Council Chambers | 751 W 4th Street, Kuna, Idaho 83634 | 6:00 PM

PLANNING & ZONING COMMISSION
AGENDA
Tuesday, October 27, 2020
6:00 PM

Per the Order issued by Central District Health on July 14, 2020, Social distancing and face masks will be required.

Due to social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. The first 15 persons who appear will be allowed in Council Chambers. All other persons may access the meeting via Live Streaming.

Live Streaming Instructions: *Members of the public may watch the Planning & Zoning Commission meeting via Facebook Live. The live feed will start at 6:00 PM on the City of Kuna Idaho Facebook page:* https://www.facebook.com/CityofKunaIdaho/

Public testimony will be received on the cases listed under Public Hearings within this Agenda. The instructions and options available for public testimony are listed below.

WRITTEN AND ORAL HEARING TESTIMONY PROCESS:

Written - In Advance to be included in the Agenda Packet that is distributed to the Decision-Making body.

1. Submit prior to 5:00 PM the Thursday before Public Hearing meeting. *Late submissions will not be included in the packet but will be provided at the meeting.*
2. Submit testimony via our website on the Public Testimony Form. This form will email directly to the City for inclusion.
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to: City of Kuna, Attention: City Clerk, PO Box 13, Kuna, ID 83634

Written – Up to noon the day of the Public Hearing

1. Submit prior to noon the day of the Public Hearing meeting. *Late submissions will not be included.*
2. Submit testimony via our website on the Public Testimony Form
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to: City of Kuna, Attention: City Clerk, PO Box 13, Kuna, ID 83634

Oral – Via electronic call during the Public Hearing

1. Submit request no later than noon the day of the Public Hearing meeting.
2. Email PublicHearingTestimony@KunaID.gov
   - ✓ Name
   - ✓ Address
   - ✓ Phone Number you will be calling from to give testimony
   - ✓ Email Address
   - ✓ Date of Public Hearing
   - ✓ Case Number or Identification of Public Hearing
3. Watch your email for a reply email with the information to join the meeting electronically. (Check your spam/junk folder as a precaution).
4. Follow the dial in information.
5. Call into the virtual lobby a minimum of 5 minutes prior to the meeting.

Oral – In Person Testimony during the Public Hearing.

Due to social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. Social Distancing and masks will be required. The first 15 persons who appear will be allowed in Council Chambers. All other persons may access the meeting via Live Streaming on the City of Kuna Facebook page, https://www.facebook.com/CityofKunaIdaho/. All persons wishing to testify must, state their name and residential address. No person shall speak until recognized by the Mayor. A three (3) minute time limit will be placed on all testimonies.

Information provided at the public hearing will be available, upon request, five (5) days prior to the hearing. The hearing will be held in a facility that is accessible to persons with disabilities. Special accommodations will be available, upon request, five (5) days prior to the hearing in a format that is usable to persons with disabilities.

1. *CALL TO ORDER AND ROLL CALL*

COMMISSIONERS:

Chairman Lee Young
Vice Chairman Dana Hennis
Commissioner Cathy Gealy
Commissioner Stephen Damron
Vacant

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

A. Planning and Zoning Commission Meeting Minutes

1. October 13, 2020

B. Findings of Fact & Conclusions of Law

1. Case Nos. 20-02-AN (Annexation), 20-04-S (Preliminary Plat) and 20-08-DR (Design Review) Rising Sun Commons
2. Case No. 20-07-S (Preliminary Plat) Memory Ranch 6 – 9
3. Case No. 204-ZC (Rezone) Durrant Rezone

3. *PUBLIC HEARING:*

A. Case Nos. 20-02-ZC (Rezone), 20-05-S (Preliminary Plat) and 20-12-DR (Design Review) Rockaway Cove – ACTION ITEM

Applicant requests to rezone two parcels consisting of approximately 9.71-ac in Kuna City, from Agriculture (Ag.) TO the R-6 MDR (Medium Density Residential) zone and to subdivide the same lands into 31 total lots (28 buildable lots and 3 common lots). The applicant proposes a gross density at 3.21 DUA and Net Density at 4.30 DUA with 28,750 SF of open space or 7.6% of the gross area. The subject site is located near the NWC of Swan Falls Road and King Road within Section 26, Township 2 North, Range 1 West BM; (APNs: R8247270176 & R82477270180.).

B. Case Nos. 20-03-ZC (Rezone), 20-06-S (Preliminary Plat) and 20-14-DR (Design Review) Ledgestone Plaza – ACTION ITEM

Trilogy Development, Inc and Gem State Planning request to subdivide approximately 76.03 acres into 275 total lots (247 residential buildable lots (425 total dwelling units), six commercial buildable lots and 22 common lots). Additionally, the applicants propose to

rezone the 76.03 acres from its current zoning district classification of C-1 (neighborhood commercial) to C-3 (service commercial), R-12 (high-density residential) and R-6 (medium-density residential) zoning district classifications. The subject sites are located at 2400 N Meridian Road and N. Meridian Road, within Section 18, Township 2 North, Range 1 East; (APNs: S1418234000 and S1418233650).

C. Case No. 20-03-AN (Annexation) C & G Farms – **ACTION ITEM**

Case No. 20-03-AN (Annexation): C&G Farms, Inc requests approval to annex approximately 440.25 acres into Kuna City limits with M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) zoning districts. The subject site is located at the southeast and southwest corners of Kuna Mora and Cole Roads Kuna, ID 83634, within Section 1, Township 1 North, Range 1 East and Section 6, Township 1 North, Range 2 East (APNs: S2006220000, S2006231100, S2101110050, S2101120610, S2101130000, S2101310000).

4. *BUSINESS ITEMS:*

A. Urban Renewal District

A Resolution of the Planning and Zoning Commission for the City of Kuna, Idaho, validating conformity of the Urban Renewal Plan for the Kuna West Urban Renewal Project with the City of Kuna's Comprehensive Plan.

5. *ADJOURNMENT:*

KUNA PLANNING & ZONING COMMISSION
MINUTES
Tuesday, October 13, 2020
Open to the Public

Per the Order issued by Central District Health on July 14, 2020, Social distancing and face masks will be required. Council chambers audience occupancy was 15.

Due to technical difficulties, the meeting was not available on Facebook Live.

1. *CALL TO ORDER AND ROLL CALL:* 6:01 PM

COMMISSIONERS:
Chairman Lee Young
Vice Chairman Dana Hennis
Commissioner Cathy Gealy
Commissioner Stephen Damron
Vacant

CITY STAFF PRESENT:
Wendy Howell, Planning & Zoning Director
Troy Behunin, Planner III
Doug Hanson, Planner
Jessica Reid, Planning & Zoning Staff

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

A. **Planning and Zoning Commission Meeting Minutes**

1. September 8, 2020

C/Gealy: I would like to break this into pieces, part A planning and zoning meeting minutes have been corrected to reflect 'minutes' in the title instead of 'agenda'.

B. **Findings of Fact & Conclusions of Law**

1. Case No. 20-18-DR (Design Review) Medical Office at Redhawk Square

Commissioner Cathy Gealy moved to approve the Consent Agenda with the correction to the meeting minutes. Seconded by Commissioner Dana Hennis. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Dana Hennis, Commissioner Cathy Gealy, and Commissioner Stephen Damron.
Voting No: None
Absent: 1 (Vacant Seat)
Motion carried: 4-0-1

3. *PUBLIC HEARING:*

A. **Case No. 20-02-OA (Ordinance Amendment) Home Occupation – ACTION ITEM**

Wendy Howell: Wendy Howell, Planning and Zoning Director, PO Box 13, Kuna, Idaho. This proposed code change is geared toward opening up more opportunities for Kuna's citizens to operate a home business with requirements that will keep the neighborhoods feeling and looking like a neighborhood, not a business district. The ordinance complies with and aligns itself with the goals and objectives of the Comprehensive Plan. The city attorney has reviewed and commented on this ordinance, his recommendations have been incorporated into the ordinance. **C/Young:** Are there any questions for Ms. Howell? **C/Hennis:** Not at this time. **C/Gealy:** I don't have any questions about the ordinance itself, but it did raise a question in my mind; because so many people are working from home right now, what is the

position from the city on those working from home? **WH:** Working from home is not the same as operating a business from their home. **C/Gealy:** It is not a home occupation? **WH:** Correct. **C/Gealy:** Thank you, no further questions. **C/Young:** Is there anyone present for the public hearing? **Jessica Reid:** There wasn't anyone signed up to testify. **C/Young:** Ok, I will officially open the public hearing at 6:07 PM. Seeing none, I will close the public hearing at 6:08 PM; that brings up our discussion. **C/Gealy:** I have no concerns. **C/Hennis:** I think it is a good clarification, I didn't see too much that was different. **C/Young:** The cleaned-up definitions are better. **C/Hennis:** I agree.

Commissioner Dana Hennis moved to recommend approval of Case No. 20-02-OA (Ordinance Amendment) for Home Occupation. Seconded by Commissioner Stephen Damron. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Dana Hennis, Commissioner Cathy Gealy, and Commissioner Stephen Damron.
Voting No: None
Absent: 1 (Vacant Seat)
Motion carried: 4-0-1

B. **Case No.'s 20-07-S (Preliminary Plat) and 20-16-DR (Design Review) Memory Ranch No. 6 – 9 – ACTION ITEM**

Doug Hanson: Good Evening Mr. Chairman, Members of the Commission, for the record Doug Hanson, Kuna Planning and Zoning Staff, 751 W 4th Street. The application before you this evening is proposing to subdivide approximately 67.5 acres into 281 total lots (259 buildable lots and 22 common lots). The property was originally annexed into Kuna City Limits with an R-6 (Medium Density Residential) zoning district as a part of the original Memory Ranch application approved in October of 2015. The applicant proposes 9.5% of the project be dedicated to useable open space, which is compliant with Kuna City Code. Included in the useable open space is a 4.4-acre park to include a picnic shelter, play structure and half basketball court. Pathways are provided throughout the subdivision to provide pedestrian connectivity. In addition to improvements to Lake Hazel Road the project will construct sections of two entirely new collector roads, Shayla Avenue and Butterfly Street. Shayla Avenue is proposed and a north south major collector and Butterfly Street is proposed as an east west major collector, conforming to the Street Circulation Map. Staff recommends that both roadways be constructed as half of a 36-foot street section plus 12 additional feet of pavement widening, with vertical curb, gutter and detached sidewalk installed in accordance with KCC 5-17-13 and 6-4-2 and ACHD Policy. Following review, staff has determined the preliminary plat and design review requests are within technical compliance of the Kuna City Code, Idaho State Code and the Kuna Comprehensive Plan. As a reminder, the preliminary plat is before you as a recommendation to the City Council, and the Design Review is seeking your decision this evening. If the Commission approves the design review and recommends approval of the pre plat, Staff would recommend that the applicant be subject to the conditions of approval listed in section "I" of your staff report, as well as any other additional conditions, this decision-making body decides to impose. **C/Young:** Are there any questions for staff at this time? **C/Gealy:** I did have one question with respect to the condition to include the see-through fencing on the pathways; I didn't see that specified in the conditions of approval, it's just listed that fencing within and around shall comply with Kuna City Code. Would that comply? **DH:** Yes, that would be under the purview of the greater City Code, however, it can be added as an additional condition if you would like to be more specific; it is covered under the applicable standards. **C/Gealy:** Thank you, that was the only question I had. **C/Young:**

Any other questions for staff at this time? **C/Hennis:** Not at this time. **C/Damron:** No. **C/Young:** Could the applicant please come forward and state your name and address for the record and tell us about your project. **Jane Suggs:** Good evening Commissioners, my name is Jane Suggs with Gem State Planning, 9840 W Overland Road, Boise, Idaho, 83709. I do not have much to add as Doug has explained it. This was annexed and zoned R-6 back in 2015, we have already pursued Memory Ranch phases 1 – 5; we are now completing phase 4 and next summer we will be in phase 5. That plat was 262 home on 67 acres and this is very close, with 259 homes on 67.5 acres; if the clerk could put up the map of the vicinity, it shows both Memory Ranch and Memory Ranch 6 – 9. On the map, everything showing east of the green Harris Lateral that runs through the property, is Memory Ranch already under construction, then everything to the west is Memory Ranch phases 6 – 9. You can see the connectivity at Salutation Drive will cross over Harris Lateral, and as Doug pointed out, we are going to be building a new street along the west boundary of Memory Ranch 6 – 9, and along the south boundary. The amenities, if the clerk could put up the landscape plan; there is a big park in the northern portion of the site which will include a picnic shelter, a play structure, and a half basketball court. We have a signature type of design now where we put pathways between blocks so that we can get people from one part of the neighborhood to another, and to give them great access to the park. To address the Commissioners request about fencing, we do have two types of fencing for the different areas, we show wrought iron fencing along Harris Lateral behind those homes, but there is also an option in City Code to allow for lower fencing when you are next to a pathway; in some of these locations we do show a 4-foot vinyl fence versus the 6-foot vinyl fence, it provides the same security where you can see over the fence. We do have in the original Memory Ranch, a tot lot, a picnic shelter and a parking area; we had a pre-construction or pre-con meeting on the pool and that will service the entire Memory Ranch community. The pre-con was held a few weeks ago, they have not started construction yet, but it will be operational next summer. I will stand for questions. **C/Young:** Are there any questions for the applicant at this time? **C/Gealy:** Ms. Suggs, we received this public testimony form this evening, did you receive it as well? **JS:** I received it a few moments ago when I walked in, and it does raise issues that I know the city is facing right now because Kuna is growing; roads, safety, electrical power, internet. One of the reasons that this was annexed in 2015 and not platted at that time was, Idaho Power didn't have the power to supply there; it is in their work plan for next year so that is why we are going through the process now. The rest of the items are larger issues than what one neighborhood can handle, but I think by using the existing zone that was approved in 2015, we are adding to that and creating a great community where people can live in a location where there are some recreation activities. That is all the response I had time to prepare for, but I do understand the concerns that people have; I believe the lady who wrote this lives on the north side of Lake Hazel, just where Shayla would come up, she lives close to this property on a larger lot. **C/Gealy:** Thank you. **C/Young:** Are there any other questions? **C/Hennis:** No. **C/Damron:** What is your proposed build out date or completion date on this? **JS:** If we get started next year in 2021, we say about 5 years, 2026. **C/Damron:** Ok, thank you. **C/Young:** I will open the public testimony at 6:17 PM. At the time we began, we did not have anyone signed up, is there anybody here that would like to testify on this application? Seeing none, I will close the public testimony at 6:18 PM. Bringing up are discussion, is there anyone who would like to go first? **C/Damron:** It looks like they are going to do the construction on the roads in 2023, so before the total builds out date is met, they will be working on that and getting it taken care of with a signal and widening for traffic flow. As far as power and internet, that is on the power company and the internet company. **C/Hennis:** And the power is set for next year, so that will be good. **C/Damron:** That will be mitigated. **C/Hennis:** More customers coming in is what is going to bring the internet service in there better; they're dropping fiber all over the place with the different groups that are now

competing, I think it's one of those things where they aren't going to bring it in until they get the service requests. It's a double-edged sword. **C/Damron:** That's true. **C/Hennis:** I like the layout, it continues well with what they have, I like the open space they have provided; I know this has been in the works for several years and I like the amenities they are putting in. I don't have any issues at this point. **C/Gealy:** I have no concerns, it appears to be well designed, there's good connectivity with the neighboring phases. I do appreciate your responses to the concerns raised by this late addition, I do think it's important that we address the concerns that people raise. In reflecting on some of our hearings, sometimes we say things once and then assume they carry over from one hearing to another and that's not necessarily so. I would like to reiterate that traffic considerations are addressed by the Ada County Highway District, the electric power supply is addressed by Idaho Power, internet services are a competitive industry here and I would like to again so, as the demands go up, those competitors should be providing better and better internet services. I think the applicant has done a nice job in providing the parks and pathways and addressing the need for recreation in the development. **C/Young:** I agree, I think what they have done is appropriate. As far as traffic and traffic mitigation, between what they are going to be required to do and the other developments nearby will be required to do as they go in. As you see in areas that are closer into town, those are starting to come together with streets that are coming through and becoming the true collectors they were intended to be. **C/Damron:** I agree. **C/Young:** If there are no other questions, concerns or comments, I will stand for a motion. **C/Hennis:** We will have to break this down into two, in regards to the design review and the landscaping, was there any issues that anyone had? I didn't see anything; I think it matches the previous section of Memory Ranch 1 – 5. **C/Young:** I agree, things flow together, it all meets code and its requirements. **C/Hennis:** Ok.

Commissioner Dana Hennis moved to recommend approval for Case No. 20-07-S (Preliminary Plat) for Memory Ranch 6 – 9 with the conditions as outlined in the staff report. Seconded by Commissioner Stephen Damron. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Dana Hennis, Commissioner Cathy Gealy, and Commissioner Stephen Damron.
Voting No: None
Absent: 1 (Vacant Seat)
Motion carried: 4-0-1

Commissioner Dana Hennis moved to approve Case No. 20-16-DR (Design Review) for Memory Ranch 6 – 9 with the conditions as outlined in the staff report. Seconded by Commissioner Cathy Gealy. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Dana Hennis, Commissioner Cathy Gealy, and Commissioner Stephen Damron.
Voting No: None
Absent: 1 (Vacant Seat)
Motion Carried: 4-0-1

C. Case No. 20-04-ZC (Rezone) Durrant – ACTION ITEM

Doug Hanson: Good Evening, Mr. Chairman, members of the commission, for the record, Doug Hanson, Kuna Planning and Zoning staff 751 W 4th St, Kuna, ID 83634. The application before the evening is for the rezone for a property located near the NWC of Linder and Columbia Roads. The applicant is proposing to rezone the approximate 12.15-

acre site from its current zoning classification of Agriculture to R-6 (Medium Density Residential). There is no development associated with the proposed application. Following review, staff has determined the rezone request is within technical compliance of the Kuna City Code, Idaho State Code and the Kuna Comprehensive Plan. As a reminder, the rezone is before you as a recommendation to the City Council. If the Commission recommends approval of the rezone, Staff would recommend that the applicant be subject to the conditions of approval listed in section "I" of your staff report, as well as any other additional conditions, this decision-making body decides to impose. I will stand by for any questions. **C/Gealy:** I have no questions. **C/Young:** Any questions for staff? **C/Damron:** I have no questions. **C/Hennis:** I had one question, it seemed like in the report it said something like although this was designated in the Comprehensive Plan as mixed use but R-6 is coming in; it said somewhere that is still ok? **DH:** The parcel and its surrounding parcels on the Future Land Use Map are made up of public, commercial, and medium density residential, so staff still views this as a mixed use area as well as the fact that the rezone is being done in preparation for a lot split that will occur in a following application. **C/Hennis:** Ok, so you view the area as mixed use. Thank you. **C/Young:** Anything else for staff at this time? Ok, if the applicant is here, please step forward and state your name and address for the record. **Jarom Wagoner:** Thank you Mr. Chairman, my name is Jarom Wagoner, address is 11846 Linden Road, Caldwell, I am here on behalf of Kent Brown Planning Services. This is a pretty simple request, my client is looking to do some lot line adjustments and lot splits, essentially what would happen without this rezone, you would have split zoning on that parcel. We spoke with staff and they recommended the zoning gets moved forward so that when those lot line adjustments and lot splits take place, the parcel is completely comprised of the same zone; you won't have a little piece here and a little piece there. No development is planned at this time, it is just basically a request to help things move forward in the future. We are good with all conditions and have no issues in that regard. I will stand for any questions. **C/Hennis:** No questions. **C/Gealy:** I have no questions. **C/Damron:** No questions. **C/Young:** Thank you, before you sit down, could you please put your information down on the signup sheet? I'll open the public testimony at 6:27 PM, I didn't see anyone on the sheet so I want to make sure if there is anybody here to testify on this application. Seeing none, I will close the public testimony at 6:28 PM, that brings us to our discussion. It seems pretty simple to me, the parcels to the north are residential, the large parcel next to it is the high school, I think it all fits with the surrounding area. **C/Hennis:** I'm kind of overthinking this, but with that shape of a lot off of Columbia, if they lot split that, isn't it going to be hard to have access? **DH:** For the record, Doug Hanson. As a quick correction, it is actually for a future lot line adjustment application, I apologize. **C/Hennis:** Ok, I understand, that makes more sense. I think it's appropriate. **C/Young:** Any other thoughts? **C/Gealy:** I have no concerns. **C/Damron:** No concerns.

