kuna, Idaho.**

You are invited to provide oral or written comments at the hearing. Written testimony received by the close of business on **January 15, 2019** will be included in the packets that is distributed to the governing body prior to the hearing. Late submissions (must submit six (6) copies) will be presented to the governing body at time of the hearing. Please note oral comments made during the public hearing will be restricted to three (3) minutes per person. Mail written comments to PO Box 13, Kuna, ID 83634 or drop them off at City Hall, 751 West 4<sup>th</sup> Street, Kuna, ID.

If you have questions or need special assistance, please contact the Planning and Zoning Division at (208) 922-5274.

In all correspondence concerning this case, please refer to the case name: **18-07-S (Preliminary Plat) – Arbor Ridge Villas Subdivision**



MAILED 1/2/19

**Brian & Ashley Brandon**  
1182 W Tiger Eye St  
Kuna, ID 83634

**Challenger Development Inc**  
1977 E Overland Rd  
Meridian, ID 83642

**Corey Barton Homes Inc**  
1977 E Overland Rd  
Meridian, ID 83642

**Billy Cunningham**  
PO Box 219  
Nampa, ID 83653

**Endurance Holdings LLC**  
1977 E Overland Rd  
Meridian, ID 83642

**Chad & Julie Ewing**  
2578 N Countryside Ave  
Kuna, ID 83634

**Ian & Betty Gordon**  
2246 N Citrine Ave  
Kuna, ID 83634

**Steven & Lori Halliday**  
5705 Paradise Ranchos Dr  
Winnemucca, NV 89445

**Darrell & Janice Hatfield**  
1114 W Oak Tree Dr  
Kuna, ID 83634

**John & Mary Hoyt**  
PO Box 220245  
Anchorage, AK 99522

**Idaho Livestock Company LLC**  
2802 N Ten Mile Road  
Kuna, ID 83634

**Kevin & Christine Kirchmeier**  
PO Box 414  
Star, ID 83669

**John & Teresa Koch**  
2208 N Star Garnet Ave  
Kuna, ID 83634

**Alan & Diana Lefebvre**  
2239 N Citrine Ave  
Kuna, ID 83634

**Mineral Springs HOA Inc**  
3585 W State St  
Eagle, ID 83616

**Robert & Jean Moore Family Trust**  
2955 N Attwood Ln  
Kuna, ID 83634

**P&F Development LLC**  
3585 W State St  
Eagle, ID 83616

**Wade & Nicki Palmer**  
2610 N Countryside Ave  
Kuna, ID 83634

**John & April Sanders**  
2217 N Citrine Ave  
Kuna, ID 83634

**Lisa Schaffer**  
2230 N Azurite Pl  
Kuna, ID 83634

**Rodger & Gayle Schmidt**  
703 W Allspice St  
Kuna, ID 83634

**Penelope Sheldon Living Trust**  
Penelope Sheldon Trustee  
1468 E Shenandoah Dr  
Boise, ID 83712

**Warren & Krisele Stewart**  
2556 N Countryside Ave  
Kuna, ID 83634

**Tradition Capital Partners LLC**  
8454 Brookhaven Pl  
Middleton, ID 83644

**Waters Edge Farm LLC**  
1977 E Overland Rd  
Meridian, ID 83642

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
BRANDON BRIAN S	BRANDON ASHLEY D	1182 W TIGER EYE ST	KUNA, ID 83634-0000
CHALLENGER DEVELOPMENT INC		1977 E OVERLAND RD	MERIDIAN, ID 83642-0000
COREY BARTON HOMES INC		1977 E OVERLAND RD	MERIDIAN, ID 83642-0000
CUNNINGTON BILLY D		PO BOX 219	NAMPA, ID 83653-0219
ENDURANCE HOLDINGS LLC		1977 E OVERLAND RD	MERIDIAN, ID 83642-0000
EWING CHAD S	EWING JULIE A	2578 N COUNTRYSIDE AVE	KUNA, ID 83634-0000
GORDON IAN T	GORDON BETTY A	2246 N CITRINE AVE	KUNA, ID 83634-0000
HALLIDAY STEVEN F	HALLIDAY LORI F	5705 PARADISE RANCHOS DR	WINNEMUCCA, NV 89445-0000
HATFIELD DARRELL J	HATFIELD JANICE D	1114 W OAK TREE DR	KUNA, ID 83634-0000
HOYT JOHN C	HOYT MARY A	PO BOX 220245	ANCHORAGE, AK 99522-0000
IDAHO LIVESTOCK COMPANY LLC		2802 N TEN MILE RD	KUNA, ID 83634-0000
KIRCHMEIER KEVIN L SR	KIRCHMEIER CHRISTINE M	PO BOX 414	STAR, ID 83669-0000
KOCH JOHN B	KOCH TERESA A	2208 N STAR GARNET AVE	KUNA, ID 83634-0000
LEFEBVRE ALAN L	LEFEBVRE DIANA S	2239 N CITRINE AVE	KUNA, ID 83634-0000
MINERAL SPRINGS HOA INC		3585 W STATE ST	EAGLE, ID 83616-0000
MOORE ROBERT & JEAN FAMILY TRUST		2955 N ATTWOOD LN	KUNA, ID 83634-1295
P & F DEVELOPMENT LLC		3585 W STATE ST	EAGLE, ID 83616-0000
PALMER WADE	PALMER NICKI	2610 N COUNTRYSIDE AVE	KUNA, ID 83634-0000
SANDERS JOHN U	SANDERS APRIL H	2217 N CITRINE AVE	KUNA, ID 83634-0000
SCHAFFER LISA R		2230 N AZURITE PL	KUNA, ID 83634-0000
SCHMIDT ROGER	SCHMIDT GAYLE	703 W ALLSPICE ST	KUNA, ID 83634-0000
SHELDON PENELOPE E LIVING TRUST	SHELDON PENELOPE E TRUSTEE	1468 E SHENANDOAH DR	BOISE, ID 83712-0000
STEWART WARREN J	STEWART KRISELE C	2556 N COUNTRYSIDE AVE	KUNA, ID 83634-0000
TRADITION CAPITAL PARTNERS LLC		8454 BROOKHAVEN PL	MIDDLETON, ID 83644-0000
WATERS EDGE FARM LLC		1977 E OVERLAND RD	MERIDIAN, ID 83642-0000



**Jace Hellman**

---

**From:** Sharon Jessen <sjessen@idahopress.com>  
**Sent:** Wednesday, December 26, 2018 11:00 AM  
**To:** Jace Hellman  
**Subject:** Re: City of Kuna Request for Legal Publication

**LEGAL E-MAIL INITIAL RECEIPT**

Good Day,

I have received your request and will get this processed as soon as possible. Please check your email occasionally for a copy of the pending invoice and proof.

Idaho Press, Emmett Messenger-Index, Kuna-Melba News and Meridian Press-Tribune

Legal Clerk

[legals@idahopress.com](mailto:legals@idahopress.com)

208-465-8129

Monday through Friday 8:00am– 12:00pm

---

**From:** Jace Hellman <jhellman@kunaID.gov>  
**Sent:** Wednesday, December 26, 2018 9:09 AM  
**To:** IPT Legals  
**Subject:** City of Kuna Request for Legal Publication

Greetings:

We would like to request that you publish the attached legal notification in the **January 2, 2019** cycle of Kuna Melba News on behalf of the City of Kuna, Planning & Zoning Department.

This notification needs to only be published for one (1) cycle.

The Kuna P.O. for this request is #7912 (if you need it).

Thank you.

Jace Hellman  
Planner II  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)



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

**File #'s 18-07-S, Arbor Ridge Villas Subdivision**

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, **Tuesday, January 22, 2019 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4<sup>th</sup> St, Kuna, ID; in connection with a **Preliminary Plat (S)** request from B&A Engineers to subdivide approximately 2.1 acres into eleven (11) total lots, consisting of eight (8) multi-family buildable lots, and three (3) common lots. The subject site is located at the northwest corner of West Ardell Road and North School Avenue, Kuna, ID 83634, within Section 14, Township 2 North, Range 1 West; (APN# S1314244201).

The public is invited to present written or oral comments. Written testimony received by the close of business on **January 15, 2019** will be included in the packets distributed to the governing body. Late submissions (must include six (6) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4<sup>th</sup> Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process, which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning Department

---

*(No need to print this portion) Please publish one time on January 2, 2018.*

(Sent 12/19/18)

Kuna P.O. #7912

**Jace Hellman**

---

**From:** IDAHO PRESS TRIBUNE <legals@idahopress.com>  
**Sent:** Wednesday, December 26, 2018 11:37 AM  
**To:** Jace Hellman  
**Cc:** legals@idahopress.com  
**Subject:** Confirmation: Ad 1850906 for 1 KUNA, CITY OF  
**Attachments:** AD1850906\_jnl.pdf

LEGAL E-MAIL FINAL APPROVAL RECEIPT

Good Day,

Attached is an invoice which shows proof, price and publication dates. Please check spelling and run dates for accuracy. PLEASE RESPOND by 11:00 am to confirm or make changes in order to meet deadline. You can simply reply to this email.

Idaho Press, Emmett Messenger-Index, Kuna-Melba News and Meridian Press-Tribune

Legal Clerk

legals@idahopress.com

208-465-8129

Monday through Friday 8:00am– 12:00pm

---

IDAHO PRESS TRIBUNE  
MERIDIAN PRESS, KUNA MELBA NEWS  
C/O ISJ PAYMENT PROCESSING CENTER  
PO BOX 1570  
POCATELLO ID 83204  
(208)467-9251  
Fax (208)475-2338

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 12/26/18 10:36 by sje14

Acct #: 345222

Ad #: 1850906

Status: New

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

Start: 01/02/2019 Stop: 01/02/2019  
Times Ord: 1 Times Run: \*\*\*  
LEG 1.00 X 67.00 Words: 269  
Total LEG 67.00  
Class: 0006 GOVERNMENT NOTICES  
Rate: LG Cost: 54.58  
# Affidavits: 1

Contact: CHRIS ENGLER  
Phone: (208)387-7727  
Fax#:  
Email: awelker@kunaaid.gov; gsmith@k  
Agency:

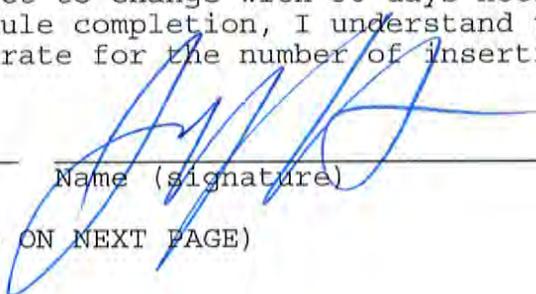
Ad Descrpt: 18-07-S ARBOR RIDGE  
Given by: JACE HELLMAN  
P.O. #: 7912  
Created: sje14 12/26/18 10:32  
Last Changed: sje14 12/26/18 10:36

PUB ZONE EDT TP RUN DATES  
KMN A 96 S 01/02

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Jace Hellman  
Name (print or type)

  
Name (signature)

(CONTINUED ON NEXT PAGE)

IDAHO PRESS TRIBUNE  
MERIDIAN PRESS, KUNA MELBA NEWS  
C/O ISJ PAYMENT PROCESSING CENTER  
PO BOX 1570  
POCATELLO ID 83204  
(208)467-9251  
Fax (208)475-2338

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

Printed at 12/26/18 10:36 by sjel4

Acct #: 345222

Ad #: 1850906

Status: New

LEGAL NOTICE

File #'s 18-07-S, Arbor  
Ridge Villas Subdivision

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, **Tuesday, January 22, 2019 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with a **Preliminary Plat (S)** request from B&A Engineers to subdivide approximately 2.1 acres into eleven (11) total lots, consisting of eight (8) multi-family buildable lots, and three (3) common lots. The subject site is located at the north-west corner of West Ardell Road and North School Avenue, Kuna, ID 83634, within Section 14, Township 2 North, Range 1 West; (APN# S1314244201).