Commissioner Dana Hennis moved to recommend approval for Case No. 20-04-ZC (Rezone) for Durrant rezone with the conditions as outlined in the staff report. Seconded by Commissioner Stephen Damron. Approved by the following roll call vote: Voting Aye: Chairman Lee Young, Commissioner Dana Hennis, Commissioner Cathy Gealy, and Commissioner Stephen Damron.
Voting No: None
Absent: 1 (Vacant Seat)
Motion carried: 4-0-1

D. **Case No.'s 20-02-AN (Annexation), 20-04-S (Preliminary Plat) and 20-08-DR (Design Review) Rising Sun Commons – ACTION ITEM**

Troy Behunin: Thank you Chairman Young and fellow Commissioners. Good evening, for the record, Troy Behunin, Planner III, 751 W 4th Street, Kuna. The applications before you tonight, 20-02-AN (Annexation) and 20-04-S (Pre Plat) are presented for you to recommend approval, conditional approval or denial to City Council, and 20-08-DR (Design Review) is before you for your approval, conditional approval or denial; the application materials have been assembled and presented as a packet for your consideration. The applicant seeks annexation of approximately 11.74 acres into Kuna City Limits with an R-6 Medium Density Residential zone, the zoning meets the Future Land Use Map (FLUM) designation. Currently, part of the property is zoned M-2 which is an Industrial zoning within the County, however, the County does not have the ability to provide services and the zoning does not align with the FLUM. This project is known as the Rising Sun Commons Subdivision and is located near the southwest corner of Kuna and Stroebel Roads, and is directly adjacent to the Rising Sun Estates which was approved in 2017. This project has significant frontage along Kuna Road and does propose access in two separate places, one on Kuna Road and a connection to a stub street within the neighboring Rising Sun Estates. Staff recommends that the applicant be conditioned to follow Kuna City guidelines for road widening and improvements which includes curb; gutter; sidewalk; street lights; and all of those things, along all of the streets including Kuna Road. Kuna Road is a classified roadway and the site touches Kuna City Limits on all four sides of the project, thus qualifying for annexation into the city. The applicant has proposed a preliminary plat for up to 43 buildable lots and 10 common lots, for a total of 53 lots; here are three proposed shared driveways. The applicant has submitted their subdivision landscape design review and staff has no concerns with the proposed landscaping. The applicant will be required to extend all public utilities to the site which will yield the 43 buildable lots; the Gross Density is proposed at 3.66 Dwelling Units (DU) per acre and with the 10 common lots there is approximately 1.26 acres of Open Space, or 10.7% of this site. The developer has acquired Rising Sun Estates which borders the south and east sides of this site, and this subdivision will be an extension of Rising Sun Estates. As such, the developer has also committed to extending and fully developing the pathway and two park ends of the pathway along Indian Creek in Rising Sun Estates; the developer has been working with the Parks and Rec Department and has committed to not only improve it, but to expand it. Thus, there will be some reduction in Rising Sun Estates in order to accommodate this expansion. The expansion of the area will be in concert with the Parks and Rec Department needs, and it will be a turn-key park dedicated to the city; there will be a put-in at Stroebel Road for the tubing activities of our citizens. With the commitment of expanding an already approved public amenity, coupled with making Rising Sun Commons an extension or Rising Sun Estates, staff does view this proposal coincide with the FLUM, Comprehensive Plan, and its goals, and Kuna City Code. I will receive any questions you may have.
C/Gealy: I do have some questions, but for the time being, and please correct my memory as I have not gone back to research; I seem to recall that we approved a plat for Rising Sun Estates. **TB:** Correct. **C/Gealy:** I remember having a conversation about the park along the creek, and there was going to be a park at the far west end of the development and nothing on the east end. **TB:** Correct. **C/Gealy:** Even though that is a popular put in spot for Indian Creek, but there would be a pathway or a trail. Will we be seeing a different plat for Rising

Sun Commons to reflect a new park on the east end of the development? **TB:** All of which you have stated is correct, yes, there is a trail, yes, there was a west side pocket park; the developer has been meeting with the Parks Department for a number of months. The trail will remain in place, there will be an expanded park on the west side, there will be an additional park on the east side against Stroebel Road; I don't want to steal his thunder, he will tell you the details but I can tell you that there will be an additional open space provided in addition to what was approved with the approved preliminary plat that you are recalling. There will be a slight change in the phasing as it comes through with Rising Sun Estates coming through, but it will be a reduction or at least a match for the approved plat. They have the opportunity to do all that without going through the pre plat process again. **C/Gealy:** Ok, thank you. Perhaps we should hear from the applicant before any other questions arise; I just wanted to make sure I remembered correctly. **TB:** Yes, you remembered correctly. **C/Young:** Any other questions for staff at this time? **C/Damron:** I'm not sure if this is a question for staff or for the developer; since we are putting in the access to the creek for people to float, what is our parking? Lots of people park on the road there so are they providing parking for that, because people will end up parking in the subdivision and that would be my concern due to the access point. **TB:** Yes, I think the applicant will expand on that. **C/Young:** Will the applicant come forward and state their name and address for the record? **Mark Tate:** Mark Tate, for the record, M3 Companies, 1087 W River Street, Suite 310, Boise, Idaho, 83072. Great questions, and I do have some images to show what is going on with the previous phase. The property is along Stroebel and Kuna Roads; Rising Sun Estates is the portion that borders Indian Creek on the south, this piece is the hole of the donut and fills in the preliminary plat that came before you not too long ago. At the time, the person that presented the application, wasn't going to acquire the piece in the middle; we are since in the process of buying the property and felt it was important to have the piece in the middle to make it efficient and make the layout work. Troy is correct, we do plan to make it and develop it as one community. This shows the approved preliminary plat and we have highlighted in red the piece we are presenting tonight; that is the only piece we will really be talking about tonight but I thought, for sake of memory, I would refresh your memory. There are generally large lots, there's 91 in total in the preliminary plat; the two park areas that we are making modifications to have been highlighted in green, where they are located. We do plan to keep the preliminary plat for this area at 91 units, it's not an increase or decrease in units, the lots still fit within the dimensional guidelines of the zone. We have talked with staff and the Parks Department; the road network stays the same and we thought that was an ok thing to do under the preliminary plat. Indian Creek here, as you are all aware, people put in here as it is a fun section of the creek; parts of the property sit a good amount above the creek, and even have some views south over the creek and towards the Owyhee's. Particularly, the point on the west corner is a really spectacular little spot; the preliminary plat did call for a pocket park on about half of that, we are suggesting making all of that a public park. We would be getting rid of one of the best lots in the City of Kuna if we put one right on that point but, I grew up in Boise and remember as they were building out the greenbelt system and how important that really was to the city; while this doesn't necessarily connect every square foot today, this is how it starts here. Here is the actual preliminary plat with the layout modifications; you can see the street layout is essentially exactly the same. We have squared off the property and added some connectivity through the park project, they made it work off of the same road network there. This does complete the road frontage along Kuna Road where there would

have been a gap in development there; I think this will make it look nice. In this picture, starting on the west side we have a generally open area for what we call a ramada; we still have the greenbelt pathway along the entirety of the creek and then on the east side is a more active park. There are four pickle ball courts, a playground, a bocci ball court and parking; we were approached by city staff because, as you said, because it was approved without a park on the east side. They asked us if it was possible and we said we think it would be a good thing for not only this area but for the community so, we tried to really maximize the parking there knowing how popular that is. We have something like 56 parking spots in that location, which I think is good for a while; and with the pickle ball courts, and bocci. You can see we actually are looking at doing a put in like Barber Park, they put an amphitheater type put in on the side of the river; we're looking at imitating something like that with tiers where people can sit along the water there, and an area to put in tubes. We're planning on a space for a future building that the city can build at a later date, that will have utility stubs and water stubs; they talked about a potential recreation center or a rental shack or food service, something like that. The swimming pool that you see across the street is part of the private HOA and will be for the Rising Sun Commons and Rising Sun Estates residence. Up along Kuna Road, this piece really fixes the entry and now we can have a lot of landscaping along that main entry off of Kuna Road; entry monuments, signage, that sort of thing. One thing that is a little bit different is we show the pond for pressurized irrigation water next to the park, but that is actually going to be up closer to Kuna Road and a street stub; the two lots in the northwest corner becomes a private drive with two lots and the pressurized irrigation pond and access for the city, in that location. This is zoomed in on the park, like I said, pickle ball, playground, ramada for picnic gatherings, bocci, parking and the future building there. One thing I do want to note is I have been working with the Parks Department for a while, I'm still waiting on the final agreement, it would be sort of a posturing agreement between us and the city where there would be some impact fee credits and cost sharing; we won't be all reimbursed for it but we'll get a piece of reimbursement. I do need to get that finalized before all of this totally set in stone, I would say that is the one caveat to these pretty parks is that we still need to get that agreement done. This is the point up there, like I said, it looks over the creek, one thing that we are going to try to add on there, and I think it will be possible, is put in a sandy beach head along the creek on the west side; people could get out, have a picnic next to the water. I do have one request; there is a condition in the staff report, No. 17 "The applicant shall keep the subdivision name as presented and may not change it for marketing purposes unless approved by Council.", we didn't name it, Rising Sun isn't the worst name in the world, but we would rather name it something different from a marketing standpoint. We know it can lead to a little bit of confusion sometimes when plat names are different than marketing names, but it does seem to be the norm when there are plat names you can't repeat and you get into really weird plat names in some cases; we would hope that you could remove that are suggest that the City Council remove that as part of your recommendation. That's all I have for your, I will stand for any questions. **C/Gealy:** I have one question on the park here, I understand it's preliminary and nothings been approved, but vehicle access will come from Stroebel? **MT:** Correct. **C/Gealy:** Will there be vehicle access from withing the subdivision? **MT:** There would not, just pedestrian access from the subdivision; we wouldn't make it to where the parking lot would go through into the subdivision, so we hopefully wouldn't have cross traffic. **C/Gealy:** Thank you. **C/Young:** Any other questions for the applicant? **C/Damron:** I have no questions at this time. **C/Young:** Ok, Mr. Tate, if you could

please sign in on the sheet here and while he is doing that, I will open the public hearing at 6:48 PM. I do not see anyone on the sign in sheet, is there anybody here that would like to testify on this application who is not signed in? Seeing none, I will close the public hearing at 6:49 PM. That will bring up our discussion. **C/Hennis:** I think it lays out really well, we were waiting for this piece to come in and tie it all together; I remember when we were looking at this before, I really like what they've done with the parks and providing an entry into Indian Creek and I know the neighbors are going to be excited about that one. I think it provides some amenities there that are tremendous, we haven't had offers like that with a lot of our subdivisions; that's not only what we were excited about before but multiplied now, it is a lot more than what we were expecting last time. I like what they are doing, it's great. **C/Young:** Any other thoughts? **C/Damron:** This will be nice to keep the traffic off Stroebel. **C/Young:** I think the layout is appropriate, the smaller lots are up against Kuna Road and the little bit larger on the back side somewhat aligns with the other subdivision. I think the pathways are all appropriate, and blending in some of the design review, the landscaping all seems in alignment with what we want. I can echo others with a much needed relief with what happens out on Stroebel, I'm looking forward to that. **C/Hennis:** As it's gotten more and more popular, I'm surprised we haven't had more accidents out there. I think this will provide something much, much needed. **C/Gealy:** I am very pleased to see the proposed park on Stroebel and recognizing that there needs to be an agreement before that can go forward, I did have some concerns that I think are somewhat mitigated by the park. I'm concerned about the three shared driveways and also the R-6 designation, primarily because of the location to the center of town; this is across Meridian Road, a state highway, from town. I know we do have some R-6 up at Deer Flat, but there is an intersection with a traffic light; maybe someday there will be a traffic light at Kuna Road, I don't know, but it seems this is better suited to R-4 which is what the Rising Sun Estates was. Absent the park, my preference would be to see an R-4 designation for the entire area and to see if there wouldn't be some way to resolve those three shared driveways. I guess I'm thinking out loud, I think the problem with that though is that, and staff can correct me, it would require a re-plat if they were to go back and try to create better connectivity between the Commons and the Estates because the Estates plat has been approved. **TB:** To answer your question, it would depend on what connectivity you are seeking. **C/Gealy:** For instance…. I hesitate to say anything because I am so excited to see the park, but at the same time, there's a shared driveway where it says 19, 20, 21; why wouldn't that be a road? And likewise, with 29, 30, 31, why would that not go through as a road rather than a shared driveway? It's curious to me that the higher density lots are on the inside as opposed to on the corner; those are just some concerns that I have. **TB:** You have very valid concerns and very good questions; city staff is always concerned with connectivity, especially with stub streets, providing them and connecting to them. Staff did not recommend street connectivity to because, one, that would be an additional street and with the added changes on top of the ones they have already made, it would push it beyond what could reasonably be done without a re-plat; so yes, they would have to go through a re-plat in order to make connections that way. Only because it was part of the conversation before about the R-6 designation, directly north of this is a Kuna School District property where there will very likely be a school or two in the future. **C/Young:** Maybe to help, at least in my mind, as far as what you are looking for with the connectivity between the two subdivisions; to me it works out well because with the park going in on the east side, if there was too much connectivity between those two, I could see a lot more traffic coming off of

Kuna Road and through the subdivision trying to get to the park. This forces traffic to go to Stroebel without potentially putting too much pressure on the subdivisions, with traffic to the park; they would have to come in off of Kuna Road, travel south then west then south again, before they get out to Stroebel road. Breaking all that up forces traffic patterns out to Stroebel. That is my thinking on that. **C/Gealy:** What is your thinking on the shared driveways? **C/Young:** In this case, I think given what the size of the subdivision is and the layout and the fact they are short, it doesn't exceed anything that the Fire Department would want with that shared drive and those accesses; some of the additional landscaping that goes on either side of those shared driveways creates a nicer small boulevard look or effect in those areas. **C/Hennis:** It's not like some of them that we've had in the past where they try to feed off of both sides, its primarily just one side; I echo what Lee is looking at. **C/Gealy:** Ok, those were my only concerns. I feel like they are mitigated by the potential of a park, to a large extent. That's quite an amenity for the neighborhood and the community. Another question that I would have is, do we need to include some sort of a condition that this approval is contingent on the agreement with the Parks Department. **C/Young:** To finalize the agreement with the Parks Department? **C/Gealy:** Yes. **C/Hennis:** How do we condition that? **C/Young:** I'm not sure, if that's part of the other subdivision; that's a question for staff. That additional park on the east is a modification to the existing subdivision. **TB:** Correct, however, there are several key things that are tied to this subdivision that are connected to the original subdivision. For example, the expansion of the park and adding more open space to that; it's tied to this subdivision and it's going to be one subdivision, the developer is in control of both of them. It doesn't have to be a very comprehensive condition, you could say to finalize the agreement with the city Parks and Rec Department or this is predicated on that; I understand that they are very close to the agreement, it's just a matter of just one more review, you may want to ask Mark for specific details. **Wendy Howell:** The city attorney has it in his hands right now and is reviewing it. **C/Young:** Does that alleviate any of your fears? **C/Gealy:** This small piece here, Rising Sun Commons, has very little open space associated with it, and the understanding is the open space that would normally be attributed to this part of the subdivision is going to be down on the creek. I think because of that we really do need to make sure that if this agreement doesn't work out that there are some other open space amenities available. **MT:** Mark Tate again, for the record. I do appreciate your questions about the agreement and I was thinking about it, the subdivision does have 10% open space by itself so I don't think we need to condition the open space or not but one thing I think could be beneficial to us and City Council, maybe as part of your recommendation, would be to recommend that the city do enter into the park agreement at their next council meeting. **C/Gealy:** Thank you. **C/Hennis:** Thank you. **C/Young:** I don't think we can necessarily dictate anything on the council's agenda but we could ask them to be expeditious in the review of the agreement. **C/Hennis:** I think it could be something requested, that the recommendation is they look at this to finalize the agreement. I think the only other thing that was in there was the question by the applicant about recommending we remove the condition for the naming sake, which I'm not sure why that is a big item for them, but I don't know how we voice that; maybe we could have them review condition 18. **C/Gealy:** Does staff have anything to add? Do you know why that condition was included where they can't change their name? **TB:** The reason staff included it with this application is because we currently have eight or nine subdivisions that have an application name and they have a marketing name, and Public Works; fire department; police department; ACHD; Idaho

Power; staff and city, including the people that live there, are getting used to a different name. The Public Works Department and City Engineer have all reviewed it as one name, then it gets inspected under the same name, then it gets built under a different name; once there is an emergency, and I understand it has already happened, where I was the only one who knew within City Hall that the subdivision was known by a different name. **C/Gealy:** Does it change the name on their signage? **TB:** Yes. **C/Gealy:** That would be the marketing name? **TB:** Correct. **C/Damron:** And then all legal understanding to that property was on the name given on the plat that we approved? **TB:** Yes, everyone at the city and emergency services understands it as one name and residents of the subdivision know it as another. **C/Gealy:** Because that is the name on the sign? **TB:** Correct. **C/Damron:** Would we have to go back and change all the names and legally change all the names on the plat? **TB:** No, nothing requires changing. **C/Damron:** Ok. **WH:** A suggestion may be, if they change the name, that they do it now rather than later. **C/Damron:** Yes. **C/Hennis:** Ok. **C/Damron:** Wendy, would you suggest them doing that at City Council or here? **WH:** Preferably before City Council, so that we can change our reports; worst case scenario would be before the Final Plat is submitted. **C/Gealy:** This is a condition that requires City Council approval to change, right? **WH:** Not necessarily. **C/Gealy:** Can we change that condition or does City Council need to change that condition? **TB:** You can recommend changing the condition. **C/Hennis:** Somehow, I didn't think that would be the hard part on this one. **C/Gealy:** Again, I'm very pleased with the amenities and the proposed park; and you did say you are still going to have 91 lots, so the lots that are taken by that second park and the one for the park on the west, will be melded in. So, we'll see smaller lots surrounding these, it will probably look more like R-6. **MT:** Yes, on the rendering, the layout already shows it. **C/Gealy:** It was already done? **MT:** Yes. **C/Gealy:** Ok, thank you. One last comment I had was on streetlights; can we add that they meet the Dark Skies provisions? **TB:** That is already part of Code. **C/Gealy:** Ok. **C/Hennis:** I was looking at the staff report and he made two recommendations for conditions, but then they are within the conditions of approval. **C/Gealy:** Streetlights and landscaping, but sometimes they conditions include verbiage on Dark Sky provisions, but that is part of the Code as well. Ok, thank you. **C/Hennis:** Right, then the two recommendations that they work with the Kuna Rural Fire District and EMS for signage, and then also when to put the second access is; that's all in there.

Commissioner Dana Hennis moved to recommend approval for Case Nos. 20-02-AN (Annexation), 20-04-S (Preliminary Plat) for the Rising Sun Commons Subdivision with the conditions as outlined in the staff report and the additional conditions the applicant work with staff to finalize the agreement with the Parks and Recreation Department on the additional park revisions to present to City Council at the next City Council Public Hearing; and to recommend that City Council review Condition No. 18 and have the applicant and staff present options on a name change prior to submission of Final Plat. Seconded by Commissioner Stephen Damron. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Dana Hennis, Commissioner Cathy Gealy, and Commissioner Stephen Damron.
Voting No: None
Absent: 1 (Vacant Seat)
Motion carried: 4-0-1

Commissioner Dana Hennis moved to approve Case No. 20-08-DR (Design Review) for Rising Sun Commons Subdivision with the conditions as outlined in the staff report with the additional conditions the applicant work with staff to finalize the agreement with the Parks and Recreation Department on the additional park revisions to present to City Council at the next City Council Public Hearing; and to recommend that City Council review Condition No. 18 and have the applicant and staff present options on a name change prior to submission of Final Plat. Seconded by Commissioner Stephen Damron. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Dana Hennis, Commissioner Cathy Gealy, and Commissioner Stephen Damron.
Voting No: None
Absent: 1 (Vacant Seat)

4. *BUSINESS ITEMS:*

C/Young: Are there any other matters to report? **Wendy Howell:** I have a meeting with a potential Commissioner on Friday morning, I will notify the Commission once a decision has been made. **C/Hennis:** Ok. **C/Gealy:** Thank you.