*Looks great!*

The public is invited to present written or oral comments. Written testimony received by the close of business on **January 15, 2019** will be included in the packets distributed to the governing body. Late submissions (must include six (6) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process, which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered *ex parte* (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning  
Department

January 2, 2019

1850906

RECEIVED

JAN 11 2019

CITY OF KUNA

345222 1850906

1 KUNA, CITY OF

P.O. BOX 13  
KUNA ID 83634

AFFIDAVIT OF PUBLICATION  
STATE OF IDAHO )

County of Ada )

)SS.

Sharon Jessen  
of Nampa, Canyon County, Idaho, being  
first duly sworn, deposes and says:

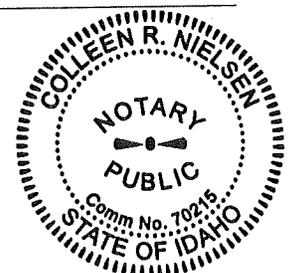
1. That I am a citizen of the United States, and at all times hereinafter mentioned was over the age of eighteen years, and not a party to the above entitled action.
2. That I am the Principle Clerk of the Kuna Melba News, a weekly newspaper published in the City of Kuna, in the County of Ada, State of Idaho; that the said newspaper is in general circulation in the said County of Ada, and in the vicinity of Kuna and Melba, and has been uninterruptedly published in said County during a period of seventy-eight consecutive weeks prior to the first publication of this notice, a copy of which is hereto attached.
3. That the notice, of which the annexed is a printed copy, was published in said newspaper 1 time(s) in the regular and entire issue of said paper, and was printed in the newspaper proper, and not in a supplement.

That said notice was published the following:  
01/02/2019

*Sharon Jessen*  
\_\_\_\_\_  
STATE OF IDAHO  
County of Canyon)

On this 2nd day of January in the year of 2019 before me a Notary Public, personally appeared Sharon Jessen, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he/she executed the same.

*Colleen R. Nielsen*  
\_\_\_\_\_  
Notary Public for Idaho  
Residing at Canyon County  
My Commission expires 06/28/2023



LEGAL NOTICE

File #'s 18-07-S, Arbor Ridge Villas Subdivision

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, Tuesday, January 22, 2019 at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with a Preliminary Plat (S) request from B&A Engineers to subdivide approximately 2.1 acres into eleven (11) total lots, consisting of eight (8) multi-family buildable lots, and three (3) common lots. The subject site is located at the northwest corner of West Ardell Road and North School Avenue, Kuna, ID 83634, within Section 14, Township 2 North, Range 1 West; (APN# S1314244201).

The public is invited to present written or oral comments. Written testimony received by the close of business on January 15, 2019 will be included in the packets distributed to the governing body. Late submissions (must include six (6) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process, which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning Department

January 2, 2019

1850906

**Jace Hellman**

---

**From:** David Crawford <dacrawford@baengineers.com>  
**Sent:** Wednesday, January 16, 2019 10:13 AM  
**To:** Jace Hellman  
**Subject:** RE: Arbor Ridge Villas Sign Posting Certification

Jace,

Arbor Ridge Subdivisions 5 & 6 are the next phases of the overall planned unit development of the Arbor Ridge Subdivision. In accordance with that plan these next two phases will build out and finish the right-of-way improvements for Ardell Road and School Street. The construction of these required improvements have been approved by the City and ACHD. The construction of these improvements will also include Water, Sewer and Pressure irrigation mainlines and services as required. Once completed a plat will be provided to the City which includes the location of the Arbor Ridge Villas development.

The intent was that at the appropriate time the commercial lots created in Arbor Ridge 5 will be re-subdivided through Arbor Ridge Villas.

All improvements to the road will be completed prior to the re-subdivision through Arbor Ridge Villas.

All onsite work such as the driveway connections, services, irrigation, landscaping etc. would be completed with the Arbor Ridge Villas.

The concern was that a condition would exist in Arbor Ridge Villas that would require different improvements to a right-of-way that was just completely constructed.

I hope this helps.

Sincerely,

**David Crawford**

B&A Engineers, Inc.

208.343.3381

[dacrawford@baengineers.com](mailto:dacrawford@baengineers.com)

---

**From:** Jace Hellman <jhellman@kunalD.gov>  
**Sent:** Wednesday, January 16, 2019 9:56 AM  
**To:** David Crawford <dacrawford@baengineers.com>  
**Subject:** RE: Arbor Ridge Villas Sign Posting Certification

Hello David,

Just trying to get some clarification, it is fine to be consistent with the attached vs detached sidewalk, I can make that change, but I am a little confused on the fact that no right-of-way improvements will be made with the development of Arbor Ridge Villas, which is a requirement in Kuna City Code. So, my question is are the improvements being installed with Arbor Ridge 5 and 6, and are those improvements going to be done before construction begins on Arbor Ridge Villas? Because if so, then by default that condition would be met. Or, do you intend to construct Arbor Villas before five

and six? Additionally, you stated there was an approved set of plans for Arbor Ridge 5 & 6, was it the public works department who approved it?

Jace Hellman  
Planner II  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
[jhellman@kunaaid.gov](mailto:jhellman@kunaaid.gov)



**From:** David Crawford <[dacrawford@baengineers.com](mailto:dacrawford@baengineers.com)>  
**Sent:** Tuesday, January 15, 2019 4:52 PM  
**To:** Jace Hellman <[jhellman@kunaID.gov](mailto:jhellman@kunaID.gov)>  
**Subject:** RE: Arbor Ridge Villas Sign Posting Certification

Jace,

I saw that we are to separate the sidewalks on School and Ardell. These sidewalks are being installed in accordance with the approved plans for Arbor Ridge 5& 6 which are just beginning construction within the next few weeks in accordance with the preliminary plat. None of the sidewalks are separated on Ardell Road.

None of the right-of-way improvements will be installed with the development of Arbor Ridge Villas. This conditions would leave it impossible for us to comply with.

Sincerely,  
**David Crawford**  
B&A Engineers, Inc.  
208.343.3381  
[dacrawford@baengineers.com](mailto:dacrawford@baengineers.com)

**From:** Jace Hellman <[jhellman@kunaID.gov](mailto:jhellman@kunaID.gov)>  
**Sent:** Tuesday, January 15, 2019 3:53 PM  
**To:** David Crawford <[dacrawford@baengineers.com](mailto:dacrawford@baengineers.com)>  
**Subject:** RE: Arbor Ridge Villas Sign Posting Certification

David,

Here is the staff report for Tuesday! Let me know if you have any questions!

Jace Hellman  
Planner II  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
[jhellman@kunaaid.gov](mailto:jhellman@kunaaid.gov)



**From:** Jace Hellman  
**Sent:** Tuesday, January 15, 2019 3:37 PM  
**To:** 'David Crawford' <[dacrawford@baengineers.com](mailto:dacrawford@baengineers.com)>  
**Subject:** RE: Arbor Ridge Villas Sign Posting Certification

Hello David,

I have received the last two comments I was waiting for, so we should be good to go next Tuesday!

Jace Hellman  
Planner II  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)



**From:** David Crawford <[dacrawford@baengineers.com](mailto:dacrawford@baengineers.com)>  
**Sent:** Friday, January 11, 2019 2:23 PM  
**To:** Jace Hellman <[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)>  
**Subject:** Arbor Ridge Villas Sign Posting Certification

Jace,

Please find attached the sign posting cert, pictures and a sign location map of the signs installed on the project.

Sincerely,  
**David Crawford**  
B&A Engineers, Inc.  
208.343.3381  
[dacrawford@baengineers.com](mailto:dacrawford@baengineers.com)

January 14, 2019

RECEIVED  
JAN 17 2019  
CITY OF KUNA

City of Kuna  
Planning & Zoning Department  
PO Box 13  
Kuna, ID 83634

Re: 18-07-S (Preliminary Plat) – Arbor Ridge Villas Subdivision

Dear Planning & Zoning Department:

We are residents in Walnut Creek subdivision. Continued development adjacent to our subdivision has caused a significant increase in traffic through our neighborhood. Approval of the proposed Arbor Ridge Villas subdivision without addressing the needs for more and better ingress and egress as well as additional options for the existing volume of traffic in this area will result in increased traffic safety issues.

Our primary concern is Ardell Road which is only one lane in the section that connects the proposed development to our subdivision. We simply do not understand how or why the city has continued to allow development in and around this section of road without addressing the obvious traffic issues it causes: near head-ons, cars that are forced to back up a long distance to allow oncoming traffic through, or drivers who refuse to stop or back up and instead try to force two cars to squeeze between the sidewalk and fence in the one lane section.

The extension of Ardell as a two lane road to connect Ten Mile and Linder would help alleviate the increased traffic flow through the neighboring subdivisions and relieve pressure on intersections that are already hazardous due to the increased traffic volume over the last 3-5 years. If Ardell is not extended, then the intersection of School Street and Deer Flat needs to be considered for additional safety measures (4-way stop, roundabout, etc.) due to increased traffic.

We believe Kuna is a great place to live and are not against continued development. We *are* concerned that when new subdivisions come before P&Z that all existing, and approved but not yet built development is taken into consideration. Are developers being required to help mitigate any of the issues that their proposed projects bring? Please address widening and extending Ardell Road before you approve any more development in the area.

Sincerely,



Chad Ewing



Julie Ewing

Exhibit

D4

*re-record w/ exhibits*

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT .00 50  
BOISE IDAHO 05/11/06 01:55 PM  
DEPUTY Patti Thompson  
RECORDED - REQUEST OF  
City of Kuna  
106073892  
*re-record*

Recording Requested By and  
When Recorded Return to:

City Clerk  
City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634

ADA COUNTY RECORDER J. DAVID NAVARRO 11  
BOISE IDAHO 05/01/03 01:35 PM  
DEPUTY Joanne Hooper  
RECORDED - REQUEST OF  
KUNA CITY  
AMOUNT .00  
103072937

Memorandum of Agreement  
Recorded on \_\_\_\_\_  
Instrument No. \_\_\_\_\_

Do Not Write Above This Line

### DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") entered into by and between the City of Kuna, a municipal corporation in the State of Idaho, hereinafter referred to as "City," and Corey Barton Homes, Inc., an Idaho corporation, whose address is 30 East Franklin, #70, Meridian, Idaho 83642, the owner of the real property herein and applicant for **Arbor Ridge Subdivision**, hereafter referred to as "Developer."

WHEREAS, the Developer has applied to the City for an annexation and rezone to R-4 of the property described and attached hereto and incorporated by reference herein on **Exhibit "A"** ("Property") to develop open space, commercial and residential uses for the residential subdivision known as "Arbor Ridge Subdivision." The Property is currently zoned Rural Residential (RR) by Ada County. The Developer has also applied for a Planned Unit Development (PUD) for the same property. The Final Development Plan as approved by the City Council is attached hereto as **Exhibit "B."** The Developer desires to develop all of Arbor Ridge Subdivision as set forth in the PUD application.

WHEREAS, the City, pursuant to 67-6511A, Idaho Code, has the authority to conditionally rezone the property and to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which all allowed uses for the requested zoning may not be appropriate pursuant to the Idaho Code and the Kuna City Code.

WHEREAS, given the nature of the exhibits to this Agreement and for the convenience of the County Clerk's office, the parties have agreed to memorialize the terms of this Agreement in a Memorandum of Agreement to be recorded with the Office of the Ada County Recorder.

WHEREFORE, the City and the Developer do enter into this Agreement and for and in consideration of the mutual covenants, duties and obligations herein set forth, it is agreed as follows:

## **ARTICLE I LEGAL AUTHORITY**

1.1 This Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Kuna City Code, Title 5, Chapter 14. This Agreement, and all representations, covenants, conditions and agreements herein contained, shall become effective after its execution and recordation in the official records of Ada County, Idaho, and in any event shall run with the ownership of the Property, and shall bind and benefit the City, the Developer, and all succeeding owners of said Property, or any portion thereof. The PUD shall comply with all relevant provisions of Kuna City Code.