5. *ADJOURNMENT:*

Commissioner Dana Hennis moved to adjourn. Seconded by Commissioner Stephen Damron. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Dana Hennis, Commissioner Cathy Gealy and Commissioner Stephen Damron.
Voting No: None
Absent: 1 (Vacant Seat)

_____
Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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

City of Kuna

P & Z Commission

Findings of Fact & Conclusions of Law

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To: Planning and Zoning Commission

Case Numbers: 20-02-AN (Annex), 20-04-S (*Subdivision*) & 20-08-DR (Design Review), for the *Rising Sun Commons Subdivision.*

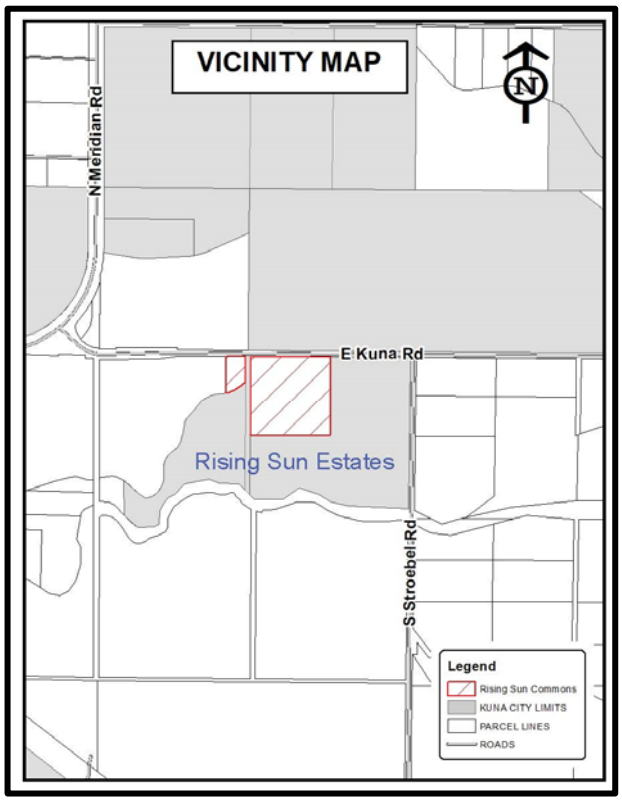
Location: Near the Southwest Corner (SWC) of Kuna & Stroebel Roads
Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: October 13, 2020
Findings of Fact: *October 27, 2020*

Owner: **M3 Companies** - *Mark Tate*
1087 W. River Street, Ste. 310
Boise, ID 83702
208.939.6263
MTate@m3companiesllc.com

Applicant: **JUB Engineers**
250 S. Beechwood Ave. S. 201
Boise, ID 83709
208.323.9336
Wshrief@jub.com



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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 Committee) as the decision-making body; and that annexations and preliminary plat applications are designated as *public hearings*, with the Planning and Zoning Commission as the recommending body, and the City Council as the decision-making body. These land use applications were given proper public notice and have followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act (LLUPA).

a. Notifications

i.	Neighborhood Meeting	March 12, 2020 (five persons attended)
ii.	Agencies	July 21, 2020

iii.	400' Property Owners	October 3, 2020
iv.	Kuna, Melba Newspaper	September 23, 2020
v.	Site Posted	*September 25, 2020*

B. Applicant Request:

1. The applicant, JUB Engineers request annexation approval to bring approx. 11.74 ac into the City of Kuna with an R-6 Medium Density Residential zone and preliminary plat approval to subdivide the approx. 11.74 ac into 53 total lots. The proposed gross density is 3.66 DUA (Dwelling Units/Ac), and the net density is approx. 5.39 DUA with 10.7% usable open space for a total 1.26 ac of open space. This will be an extension of Rising Sun Estates Sub. (Approved Nov. 2017). The site is near the Southwest Corner (SWC) of Kuna and Stroebel Roads. Kuna, ID 83634; within Section 30 T2N, R1E, B.M., APN No's: R0615250650 and R0615250700.

2. **Site History:** The subject site is approx. 11.74 acres in size and is currently zoned M2 (Ada County Industrial) and is in unincorporated Ada County. The subject site has historically been used for residential and agricultural purposes.

C. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLUM) 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 FLUM identifies the approximately 11.74 ac. site as Mixed-Use.

2. **Kuna Recreation and Pathways Master Plan Map:**
The Recreation and Pathways Master Plan Map indicates a future pathway / trail to the south of this site along Indian Creek. A pathway and open space along Indian Creek was previously approved by the City and is currently under design review by BOR and the Parks and Recreation Department. This project is intended to be an extension of Rising Sun Estates which borders this site on the east and south. The applicant has formally committed to significantly expand the previously approved open space and pathway in Rising Sun Estates.

3. **Surrounding Existing Land Uses and Zoning Designations:**

North	RUT	Rural Urban Transition - Ada County
South	R-4	Medium Density Residential – City of Kuna
East	R-4	Medium Density Residential – City of Kuna
West	RUT	Rural Urban Transitional – Ada County

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

Property Owner	Parcel Size	Current Zone	Parcel Number
DEBRA YOUNG	Approx 1.06 ac.	RUT-Rural Urban Transition	R0615250525
DEBRA YOUNG	Approx. 9.34 ac	M2 - County Industrial	R0615250700

5. **Services:**

Sanitary Sewer – City of Kuna (COK)
Potable Water – COK
Irrigation District – Boise-Kuna Irrigation District
Pressure Irrigation–COK Municipal Irrig. System (KMIS)
Fire Protection – Kuna Rural Fire District (KRFD)
Police Protection – Kuna City Police (ACSO)
Sanitation Services – J & M Sanitation

6. **Existing Structures, Vegetation and Natural Features:** Currently the properties listed above are used for residential and agricultural purposes. There is one residential building on site with several out buildings. These parcels are generally flat and on-site vegetation is consistent with typical Residential and Agriculture fields. Bedrock depth according to the USGS, is approx 20" to 40" with an average of 1 - 1.4% slope across the site.

Transportation / Connectivity: The site has approx. 844' of frontage along Kuna Road. Staff recommends the applicant be conditioned to satisfy Kuna City and ACHD's requirements for roadway improvements for all on-site public roads and for the frontage along Kuna Road, including road widening and vertical/rolled curb, gutter and sidewalks at the appropriate widths. In this location Kuna Road is a Minor Arterial. The Applicant shall work with the Emergency Medical Services (EMS) to provide proper EMS access for the site. Staff recommends the applicant be conditioned to connect to previously approved stub streets and to provide stub streets to adjacent parcels as necessary following KCC.

7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

8. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:
   - City Engineer – Paul Stevens (COK) Exhibit B-1
   - Ada County Highway District (ACHD) Exhibit B-2
   - Boise Project Board of Control Exhibit B-3
   - Central District Health Department (CDHD) Exhibit B-4
   - Department of Environmental Quality (DEQ) Exhibit B-5

D. Staff Analysis:

Applicant proposes to annex approx. 11.74 acres into the City of Kuna with an R-6 zone and to create a subdivision with the same 11.74 ac. known as *Rising Sun Commons* Subdivision. The site is adjacent to Kuna City limits and is currently zoned M2 (Ada County Industrial), applicant seeks a Medium Density Residential **[**MDR**]** zone. As these lands touch current City limits, they are eligible for annexation into Kuna, should the Council reach that decision.

The City of Kuna FLUM and the Comprehensive Plan for Kuna identifies this parcel as Mixed-Uses. The applicant proposes the R-6 zone which equals four (4) to eight (8) dwelling units per acre (DUA). This application requests an approx. 3.66 gross DUA and 1.24 acres (10.7%) of usable open space in addition to the trail along Indian Creek and expanded open space (Rising Sun Estates - 2017). The developer has stated that this subdivision will be an extension of the Rising Sun Estates (RSE Sub) development. The applicant has formally committed to expanding the trail and open space whereby reducing the overall density in RSE Sub. The applicant will be improving the open space in concert with Kuna's Parks and Rec standards and in the end will dedicate a turn-key park to the City as a public amenity. With the commitment for expanding an approved public amenity (open space and trail), coupled with making Rising Sun Commons an extension of RSE Sub, staff views this proposal to be in concert with the FLUM and Comprehensive Plan. Applicant proposes 43 home lots and 10 common lot (53 total). Staff recommends the applicant be conditioned to work with the Public Works department to bring utilities to and thru the site and provide utility stubs to adjacent properties in conformance with KCC. Public utilities shall be provided at the developers cost and extended to the site in sufficient sizes. Staff recommends the applicant be conditioned to provide street lights throughout the Sub and external streets that comply with KCC for distance, style and wattage, including street lights at all intersections and near all fire hydrants. Staff recommends the applicant be conditioned to work with the KRFD for proper EMS access at the 31st lot threshold for permanent secondary access. Staff recommends that all streets (including Kuna Road Frontage) be improved, widened and dedicated as public roads with curb, gutter and sidewalks at appropriate widths. Staff recommends the applicant be conditioned to work with staff & EMS for proper signage to avoid parking on private driveways, and to be listed in the CC&R's for the subdivision.

A Design Review application accompanies this project and seeks approval for the landscaping, trails and open spaces included with this subdivision (20-08-DR). A Homeowners Association (HOA) shall be established for the care and maintenance for all common lots. The landscape plans appear to be in substantial compliance with KCC 5-17. In the event that during phase development there is a valid reason to relocate trees and shrubs, staff recommends that the applicant be conditioned to relocate the affected items to another location rather than

removal from the project. Acceptable reasons for relocating landscaping includes ACHD drainage and vision triangles at intersections. It is the *responsibility of the developer* to ensure that wire baskets, twine and other forms of non-biodegradable items are removed from trees and shrubs appropriately. Applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping and street lights compliance prior to signature on the final plat. It is also noted that any changes to the landscape or street light plans must receive staff approval *prior* to changes being made. At the time of inspections, if field conditions are different than the approved plans, changes will be required until field conditions are compliant, and will be made at developers' expense.

Staff has determined these applications comply with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan and FLUM; and forwards Case No's 20-02-AN, 20-04-S and 20-08-DR, to the Commission with recommended conditions of approval listed in section 'I' of this report.

E. 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.
5. Future Land Use Map.

F. Procedural Background:

On Tuesday October 13, 2020, the Commission *considered* the *Rising Sun Commons* subdivision, Case No's 20-02-AN, 20-04-S and 20-08-DR, including the applications, agency comments, staff's report and public testimony presented or given.

G. Comprehensive Plan Analysis:

The Commission may accept or reject the Comprehensive Plan components, and have determined the proposed preliminary plat request for the site *is* consistent with the following Comprehensive Plan components as described below:

The Comprehensive Plan is a living document, intended for use as a guide to governmental bodies. The plan is not law that must be strictly adhered to in the most stringent sense; it is to be used by public officials to assist their decision making for the City.

2.0 – Property Rights and Summary

Goal 1: Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and evaluate with guidance from the City attorney and the Idaho Attorney General's six criterion established to determine the potential for property "takings".

Comment: *Utilizing the Idaho Attorney Generals criteria, and a review by the City Attorney, the proposed project does not constitute a "takings" and the economic value is intact. However, the applicant may request a takings analysis by the developer.*

5.0 Economic Development Goals and Objectives - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement.

Comment: *The proposed application complies with the comprehensive plan by providing a unique set and arrangement of lot sizes, sidewalks and open space throughout to meet these goals.*

6.0 Land Use Goals and Objectives - Summary:
Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles.

Comment: *The project complies with the land use plan as adopted by the City by incorporating the following; landscaped open space, sidewalks, unique/varied housing densities and types and promotes desirable, cohesive community character and a possibility for a quality neighborhood with quality design elements included..*

8.0 - Public Services, Facilities and Utilities Goals and Objectives - Summary:
Provide adequate services, facilities, and utilities for all City residents and *annex* contiguous properties who request City services. Ensure that development within Kuna connects into the City's sanitary sewer and potable water systems and continue expansion of the City's sewer systems as resources allow.

Comment: *Kuna has adequate services for this development and the authority to approve the request. This application will expand the City's sanitary sewer system, potable water and adds to the pressure irrigation mainline in an orderly fashion and adds amenities with open spaces and trails for its residents and the community.*

9.0 - Transportation Goals and Objectives - Summary:
Work with Kuna City, ACHD and COMPASS to promote and encourage bicycling and walking as transportation modes. Develop a transportation strategy and identify future transit corridors while requiring developers to preserve rights-of-way, to improve mobility on major routes while balancing land use planning with transportation needs.

Comment: *The project meets the transportation goals of the City by improving Kuna Rd. with expanded rights-of-way along its frontage, adding sidewalks for public use and internal roads and pathways for transportation connections.*

12.0 - Housing Goals and Objectives - Summary:
Encourage developers to provide high-quality development with a variety of lot sizes, *dwelling types*, *densities* and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl.

Comment: *Applicant proposes 53 total lots which will possibly contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner. The development proposes varied and unique housing types, common lots and amenities, therefore creating a pleasant neighborhood environment that blends with the area.*

13.0 - Community Design Goals and Objectives - Summary:
Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and create a sense of place.

Comment: *The subdivision incorporates sound community design and landscape features to integrate with nearby uses to create a sense of place for the community and will foster neighborhood interactions and activities within its boundary.*

H. Kuna City Code Analysis:

1. This request appears to be consistent and in compliance with Kuna City Code (KCC).
   Comment: *The proposed project meets the land use and area standards in Chapter 3, Title 5 of KCC. Staff also finds that the proposed project meets all applicable requirements of Title 6 of KCC.*

2. The site is physically suitable for a subdivision.
   Comment: *The approx. 11.74 acre subdivision has sufficient size to include a mix of lot sizes, neighborhood landscaped common lot.*

3. The subdivision uses *are not* likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
   Comment: *The land to be subdivided is not used as wildlife habitat. Roads, homes and open space are planned for construction according the City requirements and best practices. Staff is not aware of any environmental damage or loss of habitat associated with the proposed development.*

4. The subdivision application *is not* likely to cause adverse public health problems.
   Comment: *The subdivision of the property follows the zoning designation per Kuna Code 5-13-9. The Medium Density zone requires connection to public sewer and water, therefore eliminating the occurrence of adverse public health problems. Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.*

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 subdivision design did consider the location of the property, classified roadway (Kuna Rd.) and the system. The subject property can be connected to the City's public sewer, water and pressure irrigation facilities. The adjacent and planned uses are complimentary as proposed in the Kuna Comprehensive Plan Future Land Use Map.*

6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.

I. Recommendation of the Commission:

Based on the facts outlined in staff's memo, the Comp Plan, City Code, the record before the Commission, the applicant's presentation, public testimony and discussion during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends *approval* to City Council for Case No's 20-02-AN, 20-04-S, Annexation and Preliminary Plat request, and votes to *approve 20-08-DR, a Design Review request, all* by JUB Engineers with the following conditions of approval *at time of development*:

20-02-AN (Annexation) and 20-04-S (Preliminary Plat), During the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommended approval to City Council for Case No's 20-02-AN, an annexation and Pre Plat request by JUB Engineers with the following conditions of approval:

AND,

20-08-DR (Design Review), During the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby approved Case No. 20-08-DR, a design review request by JUB Engineers with the following conditions of approval:

- Applicant shall follow all conditions outlined the staff report,

- Applicant work with staff to finalize the agreement with the Parks and Recreation Department on the additional park revisions to present to City Council at the next City Council Public Hearing,
- Commission recommends City Council review Condition No. 18 and have the applicant and staff present options on a name change prior to submission of Final Plat.

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 all sewer connections and grading plans.
    b. The City Engineer shall approve drainage and grading plans.
    c. Central District Health Department requires the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
    d. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan by the City engineer.
    e. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
    f. The *Boise Project Board of Control* shall approval all modifications to the existing irrigation system.
    g. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.
    h. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District.
2. Installation of utility service facilities shall comply with requirements of the public utility or irrigation district providing 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.
4. Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P & Z Commission approval in concert with the prepared construction drawings for the project. Place street lighting at all intersections and near all fire hydrants.
5. Parking within the site shall comply with KCC 5-9-3.
6. Fencing within and around the site shall comply with Kuna City standards – KCC 5-5-5- A-J and KCC 6-4-2-E.
7. A sign permit is required prior to subdivision entrance sign construction and it shall comply with KCC 5-10-4. *Monument signs will require applicant to obtain design review approval.*
8. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three days or as the planting season permits. And is required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved and permitted by the public entities owning the property.
9. Submit a petition to the City consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation System of the City (KMIS) prior to requesting final plat signature from the City Engineer.
10. Applicant shall work with the Public Works department to bring utilities to and thru the site and provide stubs to adjacent properties in conformance with KCC.
11. Applicant shall improve and widen Kuna Road with curb, gutter and sidewalk at the appropriate width.
12. 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 Commission and Council, or seek amending them through the public hearing process.
13. The applicant's proposed preliminary plat (dated 02/11/20) shall be considered a binding site plan, *or as modified and approved* through the public hearing process.

14. The applicant's proposed landscape plan (dated 02/13/20) shall be considered a binding site plan, *or as modified and approved* through the public hearing process.
15. Applicant shall remedy any outstanding code enforcement issues prior to recordation of a final plat.
16. All streets shall be improved and dedicated as public roads.
17. Applicant shall work with KRFD to accommodate EMS access and all other requirements of the KRFD.
18. Applicant shall keep the subdivision name as presented and approved by Council and may not change it for marketing purposes unless approved by Council.
19. Applicant be conditioned to work with staff & EMS for proper signage to avoid parking on private driveways, and to be listed in the CC&R's for the subdivision.
20. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
21. Compliance with all local, state and federal laws is required.

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Fax: (208) 922-5989
www.Kunacity.id.gov

J. Based upon the record contained in Case No's 20-02-AN, 20-04-S and 20-08-DR, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna *City Council* hereby *approves* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 20-02-AN, 20-04-S and 20-08-DR a request for Annexation, Preliminary Plat and Design Review approval by JUB Engineers:

1. *The Kuna Planning and Zoning Commission approves the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.*

   Comment: *The Commission held a public hearing on the subject applications on October 13, 2020, 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.*

2. *Based on the evidence contained in Case No's 20-02-AN, 20-04-S and 20-08-DR, this proposal generally complies with the Comprehensive Plan and City Code.*

   Comment: *The Comp Plan has listed numerous goals for promoting and supporting a diverse and sustainable economy that will allow more Kuna residents to work in their community and encouraging a balance of land uses to ensure that Kuna remains desirable, stable and a self-sufficient community.*

3. *Based on the evidence contained in Case No's 20-02-AN, 20-04-S and 20-08-DR, this proposal generally complies with the Kuna City Code.*

   Comment: *The applicant has submitted a complete application, and following staff review 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.*

4. *The Kuna Planning and Zoning Commission has the authority to recommend approval to Council for Case No's 20-02-AN and 20-04-S*, and authority to *approve Case No. 20-08-DR.*

   Comment: *On October 13, 2020, the Commission voted to recommend approval of Case No's 20-020AN and 20-04-S* and to *approve Case No. 20-08-DR.*

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

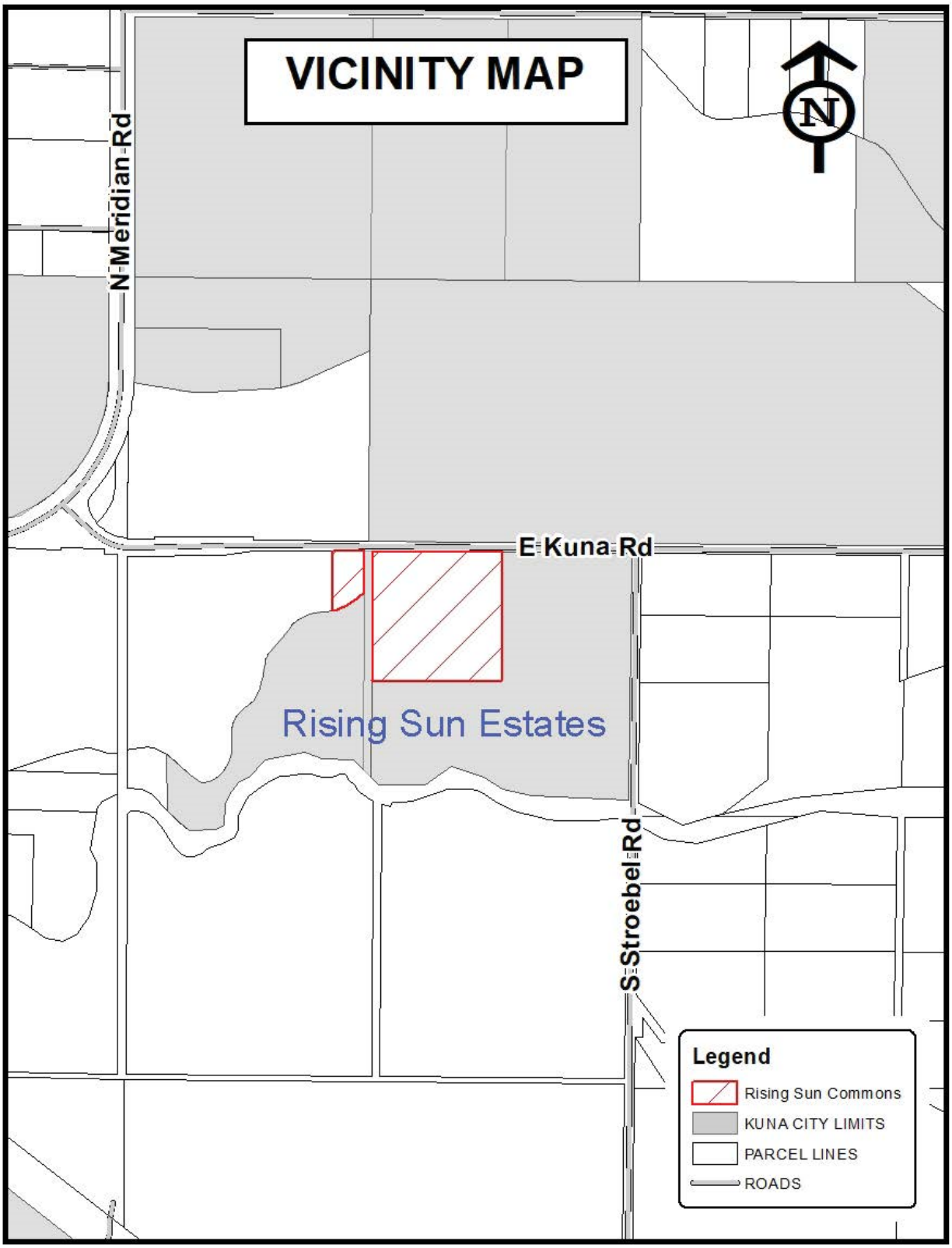
   Comment: *Neighborhood Notices were mailed out to residents within 400-FT of the proposed project site on October 3, 2020, and a legal notice was published in the Kuna Melba Newspaper on September 23, 2020. The applicant placed a sign on the property on September 25, 2020.*

DATED: this 27th day of October, 2020.