## **ARTICLE II ZONING ORDINANCE AMENDMENT**

2.1 The City will adopt an ordinance amending the Kuna Zoning Ordinance to rezone the Property to R-4 (Low Density Residential not to exceed four dwelling units per acre). The Ordinance will become effective after its passage, approval, and publication and the execution and recordation of this Agreement.

## **ARTICLE III CONDITIONS ON DEVELOPMENT**

3.1 Uses and Restrictions. The sole uses(s) allowed and restrictions pursuant to this conditional rezone as reflected in this Agreement are as follows:

3.1.1 Uses. Developer agrees that open space, residential, and neighborhood commercial uses shall be permitted consistent with the approved conceptual plan for the Planned Unit Development attached as **Exhibit "B."** Allowed neighborhood commercial uses within the designated commercial lots shall include (but not be limited to):

- Art studio
- Assisted care facility or skilled nursing facility
- Bank
- Bed and breakfast establishment
- Day care facility
- Fitness facility

Gas station (with retail sales and/or carwash)  
Laundromat  
Nursery and/or greenhouse  
Package and letter delivery service  
Personal, business, or professional service  
Print and/or copy business  
Professional or medical offices  
Restaurant (without drive-through window)  
Retail sales  
Temporary sales stand  
Veterinary office  
Video store or arcade

3.1.2 Minimum House Size. Developer agrees to provide for a minimum house size as follows: ten percent (10%) of the lots shall have a minimum house size of 1,200 square feet; twenty percent (20%) of the lots shall have a minimum house size of 1,350 square feet; fifty percent (50%) of the lots shall have a minimum house size of 1,500; and the remaining twenty percent (20%) shall have a minimum house size of 1,600 square feet. All residences along the perimeter of the property (excluding those adjoining Linder Road and Hubbard Road) shall have a minimum house size of 1,600 square feet.

3.1.3 Minimum Lot Size. All lots on the perimeter of the property (excluding those adjoining Ardell Street) shall have a minimum lot area of 8,600 square feet. All other lot areas shall be consistent with the conceptual plan attached as **Exhibit "B."**

3.1.4 Community Design Review. The Developer agrees to have a mix of housing construction that reflects a difference in garage location, a variety in building materials and styles, and/or an expanded color palette for the homes. Concurrent with each building permit request, the Developer agrees to provide records to the City that document how the development to-date complies with the minimum house size (as detailed in 3.1.2) and the garage location and building style standards as detailed below:

3.1.4.1 Garage location. At least one-third of all homes will have one of the following features: rear-loaded garage, side-loaded garage, detached garage, or a garage that is recessed behind the living areas of the home. Where garages are recessed behind the living area of the home, the required front setback shall be reduced to fifteen feet (15') for living areas only (not garages or storage areas).

3.1.4.2 Building styles and materials standards. Up to one-third of all homes may have a traditional or contemporary style home as defined in 3.1.4.3, with vinyl siding. A minimum of one-third of all homes shall have a traditional or contemporary style, as defined in 3.1.4.3, home with hardboard siding or stucco. A minimum of one-third of all homes shall have a craftsman style appearance, as defined in 3.1.4.3 with the associated variety of material.

3.1.4.3 Building styles and materials examples. Illustrative examples of the traditional, contemporary, and craftsman style homes are shown on **Exhibit "C."** This exhibit is not intended to dictate the exact architectural appearance of the homes and is provided for illustrative purposes only. "Traditional" style homes are characterized by one predominate building material and simple architectural lines. A second contrasting material such as brick or stone is sometimes used as wainscoting on the front façade. "Contemporary" style homes are generally characterized by the use of one building material (stucco) and sleek architectural lines associated with modernist design. This style often employs round or arched windows reminiscent of ship construction. "Craftsman" style homes are characterized by the use of stone or brick wainscoting. Such homes typically have a covered porch or entry with stone, brick, or wooden posts that function as the architectural focus on the front façade. The areas below the gabled ends of the roof are typically finished with a material that contrasts in color and/or texture from the siding.

3.1.4.4 Color. The Developer agrees to expand the color palette available in the Arbor Ridge PUD as outlined in the color palette attached as **Exhibit "D."**

3.1.5 Open Space Areas. Developer agrees to grade, seed, and provide a sprinkler irrigation system to the park, 8-foot asphalt pathway, and landscape lots. (A portion of the park and the pathway will function as storm drainage areas.) Developer agrees to plant 30 trees @ 1.5-inch caliper in the park. Developer

agrees to construct a tot lot and a 60-space parking lot with access from Hubbard Road as shown on **Exhibit "B."** Upon completion of construction of aforementioned items, Developer will dedicate the park to the City for their ownership and maintenance. The Developer also agrees to provide a well site in the park dedicated to the City.

3.1.6 Pathways. Developer agrees to construct an eight-foot (8') paved bicycle/walk path along one side of each collector road that complies with Section 7-1-3d of the Kuna City Code. On the School Street extension, the path shall meander between the eastern edge of the drainage area and the toe of the landscape berm. On the Ardell Street extension, the pathway shall be in a fixed location, partially within the right-of-way and partially within the landscape buffer, as indicated on **Exhibit "B."**

3.1.7 Collector Road Construction. Developer agrees to construct collector roads as depicted on the roadway cross-sections noted on the approved conceptual plan attached as **Exhibit "B."**

3.1.8 Fencing. All said fences shall comply with the requirements of the Kuna City Code. Developer agrees to construct the following fencing consistent with the fencing plan noted on the approved conceptual plan:

- 3.1.8.1 A six-foot (6') chain link fence along the State Lateral and west property boundary.
- 3.1.8.2 A three-foot (3') berm with a five-foot (5') vinyl fence on the residential properties along Hubbard Road, Linder Road, Ardell Street, and School Street.
- 3.1.8.3 A five-foot (5') vinyl fence along the eastern property boundary.
- 3.1.8.4 A five-and-half-foot (5.5') wrought iron fence along the park properties and pedestrian pathway.
- 3.1.8.5 A five-foot (5') vinyl fence along the northern property boundary of the commercial uses.
- 3.1.8.6 Appropriate fencing and/or barricades shall be provided at the terminus of all proposed stub streets as shown on **Exhibit "B."**

3.1.9 Sewer Hookups. Developer agrees that sewer hookups will be provided only on an as available basis and acknowledges that at the time their application was approved, no sewer hookups were available.

3.1.10 Lighting. Developer agrees to install decorative lighting features along the mid-mile collector roads at appropriate intervals. Developer also agrees to illuminate the subdivision identification signs. Subdivision identification signs shall be stone monuments.

3.2 Changes to this Agreement. No change in the use or restriction specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Kuna City Code. In the event Developer changes or expands the use permitted by this Agreement or fails to comply with the restrictions without formal modification of this Agreement as allowed by the Kuna City Code, Developer shall be in default of this Agreement.

3.3 Conceptual Plan. The Arbor Ridge PUD shall be constructed as shown on the concept plan attached hereto and incorporated herein as **Exhibit "B."** Failure to construct the development consistent with this Agreement and the plan and conditions included as **Exhibit "B"** or construction in accordance with this Agreement and the plan and conditions included as exhibits without formal modification of the plan consistent with Kuna City Code, including the amendment of this Agreement, shall result in a default of this Agreement by the Developer.

3.4 Conditions, Bonding for Completion. All of the conditions set forth herein shall be complied with or shall be bonded for completion by the Developer before a Final Plat Approval or Occupancy permit will be granted. Failure to comply or bond for completion of the conditions within the time frame established in the subdivision plat approval conditions, the Kuna City Code or the terms of this Agreement shall result in a default of this Agreement by the Developer. The Developer may be allowed to bond for certain conditions at one hundred and ten percent (110%) of the estimated cost of completion pursuant to Kuna City Code.

3.5 Commencement of Construction. The Developer shall commence construction within two (2) years of the effective date of this Agreement, within two (2) years of the approval of the preliminary plat, or within two (2) years of the availability of sewer, whichever is later. In the event the Developer fails to commence construction within the time periods herein stated, the Developer shall be in default of this Agreement.

3.6 Dust and Erosion Control. The Developer acknowledges that the PUD is situated in the immediate vicinity of existing residences, making dust and erosion control of critical importance during the construction. The Developer will cooperate with the City in devising, amending and implementing the adequate steps to prevent erosion on the site and dust migrating from the site. Without limiting the foregoing, the Developer agrees to the following initial dust and erosion control steps:

3.6.1 Developer shall expressly discuss the need for proper dust and erosion control with each contractor or subcontractor whose work on the site could create or promote excessive dust or erosion, and include any appropriate provisions concerning these matters in all construction and grading contracts.

3.6.2 Developer shall ensure that all disturbed areas are watered by hose, sprinkler system, or sprinkling truck frequently enough to preclude conditions where excessive dust or dirt will drift or be blown from the site.

3.6.3 For purposes of both dust and erosion control, the Developer shall work with all contractors and subcontractors to prevent unnecessary destruction of existing ground cover and plants, and disturbance of soil areas. The Developer shall be particularly careful around areas where erosion could transport soil and other materials into existing waterways or wetland areas, as the construction schedule permits to minimize erosion and dust control.

3.7 Police Powers. Nothing contained herein is intended to limit the police powers of the City or its discretion in reviewing subsequent application regarding development and construction of the Property, or improvements within any phase thereof. Except as herein regulated, including without limitation, applicable building codes, fire codes, zoning ordinances, subdivision ordinances, or comprehensive plan provisions.

3.8 Specific Performance. On a breach of this Agreement, in addition to all other remedies at law or in equity, this Agreement may be enforced by specific performance by the City. All remedies shall be cumulative.

#### **ARTICLE IV AFFIDAVIT OF PROPERTY OWNERS**

4.1 An affidavit of all owners of the Property agreeing to submit the Property to this Agreement and to the provisions set forth in Idaho Code § 67-6511A and Kuna City Code shall be provided and is incorporated herein by reference.

#### **ARTICLE V DEFAULT**

5.1 In the event the Developer, her/his heirs or assigns or subsequent owners of the property or any other person acquiring an interest in the property, fail to faithfully comply with all of the terms and conditions included in the Agreement, this Agreement may be modified or terminated by the Kuna City Council upon compliance with the requirements of Kuna City Code. In the event the City Council determines that this Agreement shall be modified, the terms of this Agreement shall be amended and the Developer shall comply with the amended terms. Failure to comply with the amended

terms shall result in default. In the event the City Council, after compliance with the requirements of the Kuna City Code, determines that this Agreement shall be terminated, the zoning of the property shall revert to RR Zoning. All uses of property, which are not consistent with RR zoning shall cease. Nothing herein shall prevent the Developer from applying for any nature of use permit consistent with RR zoning. A waiver by the City of any default by the Developer of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions.

5.2 Consent to Rezone. The Developer, by entering into the Agreement, does hereby agree that in the event there shall be a default in the terms and conditions of this Agreement that this Agreement shall serve as consent to a reversion of the subject property to RR zoning as provided in Idaho Code.

5.3 Remedies. Upon a breach of this Agreement, any of the parties in any court of competent jurisdiction, by action or proceeding at law or in equity, may secure the specific performance of the covenants and agreements herein contained, may be awarded damages for failure of performance of both, or may obtain rescission, disconnection, and damages for repudiation or material failure of performance. Before any failure of any party to this Agreement to perform its obligations under this Agreement, the party claiming such failure shall notify, in writing, the party alleged to have failed to perform of the alleged failure and shall demand performance. No breach of this Agreement may be found to have occurred if performance has commenced to the satisfaction of the complaining party within thirty (30) days of the receipt of such notice.