_____
Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

_____
Troy Behunin, Planner III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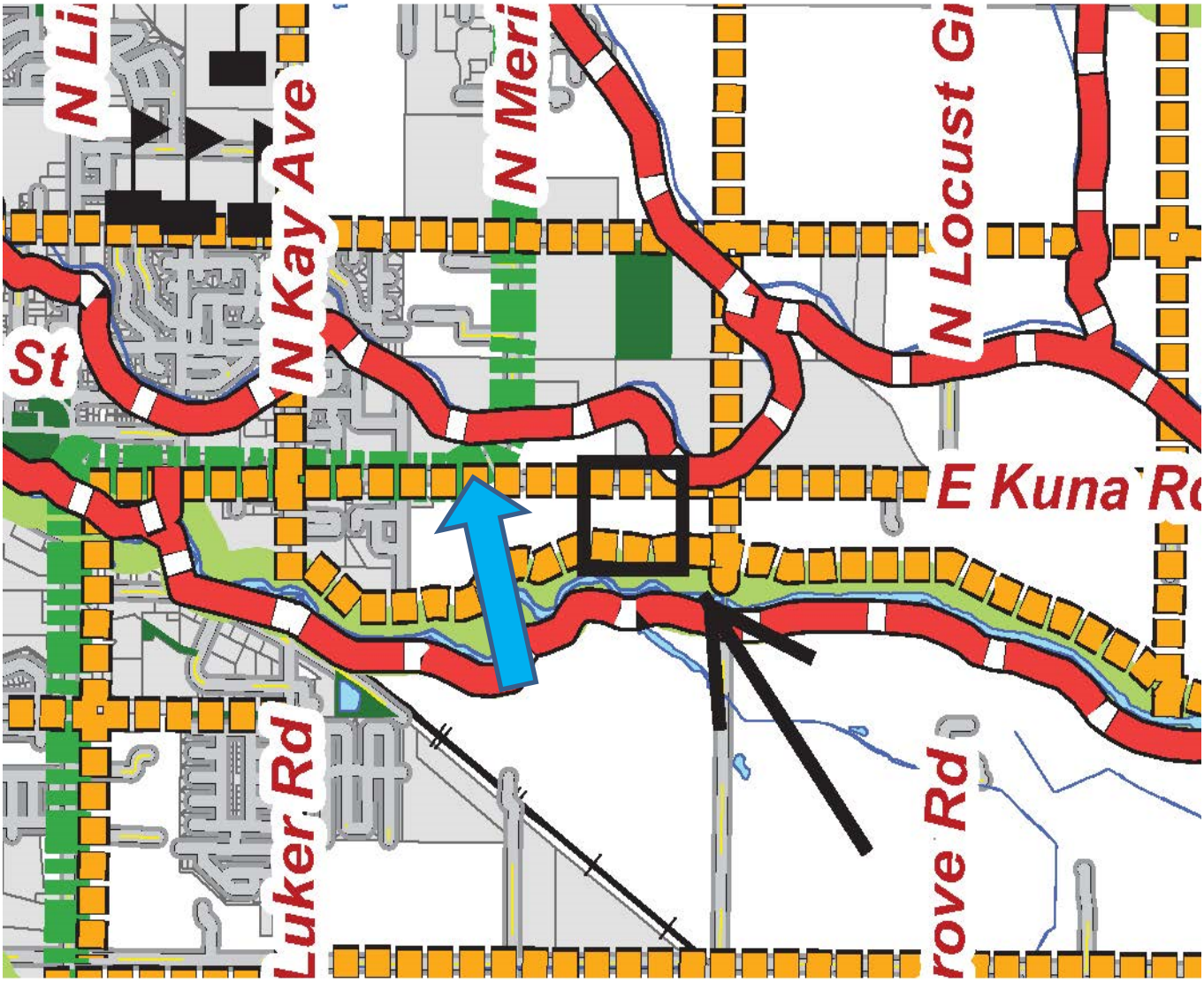
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BEFORE THE PLANNING AND ZONING COMMISSION
OF THE
CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF **TEN MILE CREEK, LLC** For Preliminary Plat and Design Review for the *Memory Ranch Subdivision No. 6-9.*	)	**Case Nos. 20-07-S (Preliminary Plat)** **20-16-DR (Design Review)** **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER OF RECCOMENDED APPROVAL OF PRELIMINARY PLAT APPLICATION, AND APPROVAL OF DESIGN REVIEW APPLICATION.**

THESE MATTERS came before the Planning and Zoning Commission for public hearing on October 13, 2020 for receipt and consideration by the Planning and Zoning Commission of these recommended Findings of Fact, Conclusions of Law and Order of Decision for the above referenced Applications. The Planning and Zoning Commission does now hereby make and set forth the Record of Proceedings, and these recommended Findings of Fact, Conclusions of Law, and Order of Decision.

I
RECORD OF PROCEEDINGS

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1	P&Z Commission Staff Report			X
2	Commission and Council Review Application			X
3	Preliminary Plat Checklist			X
4	Design Review Application			X

5	Vicinity Map			X
6	Covenants, Conditions and Restrictions			X
7	Legal Description			X
8	Affidavit of Legal Interest			X
9	Letter of Intent			X
10	Commitment to Property Posting			X
11	Traffic Impact Study			X
12	Phase Plan Color			X
13	Conceptual Engineering Plans			X
14	Preliminary Plat			X
15	Landscape Plan			X
16	Neighborhood Meeting Certification			X
17	Agency Transmittal			X
18	Boise Project Board of Control Comments			X
19	Central District Health Department Comments			X
20	City Engineer Comments			X
21	Ada County Highway District Comments			X
22	P&Z Commission Legal Notice in Kuna Melba News			X
23	P&Z Commission Mailer			X
24	P&Z Commission Proof of Property Posting			X
25	Public Comments			X
26				X
27				X
28				X
29				X
30				X
31				X
32				X
33				X
34				X

1.2 Hearings

1.2.1 Planning and Zoning Commission heard this on October 13, 2020. The FCO's have been requested to go to the Council October 27, 2020.

1.3 Witness Testimony

1.3.1 Those who testified at the Commissions October 13, 2020 hearing are as follows, to-wit:

1.3.1.1 City Staff:
Doug Hanson, Planner I

1.3.1.2 Appearing for the Applicant:
Jane Suggs, Gem State Planning

1.3.2 The hearing was then closed for the receipt of evidence and testimony.

II
DECISION

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

III
FINDINGS OF FACT

3.1 Findings Regarding Notice

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

3.1.2 Notice Provided

3.1.2.1 Notice was published for the October 13, 2020 hearing on the preliminary plat for Memory Ranch Subdivision No. 6-9 was published in the *Kuna Melba Newspaper*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City and in Ada County and Canyon County.

Newspaper	***Dates Published***
Kuna Melba Newspaper	September 23, 2020

3.1.2.2 Notice for the October 13, 2020 hearing containing the legal description of the property proposed to be developed was mailed on the 23 September, 2020 to all known and affected property owners within three

hundred (400) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the October 13, 2020 hearing was posted in conspicuous places within City Hall on the Foyer's Bulletin Boards, City Website, and Post Office.

3.2 Findings Regarding Preliminary Plat Application

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

3.2.2 The proposal was for a multi-phased, Subdivision that would include 259 single-family dwelling units.

3.2.3 Applicant requested to divide 67.5 acres into 259 single-family lots and 22 common lots.

3.2.4 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, as well as the installation of pathways and open space.

3.2.5 Several improvements and changes to existing roadways would need to be made as part of the proposed project. The applicant testified to their willingness to make these improvements.

3.3 Findings Regarding Design Review Application

3.3.1 The applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements listed in KCC Title 5.

3.3.2 Review by staff and the Commission of the proposed Design Review confirms all applicable requirements listed in KCC 5-4-9 were provided.

3.3.3 The applicant has proposed a landscape buffers including trees, shrubs, and grasses. The proposed landscaping is in conformance with KCC, and minimizes impact on adjacent areas.

3.3.4 The applicant has proposed 9.5 percent useable open space in compliance with KCC 5-17.

3.4 Testimony of the City Planner

3.4.1 **Conclusions**: The City Planner, in a staff report to the Planning and Zoning Commission dated October 13, 2020 confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.4.1.1 On February 14, 2020 Planning and Zoning staff held a pre-application meeting with the applicant, Public Works, the Parks Department, The Kuna School District, Kuna Rural Fire District and Kuna Police Department to discuss the project. The applicant held a neighborhood meeting on June 2, 2020. There was a total of four resident who attended the meeting. Neighborhood meeting minutes as well as mailed materials have been provided as a part of this application.

3.4.1.2 The applicant is proposing to subdivide the approximately 67.5-acres into 281 total lots (259 buildable lots and 22 common lots), the property is zoned R-6 (Medium Density Residential) within Kuna City Limits. The overall gross density of the project is 3.84 dwelling units per acre (DUA).

3.4.1.3 11.01 acres, or 16.3% of the project is proposed to be open space. This includes all buffers, parks, and pathways. 6.4 acres, or 9.5% of the project, are considered useable open space, as defined by KCC 5-1-6-2. Included in the useable open space is a 4.4-acre park to include a picnic shelter, play structure and half basketball court. Pathways are provided throughout the subdivision to provide pedestrian connectivity. KCC 5-17 requires developments with a range of 251 to 300 homes/dwelling units to devote 9.50% of the development area to useable open space. Staff views the open space to be in compliance with Kuna City Code.

3.4.1.4 With this proposed project, the applicant will improve Lake Hazel Road along the northern boundary of the subdivision. Lake Hazel is listed as am east west major arterial on the City of Kuna Street Circulation Map. Staff would recommend that Lake Hazel Road be improved as half of a 96-foot street section with vertical curb, gutter and detached sidewalk installed in accordance with KCC 5-17-13 and 6-4-2 and ACHD Policy. The proposed project will construct sections of two entirely new collector roads, Shayla Avenue and Butterfly Street. Shayla Avenue is proposed and a north south major collector and Butterfly Street is proposed as an east west major collector, conforming to the Street Circulation Map. Staff recommends that both roadways be constructed as half of a 36-foot street section plus 12 additional feet of pavement widening, with vertical curb, gutter and detached sidewalk installed in accordance with KCC 5-17-13 and 6-4-2 and ACHD Policy. The applicant will be required to install a sign at the terminus of Shayla Avenue and Butterfly Street, as well as each proposed stub street stating that these roads will continue in the future. Staff will defer the applicant to comments provided by Ada County Highway District for preferred

language. ACHD recommends the applicant should be required to construct a temporary turnaround at the east terminus of Butterfly Street, as it is greater than 150-feet in length. The temporary turnaround should be paved and constructed with a minimum 45-degree turning radius, staff agrees with this recommendation.

3.4.1.5 The installation of streetlights are a required public improvement listed under Kuna City Code 6-4-2. The applicant has not included proposed locations of streetlights on the preliminary plat. Staff will require the applicant to work with staff in order to comply with KCC and install street lights with a maximum spacing of 250 ft. The final location of street lights will be approved at the time of construction document review. Staff would note that these streetlights must be designed and installed according to "Dark Sky" standards.

3.4.1.6 A design review application for common area landscaping and open space was included as a part of the overall application. The proposed application includes several internal pathways, staff will require the applicant comply with KCC 5-5-5-F and install "see-through" fence. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. Additionally, staff notes that if this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves, and ACHD underground facilities. In the event that locations of landscaping are within the locations listed above, the landscaping in that area must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a final landscape inspection. The developer, owner and/or applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to signature on the final plat.

3.4.1.7 Kuna's Comprehensive Plan (Comp Plan) encourages a variety of housing types for all income levels, open space and pathways numerous times throughout the document. Pertinent sections of the Comp Plan that address the above listed items are included below in Section G of this staff report.

3.4.1.8 Staff has reviewed the proposed preliminary plat for technical compliance with KCC, and finds the pre-plat and landscape plan are in compliance Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan. The applicant will be required to work with Kuna's staff, Ada County Highway District (ACHD), the Kuna Rural Fire District (KRFD) and any other applicable agencies to ensure conformance to each agency's requirements. Staff recommends that if the Planning and Zoning

Commission recommends approval of case no. 20-07-S (Preliminary Plat) and approves case no. 20-16-DR (Design Review), the applicant be subject to the conditions of approval listed in section "I" of this report.

3.4.2 Staff Recommendations: As a result of the review, the City Planner I, Doug Hanson, recommended that if the Planning and Zoning Commission recommends approval of case no. 20-07-S (Preliminary Plat) and approves case no. 20-16-DR (Design Review), the applicant be subject to the conditions of approval:

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

3.4.2.1.1 The City Engineer shall approve the sewer hook-ups.

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

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

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

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

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

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

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

3.4.2.3 Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.

3.4.2.4 When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).

3.4.2.5 Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform all corresponding Master Plans.

3.4.2.6 The Developer/owner/applicant shall be required to participate, as determined by the City Engineer, in the development of additional lift station capacity.

3.4.2.7 Curb, gutter and sidewalk (attached and detached) shall be installed in accordance with Kuna City Code Title 5 Chapter 17 and Title 6 Chapter 4.

3.4.2.8 Applicant/Developer shall install a sign at the terminus of Shayla Avenue and Butterfly Street, as well as every proposed stub street stating these roads will continue in the future. Applicant/Developer shall obtain proper language from Ada County Highway District.

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

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

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

3.4.2.12 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.

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

3.4.2.14 The applicant shall install sod wherever the landscape plan (dated June 2, 2020) identifies "Lawn" and provide staff an updated landscaping plan accommodating the requested change.

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

3.4.2.16 If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.

3.4.2.17 Any revisions of the plat are subject to administrative determination to rule if the revision is substantial.

3.4.2.18 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.

3.4.2.19 Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.

3.4.2.16 Developer/owner/applicant shall comply with all local, state and federal laws.

3.5 Other Testimony

3.5.1 10/13/2020 Public Hearing – Jane Suggs, Gem State Planning, testified about the specifics of the development; providing a mix of lot sizes, and subdivision amenities will include a large park, picnic shelter, half basketball court and walking paths. Mid-mile collectors Shayla and Butterfly will be constructed as a part of this project.

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

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

4.2 The power of the City of Kuna lies in the planning and zoning commission to hear this matter as provided in Idaho Code §§ 50-222, 67-6513, & 67-6615, and Kuna City Code §6-2-3 (F).

4.3 The Kuna Planning and Zoning Commission has the exclusive general supervisory authority over recommendation of all plat approvals and certification under their jurisdiction as provided in Idaho Code § 50-1308.

V
CONCLUSIONS OF LAW
RE: APPLICATION FOR PRELIMINARY PLAT

5.1 The City of Kuna has authority to approve preliminary plats within its boundaries pursuant to Idaho Code §§ 50-13 & 67-65, and Kuna City Code § title 6-1-2.

VI
ORDER OF RECOMMENDING APPROVAL OF APPLICATION FOR PRELIMINARY PLAT

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

6.1 That the preliminary plat application (Case No. 20-07-S) is recommended approval.

VII
ORDER OF APPROVAL OF APPLICATION FOR DESIGN REVIEW

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

7.1 That the design review application (Case No. 20-16-DR) is hereby approved.

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 27th day of October, 2020.

_____
Lee Young, Chairman

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE
CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF **RUSSEL C DURRANT AND MARIE B LIVING TRUST** For Rezone for the *Durrant Rezone*.	)	**Case No. 20-04-ZC (Rezone)** **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER OF RECCOMENDED APPROVAL OF REZONE APPLICATION.**

THESE MATTERS came before the Planning and Zoning Commission for public hearing on October 13, 2020 for receipt and consideration by the Planning and Zoning Commission of these recommended Findings of Fact, Conclusions of Law and Order of Decision for the above referenced Application. The Planning and Zoning Commission does now hereby make and set forth the Record of Proceedings, and these recommended Findings of Fact, Conclusions of Law, and Order of Decision.

I
RECORD OF PROCEEDINGS

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1	P&Z Commission Staff Report			X
2	Commission and Council Review Application			X
3	Rezone Checklist			X
4	Letter of Intent			X

5	Vicinity Map			X
6	Affidavit of Legal Interest			X
7	Warranty Deed			X
8	Legal Description			X
9	Neighborhood Meeting Certification			X
10	Commitment to Property Posting			X
11	Agency Transmittal			X
12	City Engineer Comments			X
13	Boise Project Board of Control Comments			X
14	Nampa Meridian Irrigation District Comments			X
15	Ada County Highway District Comments			X
16	P&Z Commission Legal Notice			X
17	P&Z Commission Mailer			X
18	Public Testimony			X
19				X
20				X
21				X
22				X
23				X
24				X
25				X
26				X
27				X
28				X
29				X
30				X
31				X
32				X
33				X
34				X

1.2 Hearings

1.2.1 Planning and Zoning Commission heard this on October 13, 2020. The FCO's have been requested to go to the Council October 27, 2020.

1.3 Witness Testimony

1.3.1 Those who testified at the Commissions October 13, 2020 hearing are as follows, to-wit:

1.3.1.1 City Staff:
Doug Hanson, Planner I

1.3.1.2 Appearing for the Applicant:
Jerome Wagoner

1.3.2 The hearing was then closed for the receipt of evidence and testimony.

II
DECISION

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

III
FINDINGS OF FACT

3.1 Findings Regarding Notice

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

3.1.2 Notice Provided

3.1.2.1 Notice was published for the October 13, 2020 hearing on the preliminary plat for Memory Ranch Subdivision No. 6-9 was published in the *Kuna Melba Newspaper*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City and in Ada County and Canyon County.

Newspaper	***Dates Published***
Kuna Melba Newspaper	September 23, 2020

3.1.2.2 Notice for the October 13, 2020 hearing containing the legal description of the property proposed to be developed was mailed on the 23 September, 2020 to all known and affected property owners within three

hundred (300) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the October 13, 2020 hearing was posted in conspicuous places within City Hall on the Foyer's Bulletin Boards, City Website, and Post Office.