## **ARTICLE VI UNENFORCEABLE PROVISIONS**

6.1 If any term, provision, commitment or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent be held invalid or unenforceable, the remainder of this instrument shall remain in full force and effect.

## **ARTICLE VII ASSIGNMENT AND TRANSFER**

7.1 After its execution, the Agreement shall be recorded in the office of the Ada County Recorder at the expense of the Applicant. Each commitment and restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property, adjacent property and other residential property near the Property and shall run with the land. This Agreement shall be binding on the City and the Applicant and owners, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns; provided, however, that if all or any portion of the Property is divided and each owner of a legal lot shall only be

responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

## **ARTICLE VIII GENERAL MATTERS**

8.1 Amendments. Any alteration or change to this Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67-6509, as required by Kuna City Code, Title 5, Chapter 7.

8.2 Paragraph Headings. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

8.3 Choice of Law. This Agreement shall be construed in accordance with the laws of the State of Idaho and the Kuna City Code in effect at the time of the execution of this Agreement. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Ada County, Idaho.

8.4 Notices. All notices required or provided for under this Agreement, or which may become necessary in the event of a default in any of the terms and conditions of this Agreement, shall be in writing and deemed delivered upon delivery in person or by certified mail, postage pre-paid. Such notices to the City shall be addressed as follows:

City:                   City of Kuna  
                          Planning & Zoning Director  
                          329 W. 3rd Street  
                          P.O. Box 13  
                          Kuna, Idaho 83634

Developer:           Mr. Corey Barton  
                          c/o Mr. Greg Johnson, President  
                          The Westpark Company, Inc.  
                          P. O. Box 344  
                          Meridian, Idaho 83680

A party may change the address to which further notices are to be sent by notice in writing to the other party, and thereafter notices shall be addressed and transmitted to the new address.

8.5 Attorney's Fees. In the event either party is required to retain counsel to enforce a provision of this Agreement, or to recover damages resulting from a breach hereof, the prevailing party shall be entitled to recover from the other party all costs and reasonable attorney's fees incurred, including costs and attorney's fees incurred on appeal.

8.6 Costs and Fees. In the event any suit or action is instituted to enforce any provision of this Agreement, or to remedy any breach thereof, the prevailing party shall be entitled, in addition to any other remedies or damages awarded, to recover all fees and costs reasonably incurred in said suit or action, including attorney fees.

8.7 Effective Date. This Agreement shall be effective after delivery to each of the parties hereto of a fully executed copy of the Agreement.

8.8 Effect of Agreement. This Agreement shall be binding upon the parties to it, their respective grantees, successors, assigns or lessees.

**IN WITNESS WHEREOF**, the parties have hereunto caused this Development Agreement to be executed, on the day and year first above written.

Dated this 28<sup>th</sup> day of April, 2003.

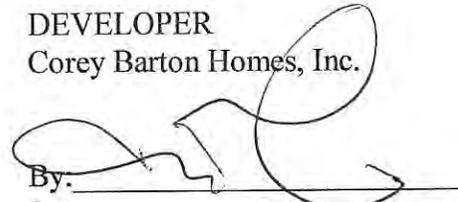
CITY OF KUNA

By:   
Mayor

ATTEST:

  
City Clerk

DEVELOPER  
Corey Barton Homes, Inc.

By:   
Its: \_\_\_\_\_



*Arbor Ridge Subdivision  
Boundary Description*

February 26, 2001

A portion of the north one half of Section 14, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the northeast corner of said Section 14 marked by a brass cap monument, which bears S 89°50'28" E, 2,634.37 feet from a brass cap monument which marks the north quarter corner of said Section 14; thence N 89°50'28" W, 1,317.20 feet along the northerly boundary of the northeast quarter of said Section 14 to the northwest corner of the northeast quarter of the northeast quarter of said Section 14, which is also the *Real Point of Beginning*:

Thence S 00°17'20" E, 1,324.34 feet along the westerly boundary of the northeast quarter of the northeast quarter to the southwest corner of the northeast quarter of the northeast quarter of said Section 14;

Thence S 89°57'01" E, 1,318.15 feet along the southerly boundary of the northeast quarter of the northeast quarter to the southeast corner of the northeast quarter of the northeast quarter of said Section 14;

Thence S 00°19'50" E, 489.89 feet along the easterly boundary of said Section 14;

Thence S 89°38'43" W, 539.50 feet departing from the easterly boundary of said Section 14;

Thence S 00°18'23" E, 322.01 feet;

Thence S 89°56'35" W, 577.89 feet;

Thence S 12°29'47" E, 284.70 feet;

Thence S 10°49'45" E, 233.45 feet to the southerly boundary of the north one half of said Section 14;

Thence S 89°56'20" W, 1,627.11 feet along the southerly boundary of the north one half of said Section 14 to the center quarter corner of said Section 14;

Thence S 89°56'43" W, 525.48 feet along the southerly boundary of the north one half of said Section 14 to the centerline of the State Lateral;

Thence the following courses and distances on the along the centerline of the State Lateral:

N 18°56'15" E, 112.81 feet;  
N 40°53'15" E, 75.00 feet;  
N 64°08'15" E, 150.00 feet;  
N 36°55'15" E, 80.00 feet;  
N 09°16'15" E, 49.70 feet;  
N 06°05'45" W, 79.60 feet;  
N 30°39'45" W, 134.10 feet;  
N 22°13'45" W, 94.40 feet;  
N 27°59'45" W, 39.95 feet;  
N 27°59'45" W, 257.96 feet;  
N 13°23'45" W, 109.40 feet;  
N 23°51'45" W, 149.50 feet;  
N 48°45'45" W, 94.20 feet;  
N 00°27'52" W, 135.99 feet to the southerly boundary of the northeast quarter of the northwest quarter of said Section 14;

Thence S 89°56'56" E, 655.11 feet along the southerly boundary of the northeast quarter of the northwest quarter of said Section 14 to the southwest corner of the northwest quarter of the northeast quarter of said Section 14;