3.2 Findings Regarding Rezone Application

3.2.1 The land for proposed rezone is one parcel totaling approximately 12.16 acres. The parcel includes the following:

Property Owner	Parcel Size	Current Zone:	Parcel Numbers
Russel C Durrant & Marie B Living Trust	12.16-acres	A (Agriculture)	S1301336350

3.2.2 Applicant requested to rezone the approximately 12.16 acres to a Medium Density Residential (R-6) zone.

3.2.3 The parcel is located starting near the northwest corner of S Linder Road and W Columbia Road.

3.2.4 The existing land uses and zoning designations for lands surrounding the subject parcels is as follows:

North	R-6	Medium Density Residential – Kuna City
South	A	Agriculture – Kuna City
East	R-6 RR	Medium Density Residential – Kuna City Rural Residential – Ada County
West	P	Public – Kuna City

3.2.7 The topography of the area is relatively flat.

3.3 Testimony of the City Planner

3.3.1 **Conclusions**: The City Planner, in a staff report to the Planning and Zoning Commission dated October 13, 2020 confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.3.1.1 The applicant is requesting to rezone approximately 12.16 acres from an "A" (Agriculture) zoning designation to a "R-6" (Medium Density Residential) zone. There is no development associated with this application. A neighborhood meeting was held with residents within 300 feet of the subject site on August 13, 2020, according to the applicants "Neighborhood Meeting Certification", there were no attendees.

3.3.1.2 The Comprehensive Plan's Future Land Use Map has identified this parcel as Mixed Use. The rezone request to an R-6 (Medium Density Residential) zoning district classification will allow for a future lot line adjustment to the subject site and surrounding parcels. With future land use designations and current zoning districts of public, medium density residential and commercial adjacent to the subject site, staff views the intent of the mixed-use future land use designation to be met.

3.3.1.3 Staff has determined the applicant's rezone request is in compliance with Kuna City Code, Title Five; Idaho Statute § 67-65 and the goals and policies set in Kuna's Comprehensive Plan. Staff recommends that if the Planning and Zoning Commission recommends approval for Case No. 20-04-ZC (Rezone) to City Council, the applicant be subject to the conditions of approval listed in section "I" of this report

3.3.2 Staff Recommendations: As a result of the review, the City Planner I, Doug Hanson, recommended that if the Planning and Zoning Commission recommends approval of case no. 20-04-ZC (Rezone), the applicant be subject to the conditions of approval:

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

3.3.2.1.1 The City Engineer shall approve the sewer hook-ups.

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

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

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

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

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

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

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

3.3.2.3 Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. At time of development all City services shall be brought to and through the subject property. The applicant shall conform to all corresponding Master Plans.

3.3.2.4 Any future site improvements the property owner shall comply with provisions set forth in Kuna City Code.

3.3.2.5 Any site improvements and/or building construction shall comply with the provisions set forth in Kuna City Code.

3.3.2.6 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.

3.3.2.7 Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.

3.3.2.8 Developer/owner/applicant shall comply with all local, state and federal laws.

3.4 Other Testimony

3.4.1 10/13/2020 Public Hearing – Jarom Wagoner, testified about the specifics of the rezone; providing that the rezone would facilitate a future lot line adjustment application.

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

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

4.2 The power of the City of Kuna lies in the planning and zoning commission to hear this matter as provided in Idaho Code §§ 67-6511, and Kuna City Code §2-1-5.

V
CONCLUSIONS OF LAW
RE: APPLICATION FOR REZONE

5.1 The City of Kuna has authority to approve rezones within its boundaries pursuant to Idaho Code §§ 67-65, and Kuna City Code § title 5-1-2.

VI
ORDER OF RECOMMENDING APPROVAL OF APPLICATION FOR REZONE

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

6.1 That the rezone application (Case No. 20-04-ZC) is recommended approval.

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 27th day of October, 2020.

_____

Lee Young, Chairman

751 W 4th Street | Kuna, ID | 83634
(208) 922-5274 | www.kunacity.id.gov

EXHIBIT CHECKLIST

Case Name: Rockaway Cove Sub
Case No.(s): 20-02-ZC, 20-05-S & 20-12-DR

	EXHIBITS
1	Exhibit List
2	Staff Report
3	Applicant Vic Map
4	Commission and Council Review Packet
5	LOI
6	Illustrative Plan
7	Preliminary Plat
8	Phasing Plan
9	Legal Description
10	Subdivision Name Reservation
11	City Engineer Memo
12	ACHD Report
13	Boise Project Board of Control
14	Central Dist. Health Dept.
15	Dept. Environmental Quality
16	Kuna Rural Fire Dist.
17	Kuna School Dist.
18	Site Photos
19	Design Review Application
20	Landscape Plans
21	Affidavit of Legal Interest
22	Neighborhood Meeting Certification
23	Commitment to Post Property

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: 20-02-ZC, 20-05-S (Preliminary Plat) and 20-12-DR (Design Review) *Rockaway Cove Subdivision.*

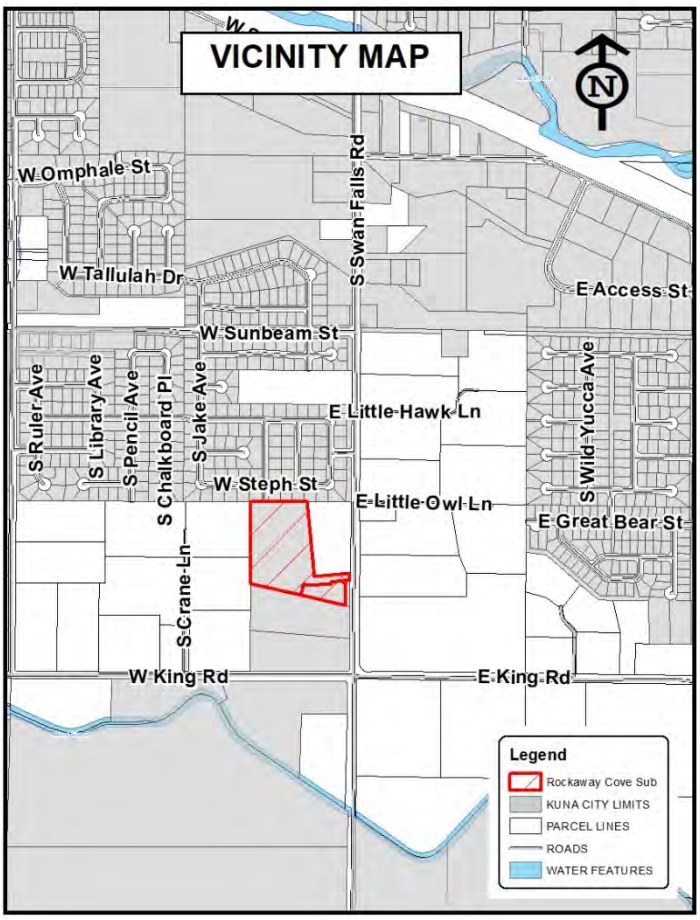
Site Location: Near the Northwest Corner (NWC) of Swan Falls & King Rd., Kuna, ID 83634

Planner: Troy Behunin, Planner III

Hearing Date: October 21, 2020

Owners: **Craig & Kendrick Wallace**
1401 Swan Falls Road
Kuna, ID 83634

Representative: **Tealey's Land Surveying**
Pat Tealey
12594 W. Explorer Dr. Ste. 150
Boise, ID 83713
208.385.0636
ptealey@tealeys.com



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A. Process and Noticing
B. Applicants Request
C. Site History
D. General Project Facts
E. Staff Analysis
F. Applicable Standards
G. Proposed Comprehensive Plan Analysis
H. Proposed Kuna City Code Analysis
I. Proposed Commission Recommendation

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 rezones and preliminary plats are designated as public hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

a. Notifications

i.	Neighborhood Meeting	February 13, 2020 (two people attended)
ii.	Agency Comment Request	August 20, 2020
iii.	400' Property Owners Notice	October 16, 2020

iv. Kuna Melba Newspaper October 7, 2020
v. Site Posted October 1, 2020

B. Applicant's Request:

Tealey's Land Surveying requests to rezone two parcels consisting of approximately 9.71-ac in Kuna City, from Agriculture (Ag.) ***TO*** the R-6 MDR (Medium Density Residential) zone and to subdivide the same lands into 31 total lots (28 buildable lots and 3 common lots). The applicant proposes a gross density at 3.21 DUA and Net Density at 4.30 DUA with 28,750 SF of open space or 7.6% of the gross area. The subject site is located near the NWC of Swan Falls Road and King Road within Section 26, Township 2 North, Range 1 West BM; (APNs: R8247270176 & R82477270180.).

C. Site History:

Both parcels are currently zoned Agriculture (AG), however, they are both in Kuna City. Historically these parcels have served as farmland.

D. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the City. The FLUM indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the approximately 9.71acre site as Mixed-Use, with limited Swan Falls Rd. frontage.

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map does not indicate a future pathway/trail through the subject site; however, bike routes and a Scenic Byway are proposed along Swan Falls Road. The applicant has proposed internal HOA owned trails and open spaces.

3. **Surrounding Land Uses:**

North	R-5	Medium Density Residential – Kuna City
South	Ag	Agricultural – Kuna City
East	RUT	Rural Urban Transition – Ada County
West	RUT	Rural Urban Transition – Ada County

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

Property Owner	Parcel Size:	Current Zone:	APN:
Kendrick E. Wallace	1.00 (excluding ROW)	Agriculture (Ag)	R8247270180
Craig E. Wallace	7.56 (excluding ROW)	Agriculture (Ag)	R8247270176

5. **Services:**

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

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

The proposed project site contains one residence and two outbuildings on the smaller parcel. The rest of the site has vegetation consistent with farmed fields and pasture. The site has an estimated average slope of 3% to 5.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be between 20" and 40" inches across a majority of proposed development area, however there are some areas where bedrock depth is between 40" and 60" near the center of the development area.

7. **Transportation / Connectivity:**
The applicant proposes one connection to Swan Falls Road, a classified roadway and connection to an existing stub from Ryan Meadows on the north side. Applicant proposes a stub street to the south in the event there is future development to the south. Stub streets are a required subdivision element in Kuna City.

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:
   - City Engineer ..... Exhibit B-1
   - Ada County Highway District ..... Exhibit B-2
   - Boise Project Board of Control ..... Exhibit B-3
   - Central District Health Department ..... Exhibit B-4
   - Department of Environmental Quality ..... Exhibit B-5
   - Kuna Rural Fire District..... Exhibit B-6
   - Kuna School District No. 3..... Exhibit B-7

E. Staff Analysis:

On October 24, 2019 Planning and Zoning staff held a pre-application meeting with the applicant, Public Works, The Kuna School District and the Kuna Police Department to discuss the project. The applicant held a neighborhood meeting with land owners within 300+ ft of the proposed project area on February 13, 2020 and Two (2) residents attended the meeting. Neighborhood meeting minutes as well as mailed materials have been added to this packet.

Staff views this request to be in concert with the Comp Plan and the FLU Map. This project has limited frontage adjacent to Swan Falls and the residence on the 1acre parcel along Swan Falls will remain. There are adjacent parcels under different ownership with more frontage along swan Falls which will be reserved for the Mixed-Use component for the area should they develop in the future.

The applicant proposes to rezone the approximately (approx.) 9.71 acres (ac) already Kuna City Limits from Agriculture (Ag) to an R-6 zone Medium Density Residential (MDR). The applicant proposes a total of 31 lots over the approx. 9.71 ac, with a gross density at 3.21 dwelling units per acre (DUA) and a net density at 4.31 (DUA). The applicant proposes three (3) common lots totaling 28,750 sf, which equals approx. 7.6% total open space. KCC 5-17 requires developments with a range of 7 to 50 dwelling units to devote 7.00% of the development area to useable open space. Staff views the proposed open space to be in compliance with Kuna City Code. Staff recommends if any part(s) of the open spaces are designed to be used as a storm water retention the applicant be conditioned to work with the City engineer to ensure that the area designated for "open space" ***and*** as water retention, is able to serve both purposes ***and*** maintain the proper open space requirements; see condition # 17. The original Rockaway Cove project from 2006 was part of the LID and according to the Public Works Department, this project in concert with some small developer sponsored upgrades to the Ten Mile lift station may provide enough sewer connections for this project.

With this Preliminary Plat, the applicant is not proposing to widen Swan Falls Road along the east property line. Swan Falls Road is listed a north-south Minor Arterial Road according to Kuna's Street Circulation Map. Staff recommends that the developer be conditioned to provide road widening with vertical curb and gutter, and an eight-foot sidewalk (KCC 5-17-13) in conformance with required improvements for Arterial Roads (6-4-2). The existing subdivisions to the north provided a future stub street and this subdivision should be required to connect to it, and provide a stub to the south for future development. Applicant shall be conditioned to satisfy the Kuna Rural Fire Districts requirements at time of final design for the EMS ingress/egress.

The installation of streetlights are required public improvements listed under Kuna City Code 6-4-2. Staff located proposed locations of street lights on the preliminary plat and notes that the applicant will be required to follow KCC for their separation, installation and wattages. The final location of street lights will be approved at the time of construction document review. Staff would note these streetlights must be designed and installed according to "Dark Sky" standards and shall use LED lighting throughout the site.

Staff Notes that the phasing plan indicates common lots on Lots 4 and 10 Block 3, L5, B 2, and L7, B 1. However, on the pre plat and the landscape set, and in the open space calcs, L4, B 3 in NOT included; staff is curious why it was excluded. Applicant also proposes a 30' landscape buffer along Swan Falls, and as long as the CC&R's address this as an area to be maintained into perpetuity by the HOA, staff can support a *buffer* rather than a *common lot*.

A design review application for common area landscaping and open space was included as a part of the application. Applicant is required to comply with KCC 5-5-5-F and install "see-through" fence for areas next to common areas and a solid vinyl perimeter fence. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. Staff recommends the applicant be conditioned to place "Sod" where the landscape plan (dated May 15, 2020) identifies "LAWN". Staff also recommends the landscape plan state that all twine shall be removed, and that wire baskets and burlap shall be removed at least ½ way down the root ball after planted" and provide staff an updated plan reflecting the changes to these notes. This landscape plan will be considered a binding site plan. Additionally, staff notes that if this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves, and ACHD underground facilities. In the event that locations of landscaping are within the locations listed above, the landscaping in that area must be moved to an alternate location, and an updated landscape plan must be provided to staff *prior* to scheduling a final landscape inspection. A design review (DR) application has not been submitted for a monument sign however, DR approval will be required prior to submitting for a building permit. The developer, owner and/or applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to signature on the final plat.

Kuna's Comprehensive Plan (Comp Plan) encourages a variety of housing types for all income levels, open space and pathways numerous times throughout the document. Pertinent sections of the Comp Plan that address the above listed items are included below in Section G of this staff report. Staff has reviewed the proposed preliminary plat for technical compliance with KCC, and finds the pre-plat and landscape plan are in compliance Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan. Staff recommends the applicant be conditioned to work with Kuna's staff, Ada County Highway District (ACHD), the Kuna Rural Fire District (KRFD) and any other applicable agencies to ensure conformance to each agency's requirements.

Staff recommends that if the Planning and Zoning Commission recommends approval of Case No's 20-02-ZC (Rezone) and 20-05-S (Preliminary Plat) and approves Case No. 20-12-DR (Design Review), the applicant be subject to the conditions of approval listed in section "I" of this report, and any additional conditions requested by the Planning and Zoning Commission.

F. 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 - Local Land Use Planning Act.

G. Proposed Comprehensive Plan Analysis:

Kuna Planning and Zoning Commission may accept or reject the Comprehensive Plan components, and shall determine if the proposed rezone and preliminary plat requests for the site ***are/are not*** consistent with the following Comprehensive Plan components as described below:

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

- Goal 2.A: Maintain and expand an interconnected greenbelt, pathways and trail system.
  - Objective 2.A.2: Maintain and expand the pathway and trail network with a focus on building connectivity to key activity and population centers that serve all areas of Kuna.
    - Policy 2.A.2.d: Work with private developers and landowners to direct expansion of the trails and pathways system throughout Kuna, including:
      - Ensure appropriate polices and ordinances are in place to incentivize and require construction of new pathways and trails infrastructure as development and redevelopment occurs.
      - Require all new neighborhood and subdivision developments to incorporate pathway connectivity within the neighborhood and tie into existing or anticipated pathways and trails.
      - Clearly identify locations where trails and pathways infrastructure should be publicly accessible, and who will be responsible to provide regular maintenance for these areas.
- Goal 2.B: Maintain and expand parks and public gathering spaces.
  - Objective 2.B.1 Maintain and expand the parks system
    - Policy 2.B.1.b: Continue to require neighborhood park development through the subdivision development process.

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

- Goal 3.D: Encourage development of housing options and strong neighborhoods.
  - Objective 3.D.1: Encourage development of housing options for all citizens.
    - Policy 3.D.1.a: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
  - Objective 3.D.2: Create strong neighborhoods through preservation, new development, connectivity and programming.
    - Policy 3D.2.d: Work to ensure that all neighborhoods in Kuna benefit from good connectivity through sidewalk, pathway and trail, on-street and transit infrastructure.
- Goal 3.G: Respect and protect private property rights.
  - Objective 3.G.1: Ensure land use policies, restrictions, and fees do not violate private property rights.
    - Policy 3.G.1.b: Ensure City land use actions, decisions and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.
    - Policy 3.G.1.c: Ensure City land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

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

- Goal 4.B: Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.
  - Objective 4.B.2: Maintain and expand sidewalks and pedestrian facilities within the community.
    - Policy 4.B.2b: Install detached sidewalks and/or protected pedestrian routes/facilities along high trafficked roads as development occurs.
    - Policy 4.B.2.c: Promote the installation of off-system pedestrian pathways to create neighborhood connections and reduce the length of non-motorized transportation routes.
    - Policy 4.B.2.g: Coordinate with developers to connect and/or enhance pedestrian facilities, including on and off-system pathways, footbridges (across canals, etc.), road bridges, sidewalks, pedestrian crossings and wayfinding signage.
- Goal 4.C: Increase pathway, trail and on-street bicycle facilities to create an expanded and connected bicycle network.
  - Objective 4.C.1: Maintain and enhance existing pathways, trails and on-street bicycle facilities.

        - Policy 4.C.1.a: Expand the bicycle network as identified in the Kuna Pathways Master Plan and ACHD Roadways to Bikeways Plans through land use developments and capital improvement projects.
        - Policy 4.C.1.e: Coordinate with developers to connect to and/or enhance bicycle facility connections, including pathways, non-motorized canal crossings, road bridges and wayfinding signage.
    - Objective 4.C.2: Ensure expansion of pathways, trails and on-street bicycle routes.
        - Policy 4.C.2.b: Promote the installation of off-system bicycle pathways to create neighborhood connections and reduce non-motorized transportation route lengths.
- Goal 4.D: Promote a connected street network that incorporates mid-mile collectors and crossing for improved neighborhood connectivity.
    - Objective 4.D.2: Ensure the continued expansion/development of mid-mile collector system throughout the community.
        - Policy 4.D.2.a: Extend and expand mid-mile roads as growth occurs.
        - Policy 4.D.1.b: Preserve adequate right-of-way along all mid-mile roads or other approved alternative locations to align roads.

H. 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 approx. 9.71 ac 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 rezone and preliminary plat requests did consider the location of the property and adjacent uses. The adjacent uses range from Medium Density Residential and Agriculture (Kuna City) to Rural Urban Transition (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.*

I. Commission's Recommendation:

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

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends ***approval/conditional approval/denial*** of Case No's *20-02-ZC (Rezone) and 20-05-S* (Preliminary Plat), a request from Tealey's Land Surveying to rezone two parcels consisting of approx. 9.71 ac in Kuna City Limits from Ag. *TO* R-6 MDR zoning district and to subdivide the same lands into 31 total lots (28 buildable lots and 3 common lots); AND ***approves/conditionally approves/denies*** Case No. 20-12-DR (Design Review), subject to the following 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 System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
    f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
    g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. 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 in accordance with Kuna City Code Titles 5 Chapter 17 and 6 Chapter 4.
7. Applicant shall work with staff in order to provide final 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 Sky practices.
9. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).

10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
11. Landscaping shall not be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
12. The applicant shall install sod wherever the landscape plan (dated May 15, 2020) identifies "Lawn" and provide staff an updated landscaping plan accommodating the requested change.
13. All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in KCC 5-10.
14. If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.
15. Any revisions of the plat are subject to administrative determination to rule if the revision is substantial.
16. Applicant shall work with the City engineer to ensure that the area designated for "open space" ***and*** as water retention, is able to serve both purposes ***and*** maintain the proper open space requirements.
17. Applicant shall satisfy the Kuna Rural Fire Districts requirements at time of final design for the EMS ingress/egress.
18. 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.
19. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
20. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this ____ day of _____, 2020.

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

Based upon the record contained in Case No's 20-02-ZC, 20-05-S and 20-12-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. 20-12-DR and recommends ***approval/conditional approval/denial*** *of* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 20-02-ZC and 20-05-S, a request from Tealey's Land Surveying to Rezone two parcels consisting of approximately 9.71-ac in Kuna City Limits from Ag. to the R-6 MDR zone and to subdivide the 9.71-ac into 31 total lots (28 buildable lots and 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's 20-02-ZC, 20-05-S and 20-12-DR, this proposal* ***does/ does not*** *generally comply with the City Code.*

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

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: *The applicant held neighborhood meetings on February 1, 2020. Two (2) residents attended the meeting. Land Owner Notices were mailed out to properties within 400-FT of the proposed project site on October 16, 2020 and a legal notice was published in the Kuna Melba Newspaper on October 6, 2020. The applicant posted sign on the property on October 1, 2020.*

3. *Based on the evidence contained in Case No's 20-02-ZC, 20-05-S and 20-12-DR, this proposal* ***does/does not*** *generally comply with the Comprehensive Plan.*

   Staff Finding: *The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic group in Kuna, as well as the installation open spaces. The proposed zoning district is R-6 MDR. The Comp Plan Map designates the properties as Mixed-Uses with limited frontage and adjacent to Medium Densities.*

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. It should be noted that installation of this project will place a commensurate impact on City services.*

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, police, 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/does not*** consider health and safety of the public and the surrounding area's environment**.**

   Staff Finding: *Connection to City services, as well as other public improvements such as streetlights, fire hydrants, sidewalks, 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 Rezone & the Preliminary Plat.

   Staff Finding: *An affidavit of legal interest was signed by the Craig Wallace allowing Tealey's Land Surveying to act on their behalf of this project, therefore consenting to the Rezone of the proposed project site.*

10. The proposed project lands *are* within Kuna City Limits.

    Staff Finding: *The parcel is within City limits and eligible for a Rezone.*

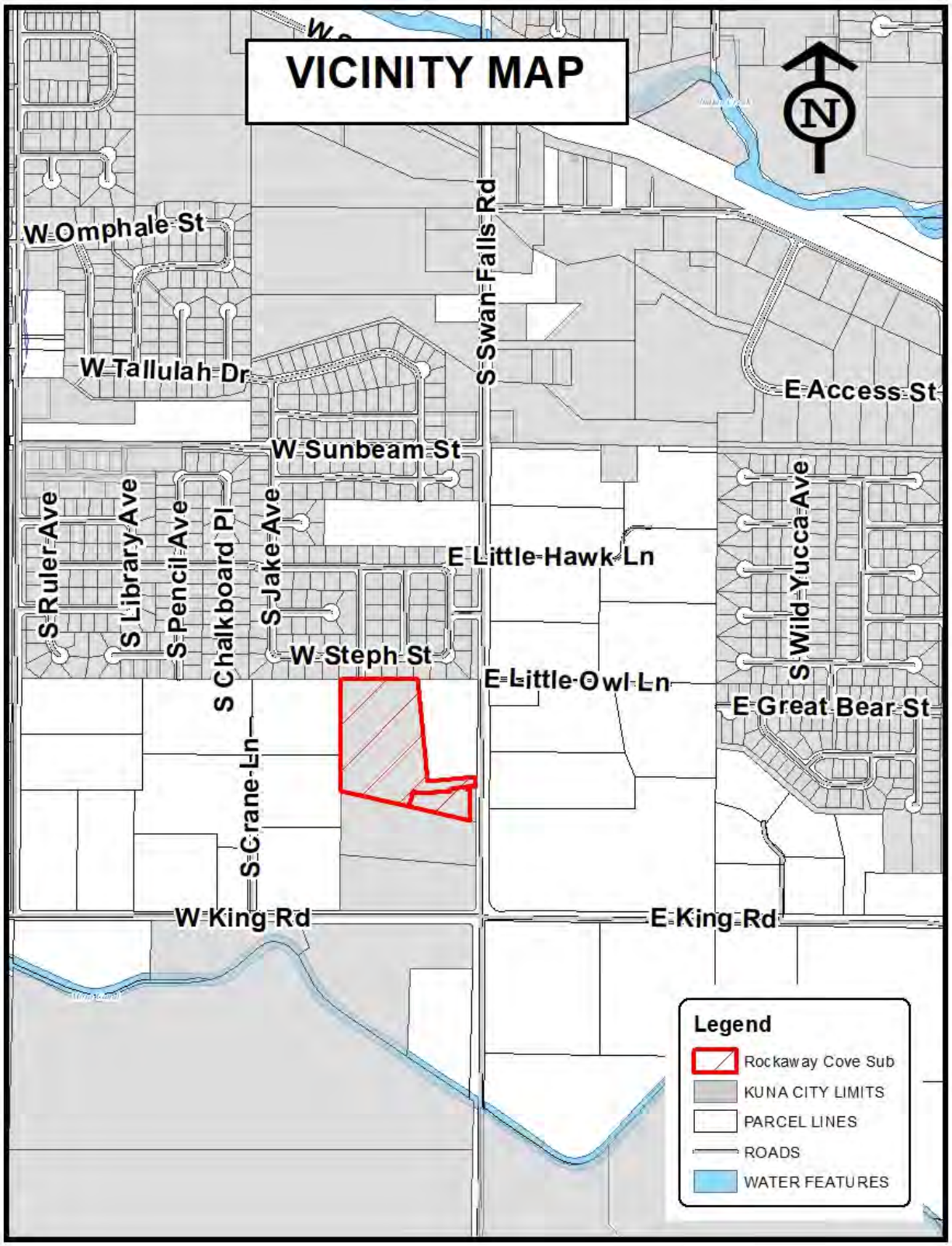
11. The site landscaping ***does/does not*** minimize the impact on adjacent properties through the use of screening.

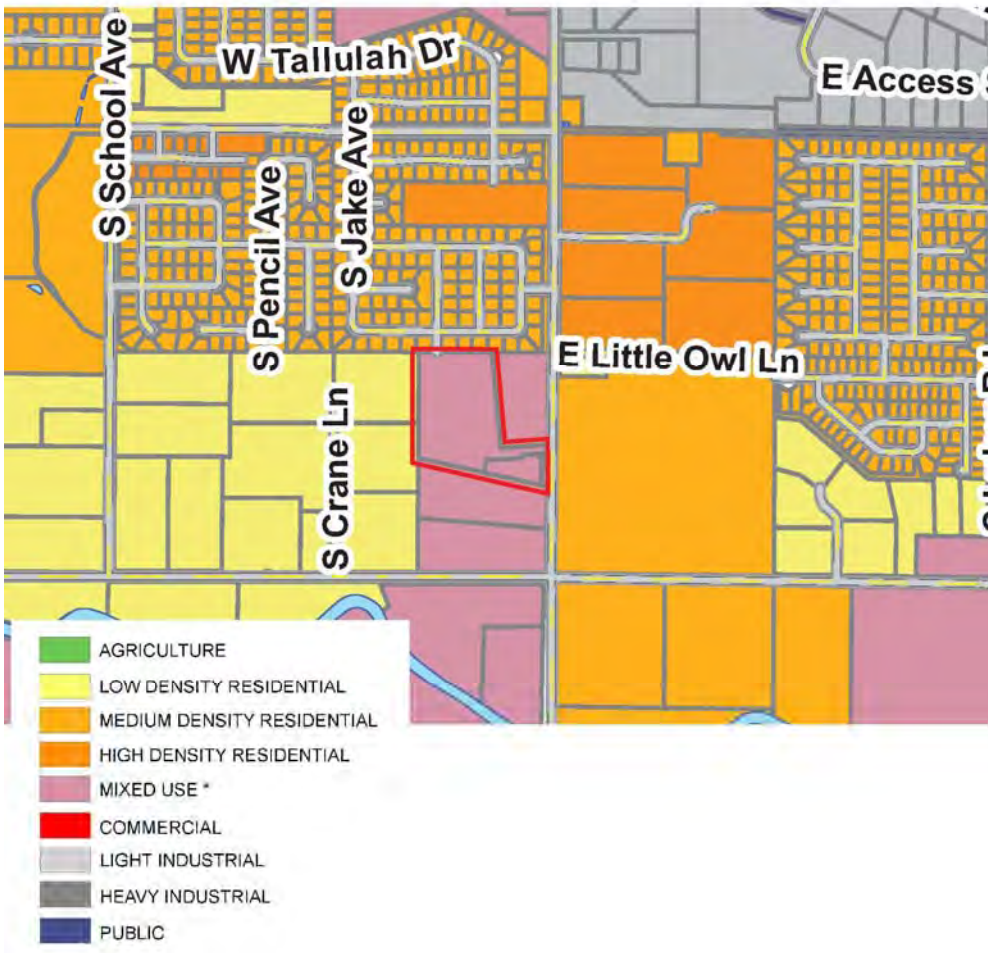
    Staff Finding: *Per the submitted landscape Plan, the applicant is proposing an open space on the south side of the project and houses back house to the west. A six-foot vinyl fence is required around the entire project.*

12. The applicant and/or owner of the property have the right to request a written regulatory taking analysis.

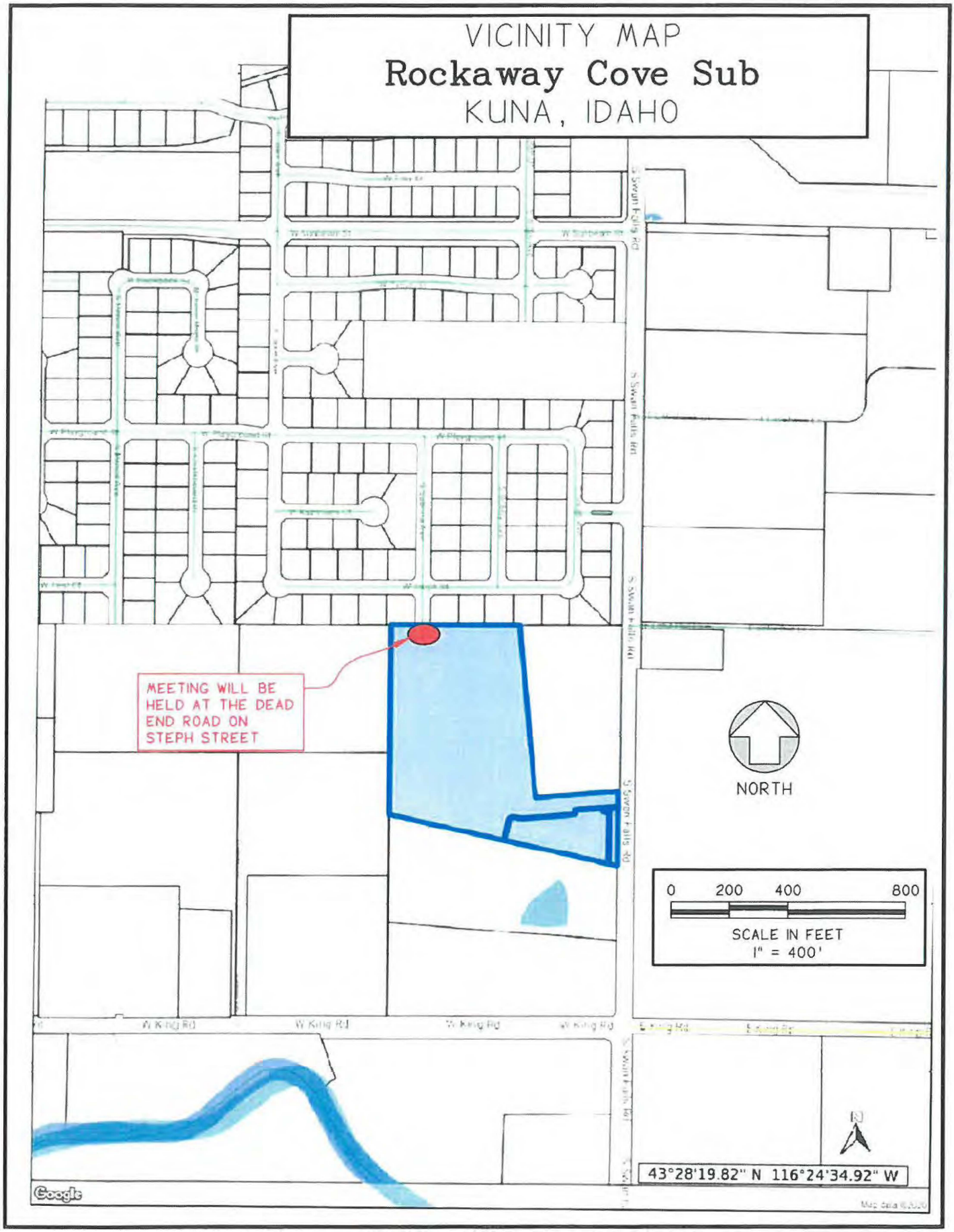
    Staff Finding: *Pursuant to Idaho Code 67-8003, the owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk. Not more that twenty-eight (28) days after the final decision concerning the matter at issue, the City shall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

DATED this ___th day of _____, 2020.


VICINITY MAP
N
W Omphale St
W Tallulah Dr
S Swan Falls Rd
E Access St
W Sunbeam St
S Ruler Ave
S Library Ave
S Pencil Ave
S Chalkboard Pl
S Jake Ave
E Little Hawk Ln
S Wild Yucca Ave
W Steph St
E Little Owl Ln
E Great Bear St
S Crane Ln
W King Rd
E King Rd
Legend
Rockaway Cove Sub
KUNA CITY LIMITS
PARCEL LINES
ROADS
WATER FEATURES


W Tallulah Dr
E Access
S School Ave
S Pencil Ave
S Jake Ave
E Little Owl Ln
S Crane Ln
AGRICULTURE
LOW DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
HIGH DENSITY RESIDENTIAL
MIXED USE *
COMMERCIAL
LIGHT INDUSTRIAL
HEAVY INDUSTRIAL
PUBLIC

VICINITY MAP
Rockaway Cove Sub
KUNA, IDAHO



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

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)	20-02-ZC, 20-05-S 20-12-DR
Project name	Rockaway Cove Sub
Date Received	May, 15, 2020
Date Accepted/ Complete	July, 6, 2020
Cross Reference Files	
Commission Hearing Date	Oct. 27, 2020
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: CRAIG, KENRICK WHITACRE
Address: 1401 SWAN FALLS ROAD
City, State, Zip: KUNA, IDAHO. 83707
Phone Number: (208) 484-2156
E-Mail: brett@boisepremier.com
Fax #:

Applicant (Developer): BLACK SUMMIT, LLC
Address: 13827 WEST MEADOWDALE, 150
City, State, Zip: BOISE, IDAHO. 83713
Phone Number: (208) 484-2156
E-Mail: brett@boisepremier.com
Fax #:

Engineer/Representative: PAT TEALEY
Address: 12594 W. EXPLORER DR., SUITE 150
City, State, Zip: BOISE, ID. 83704
Phone Number: (208) 385-0636
E-Mail: PTEALEY@TEALEYS.COM
Fax #: 208-385-0696

Subject Property Information

Site Address: 1401 SWAN FALLS ROAD
Site Location (Cross Streets): WEST STEPH STREET
Parcel Number (s): R8247270176 AND R8247270180
Section, Township, Range: SECTION 26, T.2N, R.1W., B.M.
Property size: 8.71 ACRES
Current land use: VACANT
Proposed land use: RESIDENTIAL
Current zoning district: A
Proposed zoning district: R-6

Project Description

Project / subdivision name: ROCKAWAY COVE SUBDIVISION

General description of proposed project / request: 31-LOT RESIDENTIAL SUBDIVISION

Type of use proposed (check all that apply):

- [X] Residential
- [ ] Commercial
- [ ] Office
- [ ] Industrial
- [ ] Other

Amenities provided with this development (if applicable): 3 COMMON LOT AREA

Residential Project Summary (if applicable)

Are there existing buildings? [X] Yes [ ] No

Please describe the existing buildings: RESIDENT AT 1401 SWAN FALLS Rd.

Any existing buildings to remain? [X] Yes [ ] No

Number of residential units: 28 Number of building lots:

Number of common and/or other lots: 3

Type of dwellings proposed:

- [X] Single-Family
- [ ] Townhouses
- [ ] Duplexes
- [ ] Multi-Family
- [ ] Other

Minimum Square footage of structure (s): N/A

Gross density (DU/acre-total property): 3.21% Net density (DU/acre-excluding roads): 4.30%

Percentage of open space provided: 7.4% Acreage of open space: 28,750 sqft.

Type of open space provided (i.e. landscaping, public, common, etc.): COMMON

Non-Residential Project Summary (if applicable)

Number of building lots: N/A 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: 7/21/20

TEALEY'S LAND SURVEYING
12594 W. Explorer Ste.#150 –Boise, ID 83713
(208) 385-0636
Fax (208) 385-0696
Email: ttaylor@tealeys.com

March 4, 2020
TLS Job No. 4573

City of Kuna Planning and Development
P.O. Box 13
Kuna, Idaho. 83634

Re: Proposed Rockaway Cove Sub. and Rezone

Craig and Kendrick Wallace are the owners of the 9.71 Acre parcel located at 1401 Swan Falls Road, Parcel No.'s R8247270176 and R8247270180. They are under contract with Black Summit LLC for the sale of their land.
Black Summit LLC is the applicant for the rezone and subdivision of the parcel.
This same parcel was annexed and zoned by the City in June of 2006 as Ordinance No. 2006 for a rezone to R-6 and a 39-lot subdivision. At the Planning and Zoning meeting of November 28, 2006 the project was approved with an R-4 Zone and 30 lots and forwarded to City Council.
At the December 19, 2006 meeting the City Council adopted the findings of the Planning and Zoning Commission. The project was found to be in compliance with the Kuna City Code and Kuna Comprehensive Plan.
The project was part of the LID for new wastewater treatment plan and hookups were allocated for this project. The project is also in the Kuna Water District, Kuna Fire District and the Boise-Kuna Irrigation District. Because of the downturn in the economy the project was never built, and the approvals cited above were vacated.
The new project which is before you is almost identical in layout but is requesting an R-6 Zone and approval of only 28 buildable lots. There is still capacity in the sewer system for the 28 lots being requested.
The purpose of the R-6 district is to promote the development of medium density living areas, not to exceed six (6) dwelling units per net acre. A district requirement is connection to public sewer and water. The zone is intended to accommodate single-family dwellings, duplexes, manufactured homes and group living arrangements. The Developer will use all setback and area values of the R-4 Zone.
The adjacent development known as Ryan Meadows 1 thru 3 are zoned R-5. The lots in proposed Rockaway Subdivision will be similar in size, the smallest Lot is 6545 S.F. and the largest is 13,473 S.F.
The existing house will remain on a 1.25 Acres (7.6% of the gross area).

The proposed Subdivision will be served by City of Kuna water and sewer. Public utilities will be provided by Idaho Power and Intermountain Telephone. The public road system will be maintained by Ada County Highway District.
Access to the Proposed Subdivision will be from S. Sabrina Street on the North and a connection to Swan Falls Road at eh SE corner. A stub road will be provided on the South Boundary.
The applicant held a Neighborhood meeting on February 13th and approximately 20 neighbors attended.
The concerns ranged from construction traffic and headlights shining on adjacent houses. There was no opposition to the layout or number of lots.