Thence N 00°09'48" W, 663.52 feet along the westerly boundary of the northeast quarter of said Section 14 to the southwest corner of the northwest quarter of the northwest quarter of the northeast quarter of said Section 14;

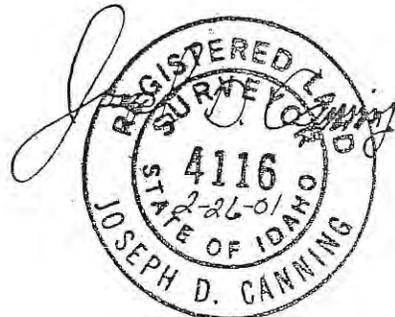
Thence S 89°53'45" E, 660.12 feet along the southerly boundary of the northwest quarter of the northwest quarter of the northeast quarter of said Section 14 to the southeast corner of the northwest quarter of the northwest quarter of the northeast quarter of said Section 14;

Thence N 00°09'52" W, 662.84 feet along the easterly boundary of the northwest quarter of the northwest quarter of the northeast quarter of said Section 14 to the northeast corner of the northwest quarter of the northwest quarter of the northeast quarter of said Section 14;

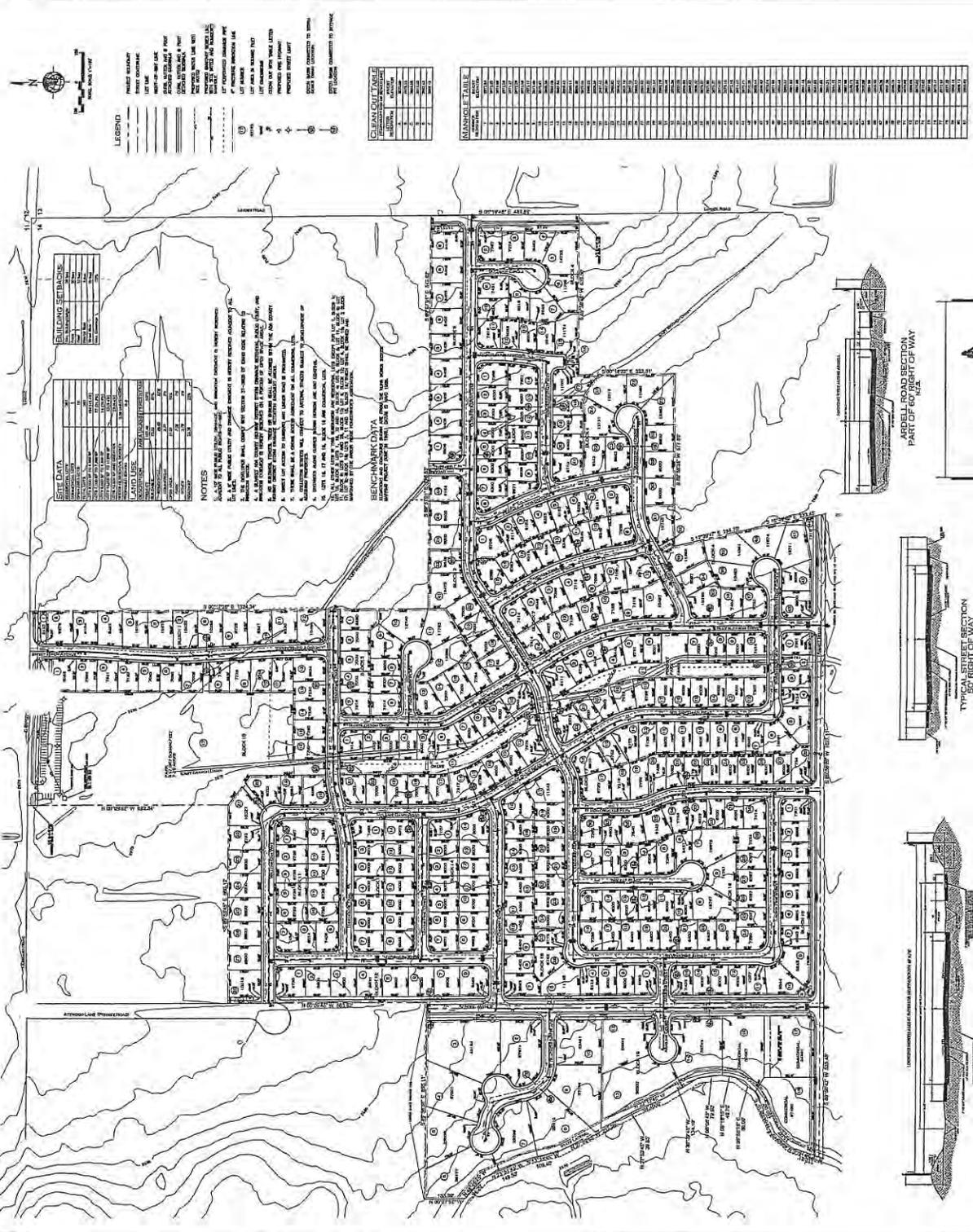
Thence S 89°50'28" E, 657.12 feet along the northerly boundary of the northeast quarter of said Section 14 to the *Real Point of Beginning*.

Comprising 107.46 acres, more or less.

*Subject to easements or right-of-ways of record or apparent.*



RECEIVED  
 OCT - 1 2002  
 KUNA P & Z



PROPOSED PLANNED UNIT DEVELOPMENT  
 ARBOR RIDGE  
 10TH STREET W TO 50TH STREET W  
 KUNA, IDAHO  
 10/1/02

APPLICANT  
 B&A ENGINEERS, INC.  
 5505 W. FRANKLIN RD.  
 BOISE, IDAHO 83705

TYPICAL STREET SECTION  
 50' RIGHT OF WAY

TYPICAL STREET SECTION  
 50' RIGHT OF WAY

TYPICAL STREET SECTION  
 50' RIGHT OF WAY

B&A Engineers, Inc. 5505 W. Franklin Rd. Boise, ID 83705 (208) 343-3381

EXHIBIT B