Respectfully,

Patrick A. Tealey
PLS #4347

Site Location Map

* ZONING (EXISTING):	A
* ZONING (PROPOSED):	R-6
* DENSITY (GROSS):	3.21 DU/ACRE
* DENSITY (NET):	4.78 DU/ACRE
TOTAL LOTS:	31
COMMON LOTS	3
AREA:	8.71 ACRES

OWNER/DEVELOPER

BLACK SUMMIT, LLC
13827 W. MEADOWDALE ST.
BOISE, ID 83713

Site Information:

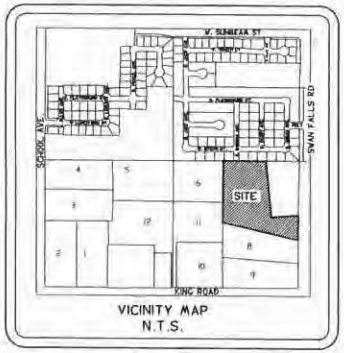
Rockaway Cove Subdivision

TEALEY'S LAND SURVEYING
12564 W. EXPLORER DRIVE, SUITE 150
208-385-0636 BOISE, ID. 83713
www.tealeys.com

SOUTH BECK & BAIRD

PRELIMINARY PLAT
FOR
ROCKAWAY COVE

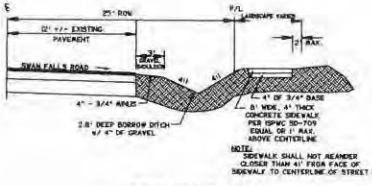
A PORTION OF LOT 7, BLOCK 1 OF SWAN ESTATES SUBDIVISION
A PORTION OF THE SE 1/4, SECTION 26,
T.2N., R.1W., B.M.,
KUNA, ADA COUNTY, IDAHO
2020



VICINITY MAP
N.T.S.

LEGEND

- BOUNDARY LINE
- CENTER LINE
- SECTION LINE
- EXISTING RIGHT-OF-WAY
- LOT LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING LOT LINE
- EDGE OF PAVEMENT
- DRIVEWAY
- FENCE
- TOP OF BANK
- DITCH
- IRRIGATION
- GAS LINE
- SEWER LINE
- WATER LINE
- CURB AND GUTTER
- SIDEWALK
- EXISTING BUILDING
- ASPHALTIC PAVEMENT
- CONCRETE
- FOUND BRASS CAP
- SET 5/8" X 30" IRON PIN W/CAP
- SET 1/2" x 24" IRON PIN w/CAP
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- FOUND PIPE
- CALCULATED POINT
- POWER POLE
- TRAFFIC SIGN
- SAND AND GREASE TRAP
- WELL
- PUMP
- VALVE
- MANHOLE
- PROPANE TANK
- MAILBOX
- HOSE BIB
- STREET LIGHT
- FIRE HYDRANT

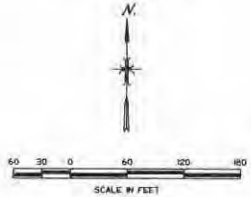


NOTE: SIDEWALK SHALL NOT MEANDER CLOSER THAN 41' FROM FACE OF SIDEWALK TO CENTERLINE OF STREET

SWAN FALLS ROAD
TYPICAL SECTION
NOT TO SCALE

50' RIGHT OF WAY
TYPICAL STREET SECTION

Block	Lots	Bld	Common
1	10	9	1
2	10	9	1
3	10	9	1
4	1	1	-
Total	31	28	3



NET DENSITY ANALYSIS:
Buildable Lot Area = 5.86 Acres
Buildable Lots = 28
Units/Acre = 4.78

AREAS:
Gross Area = 8.71 Acres
ROW Area = 2.20 Acres
Common Lot Area = 0.66 Acres (7.6% of Gross)

Net Bld Lot Area = 5.86 Acres
(= Gross - ROW - Common)

DEVELOPER:
BLACK SUMMIT, LLC
13827 W. MEADOWDALE ST.
BOISE, ID 83713

OWNERS:
CRAIG E. WALLACE
KENDRICK E. WALLACE

ACREAGE: 8.709 ACRE

ZONING: EXISTING A
REZONE TO R-6

BUILDING SETBACKS: (R-6)
FRONT = 20'
REAR = 15' MIN.
SIDE INTERIOR = 5' MIN.
SIDE W/ STREET = 20'

MINIMUM LOT SIZE:
4,500 SQ.FT. (R-6)
6,545 SQ.FT. (ACTUAL)

IRRIGATION DISTRICT: BOISE-KUNA IRRIGATION DISTRICT

DRAINAGE DISTRICT: NONE

SEWAGE DISPOSAL: KUNA CITY

WATER SUPPLY: KUNA CITY

NOTE:
1. ALL STORM DRAINAGE TO BE RETAINED ON SITE.
2. STREET IMPROVEMENTS TO BE BUILT TO A.C.H.D. STANDARDS.
3. ALL LOTS ARE FOR SINGLE FAMILY DWELLINGS ONLY.

TEALEY'S LAND SURVEYING
2944 N. EXPLORER DRIVE, SUITE 110
208-395-4434 meridian, idaho 83713

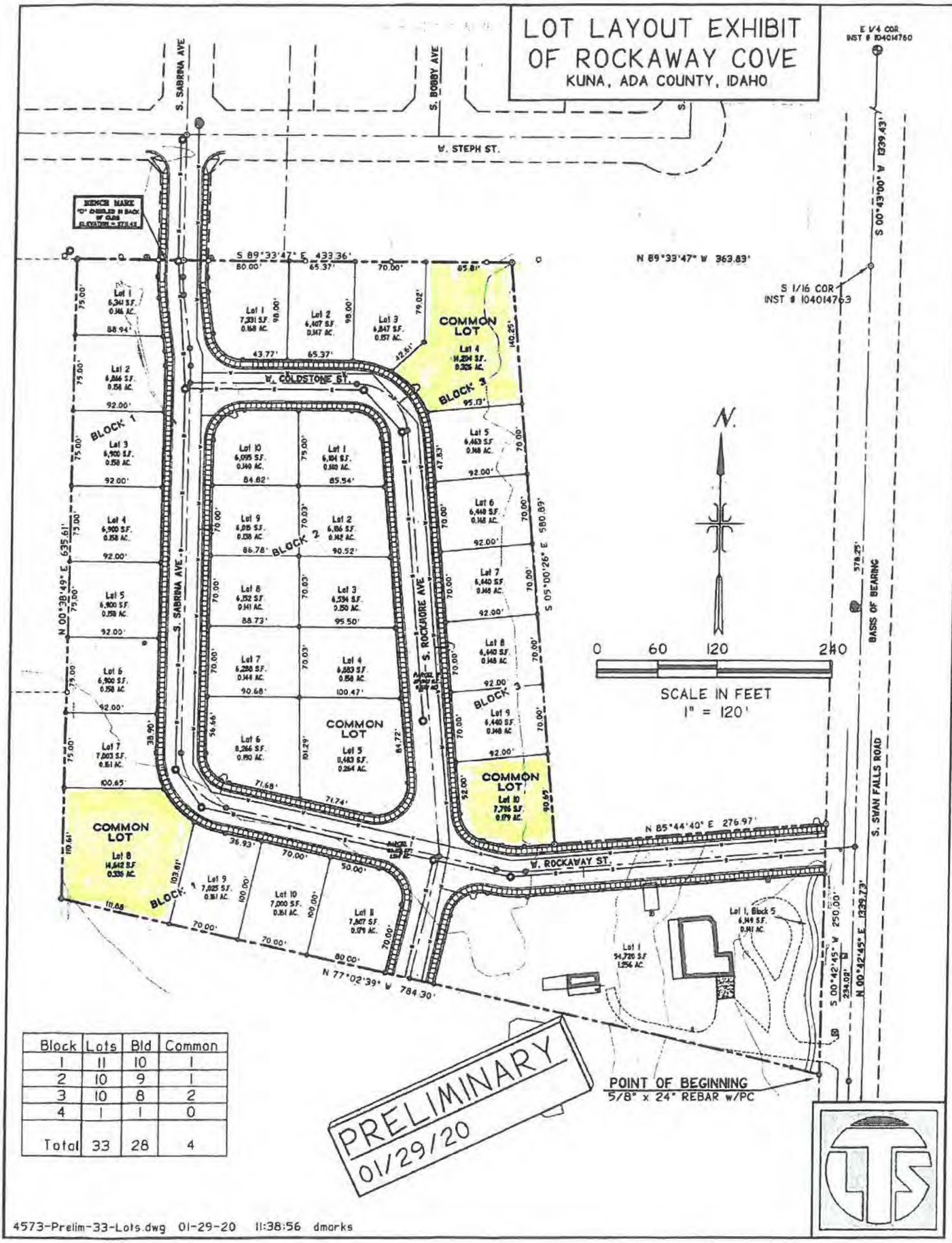
PRELIMINARY PLAT FOR ROCKAWAY COVE
PART OF LOT 7, BLOCK 1 OF SWAN ESTATES SUB. IN THE SE 1/4, SECTION 26 T.2N., R.1W., B.M. KUNA, ADA COUNTY, IDAHO

DESIGN: | DRAFT: dnm | CHECK: | SCALE: 1" = 60' | DATE: DECEMBER, 2019 | PROJECT NO.: 4573

DWG\4573-Prelim

LOT LAYOUT EXHIBIT OF ROCKAWAY COVE

KUNA, ADA COUNTY, IDAHO



Block	Lots	Bld	Common
1	11	10	1
2	10	9	1
3	10	8	2
4	1	1	0
Total	33	28	4

PRELIMINARY
01/29/20

POINT OF BEGINNING
5/8" x 24" REBAR w/PC

4573-Prelim-33-Lots.dwg 01-29-20 11:38:56 dmarks

TEALEY'S LAND SURVEYING

12594 W. Explorer Drive, Suite 150 • Boise, Idaho 83713
(208) 385-0636
Fax (208) 385-0696

Project. No.: 4573
Date: May 7, 2020

DESCRIPTION FOR PROPOSED ROCKAWAY COVE

A parcel of land being lot 7 block 1 of Swan Estates also being a portion of the SE 1/4 of Section 26, T.2N., R.1W., B.M., Kuna, Ada County, Idaho and more particularly described as follows:

COMMENCING at a brass cap marking the Southeast corner of said Section 26; Thence along the East line of said section 26

North 00°42'45" East 527.46 feet to a point, marked by a 5/8" iron pin; Thence along a prolongation of the South line of said lot 7

North 77°02'39" West 30.69 feet to a point, marked by a brass cap, on the West Right-of-Way line of Swan Falls Road and marking the **POINT OF BEGINNING**; Thence along the South line of said lot 7

North 77°02'39" West 784.30 feet to the Southwest corner of said lot 7, marked by a 5/8" iron pin; Thence along the West line of said lot 7

North 00°38'49" East 635.61 to the Northwest corner of said lot 7, marked by a 5/8" iron pin; Thence along the North boundary of said lot 7

South 89°33'47" East 433.36 feet to the Northeast corner of said lot 7 marked by a 5/8" iron pin; Thence leaving the North line of said lot 7 and along the East line of said lot 7

South 05°00'26" East 580.89 feet to an angle point in the North line of said lot 7, marked by a 5/8" iron pin; Thence along the North line of said lot 7

North 85°44'40" East 276.97 feet to a point marked by a 5/8" iron pin on the said West Right-of-Way line of Swan Falls Road; Thence along said West Right-of-Way line of Swan Falls Road and the East line of said lot 7

South 00°42'45" West 250.00 feet to a point marking the **POINT OF BEGINNING**.

Said parcel of land contains 8.71 acre, more or less.

#4573

David Couch

To: Donna Dodson

Subject: RE: Subdivision Name Reservation- Peregrine Cove Sub

May 23, 2006

Donna Dodson
Tealey Land Surveying
2501 Bogus Basin Rd
Boise, ID 83702

RE: Subdivision Name Reservation ROCKAWAY COVE SUBDIVISION

Dear Donna:

At your request, I will reserve the name "ROCKAWAY COVE 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.

Sincerely,

David J. Couch, PLS
Ada County Surveyor

Check out the subdivision names list at http://www.adaweb.net/devserv/survey/subnames.htm

---

From: Donna Dodson [mailto:tealeys@rmci.net]
Sent: Tuesday, May 23, 2006 4:42 PM
To: David Couch
Subject: Re: Subdivision Name Reservation- Peregrine Cove Sub

SE 1/4 Section 26, T2N, R1W

Thank you!

Donna

David Couch wrote:

> Can you give me the Section/Township/Range? Name looks OK.
> David Couch
>
> ---
>
> **From:** Donna Dodson [mailto:tealeys@rmci.net]
> **Sent:** Tuesday, May 23, 2006 3:53 PM
> **To:** David Couch
> **Subject:** Re: Subdivision Name Reservation- Peregrine Cove Sub

A complete oversight on my part. I apologize.

Can we use Rockaway Cove Subdivision? This is after a beach on the Oregon coast. I have attached a picture for your review.

Thank you,
Donna

David Couch wrote:

> Did you look at the subdivision name list before making this request?
> Check out the subdivision names list at http://www.adaweb.net/devserv/survey/subnames.htm
>
> -----Original Message-----
> From: Donna Dodson [mailto:tealeys@rmci.net]
> Sent: Monday, May 22, 2006 12:47 PM
> To: David Couch
> Subject: Subdivision Name Reservation- Peregrine Cove Sub
>
> Hello David,
>
> Can we reserve the name Peregrine Cove Subdivision for a project we are doing in Kuna. Off of Swan Falls and Kings road.
>
> Please advise
>
> Donna Dodson
> Tealey's Land Surveying
> 208-385-0636

Terri Taylor

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Tuesday, December 17, 2019 10:45 AM
To: Terri Taylor
Subject: RE: Subdivision Name

Terri;

The name Rockaway Cove was reserved in May of 2006 by Tealey's for parcel R8247270176 (shown below).
The name does not show up an online search since the project was marked as Inactive in 2011.

We can reactivate the name for your use, and the original reservation letter will still be honored, however the parcel (R8247270180) that you are requesting that we reserve the name for,
which is shown in the image below as "New Reservation Area", appears to be a separate piece adjacent to the original reservation area, and does not have access to a public right-of-way.

Are Parcels 8247270176, R8247270180 & R8247270190 all intended to be included within the project?

Glen Smallwood
Surveying Technician
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7926 *office*
(208) 287-7909 *fax*

EXHIBIT B-1

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

Paul A. Stevens, P.E.
Kuna City Engineer

MEMORANDUM

Date: **25 August 2020**

From: **Paul A. Stevens, P.E.**

To: **Wendy Howell, Planning and Zoning Director**

RE: **Rockaway Cove Subdivision 20-02-ZC, 20-05-S, 20-12-DR, Preliminary Plat**

The Rockaway Cove Subdivision 20-02-ZC, 20-05-S, 20-12-DR dated 20 August 2020 has been reviewed. The application provides a narrative explaining the developers vision for the subdivision, vicinity map, and legal description with exhibit. These comments apply to the preliminary plat. Landscaping, population density, parking requirements, emergency access, pedestrian and vehicular traffic in the proposed R 6 zone and similar topics are evaluated by the Planning and Zoning Department. Review and evaluation of civil design drawings is accomplished separately, when received.

These comments may be expanded or refined based on future land-use actions. The following comments apply considering current, effective requirements:

1. **General**
   a. The Rockaway Cove Subdivision site is approximately 9.71 acres and is currently zoned agricultural. The applicant requests R-6 medium density residential.
   b. Equivalent Dwelling Units (EDU) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 89.
   c. The declining balance for Ten Mile Lift Station shows that the Lift Station capacity has been reached. Some small upgrades have been identified that may provide enough additional capacity to service this infill project.
   d. The Rockaway Cove Subdivision is within the Ten Mile Lift Station sewer basin. The maximum number of sewer connections in this basin was projected at 3.5 EDU per acre. The proposed zoning density of R-6 or up to six dwelling units per acre exceeds the projected zoning density.
   e. The developer may be requested to participate in an engineered evaluation of Ten Mile Lift Station and proposed improvements to expand the lift station & force main capacity.
   f. Rockaway Cove Subdivision shall obtain pressurized irrigation by connecting to the City of Kuna's pressurized irrigation system and extending pressurized irrigation throughout the subdivision.
   g. Potable water will be provided to Rockaway Cove Subdivision by connection to the City of Kuna's potable water system.
   h. A commensurate impact to traffic volumes and densities will follow.
   i. Access to Rockaway Cove Subdivision is from S. Swan Falls Road and the "to be developed" S. Sabrina Ave. Wherever possible, roads should be continuous and go through to adjoining arterial roads.

j. Areas for outside activities have been shown as part of the project. Connection to the City of Kuna pathways presents a long-term goal that is being considered.
k. A plan approval letter from local irrigation districts will be necessary if this project affects any local irrigation districts.
l. All positional information shall be from the state plane coordinate system, latest version.
m. Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
n. State the vertical datum used for elevations on the construction drawings.
o. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
p. The final inspection shall verify that slopes are not steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
q. Provide engineering certification on all final engineering drawings.

2. Inspection Fees

a. An inspection fee will be levied for City inspection of water, sewer and irrigation facilities constructed in associated with this development. The current inspection fee is $1.00 per lineal foot of pressure irrigation, sewer, and water mainline pipe. Payment is due and payable prior to City's approval of final construction plans. Site work shall not begin until all fees are paid.
b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to IDEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. IDAPA 10.01.02 lists the professional engineer's project responsibilities.
c. The developer's engineer and the City's inspector are encouraged to coordinate inspections.

3. Right-of-Way

a. The Kuna Fire Department shall review all road configurations to verify fire truck access and at least two entrances/exits.
b. Rockaway Cove Subdivision will impact travel on S. Swan Falls Road and will add congestion to the associated rail road crossings.
a. All street construction must meet or exceed ACHD and City of Kuna development standards.
b. Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
c. Approaches onto classified streets must comply with ACHD and City of Kuna approach policies.
d. Sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.
e. Easements shall be provided for all city mainlines crossing proposed lots, running along the back of lots and sides of lots, that allow the City of Kuna to access and maintain the utilities.
f. All mainlines owned by the development shall be placed in easements large enough to allow maintenance and repairs.

4. **Sanitary Sewer & Potable Water**
   a. It is recommended that this application be conditioned to conform to the sewer and water master plans as applicable. Sewer and water master plans specify minimum pipe sizes and support the "to and through" utility policy.
   b. Improvements must meet or exceed the quality requirements of the City of Kuna.
   c. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected sewer load as provided in the City's Standard Tables. City Code (6-4-2) requires connection to the City sewer system for all sanitary sewer needs.
   d. All sewer infrastructure must meet or exceed City of Kuna requirements.
   e. Sewer flows from this development are expected to add a burden to Ten Mile Lift Station. It is expected that the development shall provide additional lift station and force main capacity if needed to serve the property.
   f. Water and sewer flow models will be required to verify adequate water supply, fire suppression and sewage removal.
   g. Sewer and water connection fees apply to each lot containing a home or other facility.
   h. All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality requirements. Documentation shall be provided to the City of Kuna.
   i. Decommission wells as needed, in accordance with Idaho Department of Water Resources (IDWR) requirements. Provide documentation to the City of Kuna.

5. **Pressurized Irrigation**
   a. It is recommended that this application be conditioned to conform to the Pressure Irrigation Master Plan. The Pressurized Irrigation Master Plan specifies minimum pipe size and supports the "to and through" utility policy.
   b. The applicant's property is not connected to the City's pressurized irrigation system. Relying on drinking water for irrigation purposes conflicts with City Code (6-4-2).
   c. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
   d. Irrigation of Rockaway Cove Subdivision shall be an extension of the City of Kuna pressurized irrigation system.
   e. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
   f. Pressurized irrigation flow model will be required to verify adequate pressurized irrigation supply.

6. **Grading and Storm Drainage**
   a. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
   b. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
   c. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
   d. Provide a storm water disposal & treatment plan which accounts for increased storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

e. Runoff from public right-of-way is regulated by ACHD. On site storm water retention (if any) shall be reviewed by the City Engineer in conjunction with the Civil Engineering construction improvements review.

7. As-Built Drawings

a. 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.

8. Property Description

a. The applicant provided a legal description and representative figure of Memory Ranch Subdivision 20-07-Swith the application.

EXHIBIT B-2

Development Services Department

Project/File: **Rockaway Cove Subdivision/ KPP20-0009/ 20-02-ZC, 20-05-S, 20-12-DR**
This is a rezone application to rezone 8.71 acres to R-6 and a preliminary plat application and design review application to develop a 31 single family lots and 3 common lots on 8.71 acres.

Lead Agency: City of Kuna

Site address: Northwest corner of Swan Falls Road and King Road

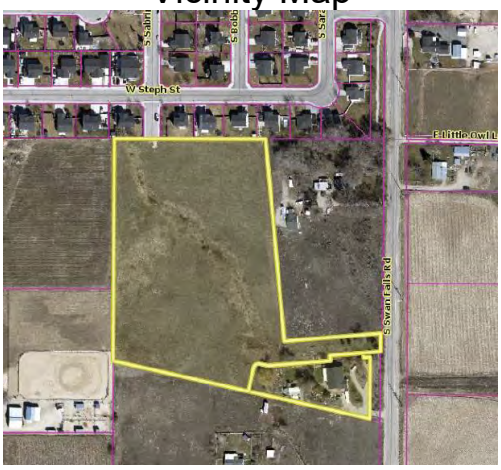
Staff Approval: September 15, 2020

Applicant: Black Summit, LLC
13827 West Meadowdale, #150
Boise, ID 83713

Representative: Pat Tealey
12594 W. Explorer Drive, Suite 150
Boise, ID 83704

Staff Contact: Paige Bankhead, E.I.
Phone: 387-6293
E-mail: pbankhead@achdidaho.org

Vicinity Map



A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a rezone application to rezone 8.71 acres to R-6 and a preliminary plat application and design review application to develop 31 single family lots and 3 common lots on 8.71 acres.

   The City of Kuna's Future Land Use Map designates this area as Mixed Use.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Medium Density Residential	R-6
South	Agriculture	A
East	Rural Urban Transition (Ada County)	RUT
West	Rural Urban Transition (Ada County)	RUT

3. **Site History:** ACHD has not previously reviewed this site for a development application.
4. **Transit:** Transit services are not available to serve this site.
5. **New Center Lane Miles:** The proposed development includes 0.37 centerline miles of new public road.

6. **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.

7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
   - King Road is listed in the CIP to be widened to 3-lanes from Meridian Road (SH-69) to Swan Falls Road between 2036 and 2040.
   - The intersection of Swan Falls Road and King Road is listed in the CIP to be reconstructed as a single lane roundabout 2-lanes on the north, south, east and west legs between 2036 and 2040.

8. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

   The BMP identifies Swan Falls Road as a Level 3 facility abutting the site.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 284 additional vehicle trips per day (10 existing); 30 additional vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

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

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Swan Falls Road	252-feet	Minor Arterial	529	Better than "D"

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

3. **Average Daily Traffic Count (VDT)**
   Average daily traffic counts are based on ACHD's most current traffic counts.
   - The average daily traffic count for Kuna Road north of Shortline Drive was 9,366 on 10/25/2017.

C. Findings for Consideration

1. Swan Falls Road

a. Existing Conditions: Swan Falls Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 75-feet of right-of-way for Sawn Falls Road (31-feet from centerline).

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

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

Street Section and Right-of-Way Width Policy: District Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

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

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

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

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

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Swan Falls Road is designated in the MSM as an Industrial Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 96-feet of right-of-way.

c. **Applicant Proposal:** The applicant has proposed to construct a 5-foot wide meandering detached concrete sidewalk located 35-feet from the centerline of Swan Falls Road abutting the site, as measured from the front edge of sidewalk.

d. **Staff Comments/Recommendations:** The applicant's proposal to construct the sidewalk meets District policy and should be approved, as proposed, except for the location of the sidewalk. The applicant should be required to locate the sidewalk a minimum of 41-feet from the centerline of Swan Falls Road as measured from the front edge of sidewalk. Per policy, the use of meandering sidewalks are discouraged and the detaches sidewalks should be parallel to Swan Falls Road.

The applicant should be required to dedicate additional right-of-way to total 48-feet from the centerline of Swan Falls Road abutting the site consistent with the MSM. The applicant should also be required to widen the pavement on Swan Falls Road abutting the site to 17-feet from the centerline of the roadway and construct a 3-foot wide gravel shoulder. Compensation will not be provided for the right-of-way dedication or improvements since this segment of Swan Falls Road is not scheduled in the IFYWP or listed in the CIP.

This segment of Swan Falls Road is within the 2021 chip seal zone.

2. Internal Local Roads

a. Existing Conditions: There are no roadways within the site. There is an existing roadway, Sabrina Avenue, that stubs to the site's north property line.

b. Policy:

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

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

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

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

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

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

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

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

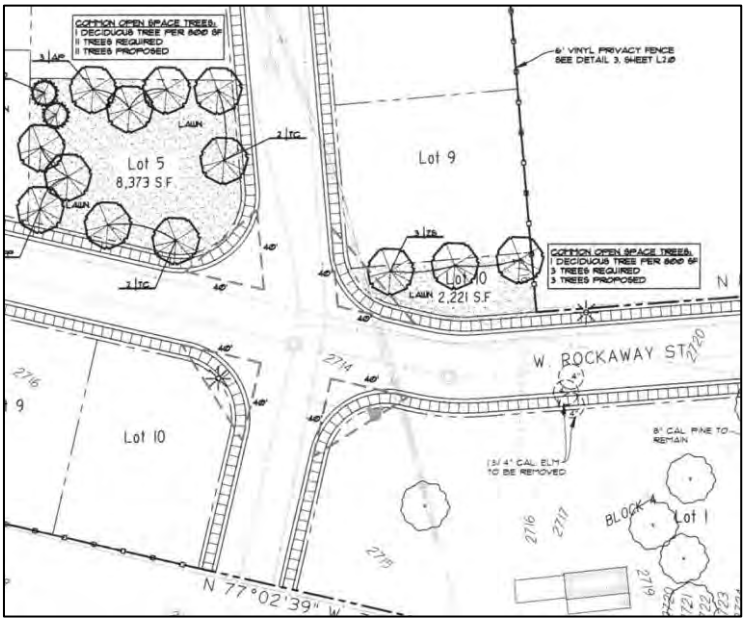
Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

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

c. **Applicant's Proposal:** The applicant has proposed to extend Sabrina Avenue into the site and construct all internal local roads as a 36-foot wide local street section with rolled curb, gutter and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way. The applicant has proposed to stub Rockmore Avenue to the south property line.

d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

The applicant should coordinate with ACHD staff on the tangent lengths at the Rockaway Street and Rockmore Avenue intersection to ensure that adequate site lines are provided.



3. 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).

c. **Applicant's Proposal:** The applicant has proposed to construct Rockaway Street to intersect Swan Falls Road 760-feet to the north of King Road.

d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

4. Stub Streets

a. **Existing Conditions:** There are no roadways within the site. There is an existing street, Sabrina Avenue, that stubs to the site's north property line.

b. **Policy:**

Stub Street Policy: District policy 7207.2.4.3 (local) states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.4 (local), except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

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

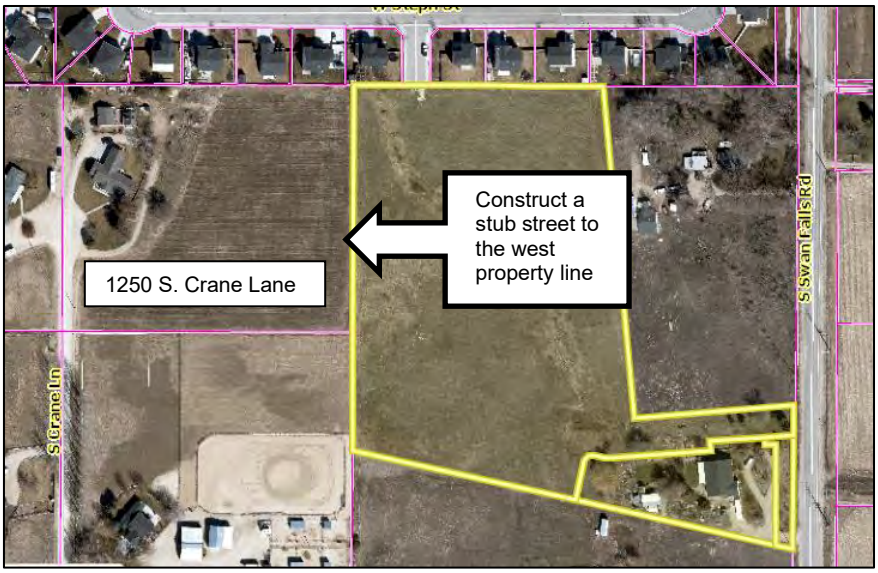
c. **Applicant Proposal:** The applicant has proposed to construct Rockmore Avenue to stub to the site's south property line located approximately 450-feet west of Swan Falls Road.

d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

The applicant should construct a local street that stubs to the west property line to access 1250 S. Crane Lane to provide connectivity for future development as the property does not currently have any public street frontage.

Install a sign at the terminus of the stub streets stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." A temporary turnaround is not required since the proposed stub street is less than 150-feet in length.

EXHIBIT B-2



5. Driveways – Swan Falls road

a. Existing Conditions: There is an existing unpaved 20-foot wide driveway from the site onto Swan Falls Road located 22-feet north of the site's south property line that provides access to an existing single-family home.

b. Policy:

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

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

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

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

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

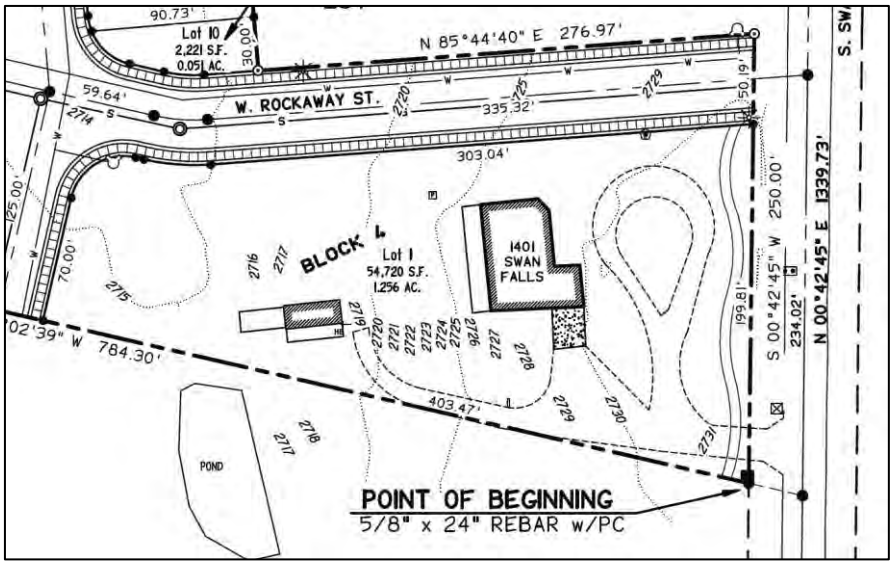
Driveway Width Policy: District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100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

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

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

c. **Applicant's Proposal:** The applicant has proposed to keep the existing driveway onto Swan Falls Road that provides access to the existing residence.

d. **Staff Comments/Recommendations:** The applicant's proposal does not meet the District's Access policy which states that if a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification, and should not be approved, as proposed. The applicant has proposed to construct a new local road, Rockaway Street, that will provide access to the residential property from Swan Falls Road, a minor arterial roadway. Therefore, consistent with the District's Access policy, the applicant should be required to close the existing residential driveway onto Swan Falls Road with sidewalk to match improvements on either side, and construct a driveway from the existing residential property onto Rockaway Street, the lesser classified street. The applicant should be required to pave the driveway a minimum of 30-feet into the site beyond the edge of pavement for Rockaway Street.



6. 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.

7. 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.

EXHIBIT B-2

8. Other Access

Swan Falls Road is classified as minor arterial roadway. Other than the access specifically approved with this application, direct lot access is prohibited to this roadway and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Dedicate additional right-of-way for Swan Falls Road abutting the site to total 48-feet from the centerline of the roadway. Compensation will not be provided for this right-of-way dedication.
2. Widen the pavement on Swan Falls Road abutting the site to 17-feet from the centerline of the roadway and construct a 3-foot wide gravel shoulder.
3. Construct a 5-foot wide detached concrete sidewalk located a minimum of 41-feet from the centerline of Swan Falls Road abutting the site.
4. Construct Rockaway Street to intersect Swan Falls Road 760-feet to the north of King Road, as proposed.
5. Extend Sabrina Avenue into the site and construct all internal local roads as a 36-foot wide local street section with rolled curb, gutter and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way, as proposed.
6. Construct Rockmore Avenue to stub to the site's south property line 450-feet west of Swan Falls Road, as proposed.
7. Construct a street to stub to the site's west property line abutting 1250 S. Crane Lane.
8. Install a sign at the terminus of the stub streets stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
9. Close the existing unpaved driveway from the site onto Swan Falls Road located 22-feet north of the site's south property line with sidewalk to match improvements on either side.
10. Other than the access specifically approved with this application, direct lot access is prohibited to Swan Falls Road and should be noted on the final plat.
11. 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.
12. Payment of impact fees is due prior to issuance of a building permit.
13. 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

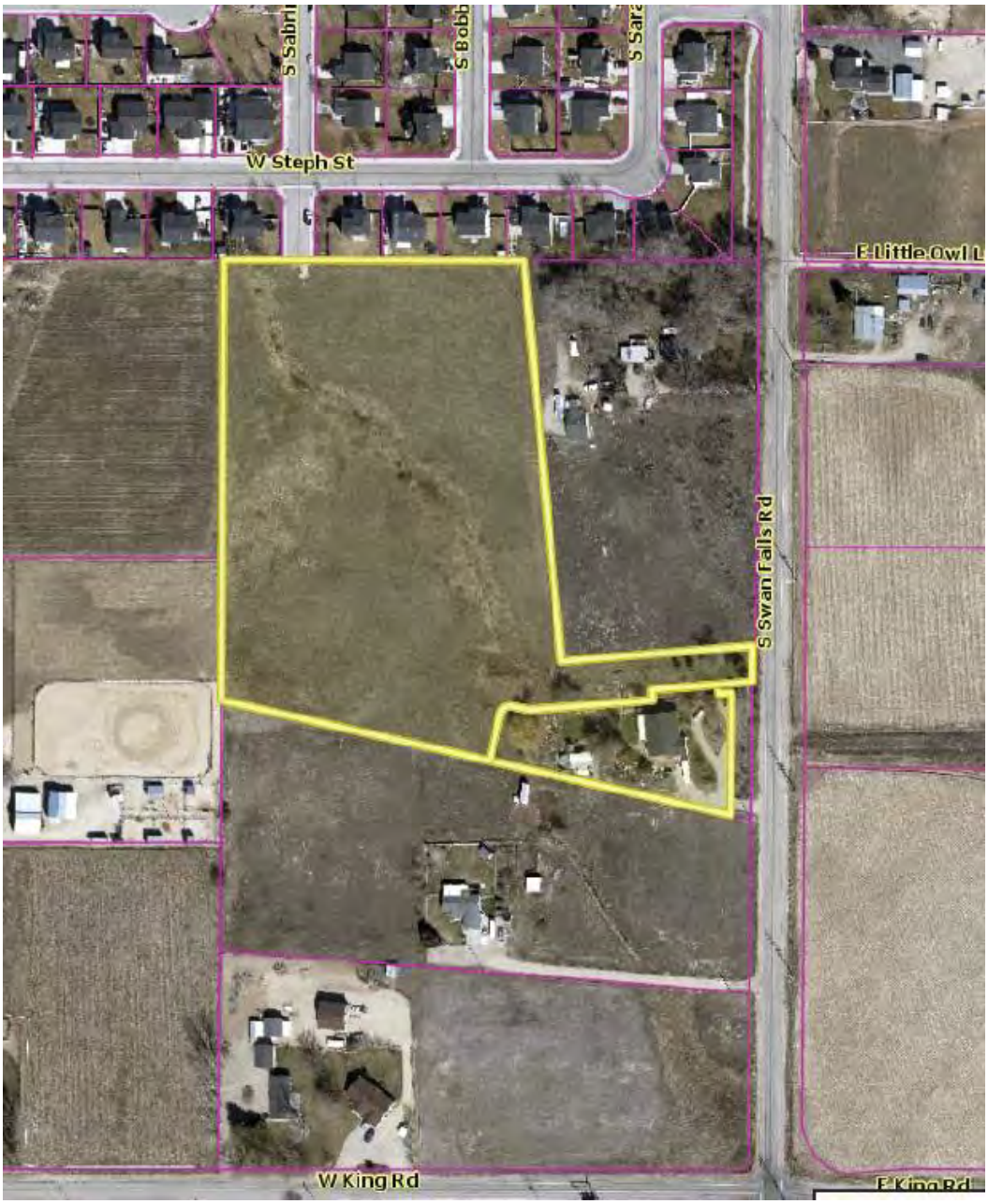
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted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

EXHIBIT B-2

VICINITY MAP



SITE PLAN

W. GOLDSTONE ST.
S. SIERRA AVE
S. ROCKMORE AVE
W. ROCKAWAY ST.
S. SEVEN HILLS ROAD
BLOCK 1
BLOCK 2
BLOCK 3
LOT 5

EXHIBIT B-2

Ada County Utility Coordinating Council

Developer/Local Improvement District
Right of Way Improvements Guideline Request

Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.

1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.

2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.

3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.

4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

Notification to the Ada County UCC can be sent to: 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

Development Process Checklist

Items Completed to Date:

☒Submit a development application to a City or to Ada County

☒The City or the County will transmit the development application to ACHD

☒The ACHD **Planning Review Section** will receive the development application to review

☒The **Planning Review Section** will do one of the following:

☐Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.

☒Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

☒Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

☐For **ALL** development applications, including those receiving a **"No Review"** letter:

- The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
- The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.

☐Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:
Construction (Non-Subdivisions)

☐ **Driveway or Property Approach(s)**

- Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

☐ **Working in the ACHD Right-of-Way**

- Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
  a) Traffic Control Plan
  b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

☐ **Sediment & Erosion Submittal**

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

☐ **Idaho Power Company**

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

☐ **Final Approval from Development Services is required** prior to scheduling a Pre-Con.

EXHIBIT B-2

Request for Appeal of Staff Decision

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

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

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

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

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

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

Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.

    a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

       If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.

    b. The request must be in writing and delivered to the Secretary of the Highway District no later than 11:00 a.m. 2 days prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.

    c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.

    d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.

    e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.

    f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.

RON PLATT
CHAIRMAN OF THE BOARD

BRIAN MCDEVITT
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

14 August 2020

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

RE: Rockaway Cove Sub. **20-02-ZC, 20-05-S, 20-12-Dr**
Swan Falls and King Rd, Kuna 83634
Boise-Kuna Irrigation District BK-1295 B7, B7a
Charles Lateral 00+20
Sec. 26, T2N, R1W, BM.

Troy Behunin:

There are no Boise Project facilities located on the above-mentioned property, however it does in fact possess a valid water right.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

.

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

Sincerely,

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr
cc: Ray Moore Watermaster, Div. 3 BPBC
Lauren Boehlke Secretary – Treasurer, BKID
File

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:
- ☐ ACZ
- ☐ Boise
- ☐ Eagle
- ☐ Garden City
- ☐ Meridian
- ☒ Kuna
- ☐ Star

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 20-05-S

Rockaway Cove

EXHIBIT B-4

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.

☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
- ☐ high seasonal ground water
- ☐ bedrock from original grade
- ☐ waste flow characteristics
- ☐ other _____

☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.

☒ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
- ☒ central sewage
- ☐ interim sewage
- ☐ individual sewage
- ☐ community sewage system
- ☒ central water
- ☐ individual water
- ☐ community water well

☒ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
- ☒ central sewage
- ☐ sewage dry lines
- ☐ community sewage system
- ☒ central water
- ☐ community water

☐ 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.

☐ 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 12. We will require plans be submitted for a plan review for any:
- ☐ food establishment
- ☐ beverage establishment
- ☐ swimming pools or spas
- ☐ grocery store
- ☐ child care center

☒ 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.

☐ 14. _____

_____

_____

Reviewed By: Rob Bale

Date: 8/13/2020

EXHIBIT B-5

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 North Orchard • Boise, ID 83706 • (208) 373-0550

Brad Little, Governor
John H. Tippets, Director

August 24, 2020

City of Kuna Planning & Zoning Dept.
P.O. Box 13
Kuna, ID 83634

RE: Rockaway Cove Subdivision, 20-02-ZC, 20-05-S, & 20-12-DR

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: deq.idaho.gov/assistance-resources/environmental-guide-for-local-govts.

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

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

     All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.

     DEQ recommends the city/county require the development and submittal of a dust prevention and control plan prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites. Information on fugitive dust control plans can be found at: http://www.deq.idaho.gov/media/61833-dust_control_plan.pdf

   - Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

     Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

     For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. Wastewater and Recycled Water

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.

  All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.

- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. Drinking Water

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.

  All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: 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 Valerie Greear, Water Quality Engineering Manager at (208) 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. A Construction General Permit from EPA may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.

- 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 (208) 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 Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- 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 (208) 373-0550.

6. <u>Additional Notes</u>

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website 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.

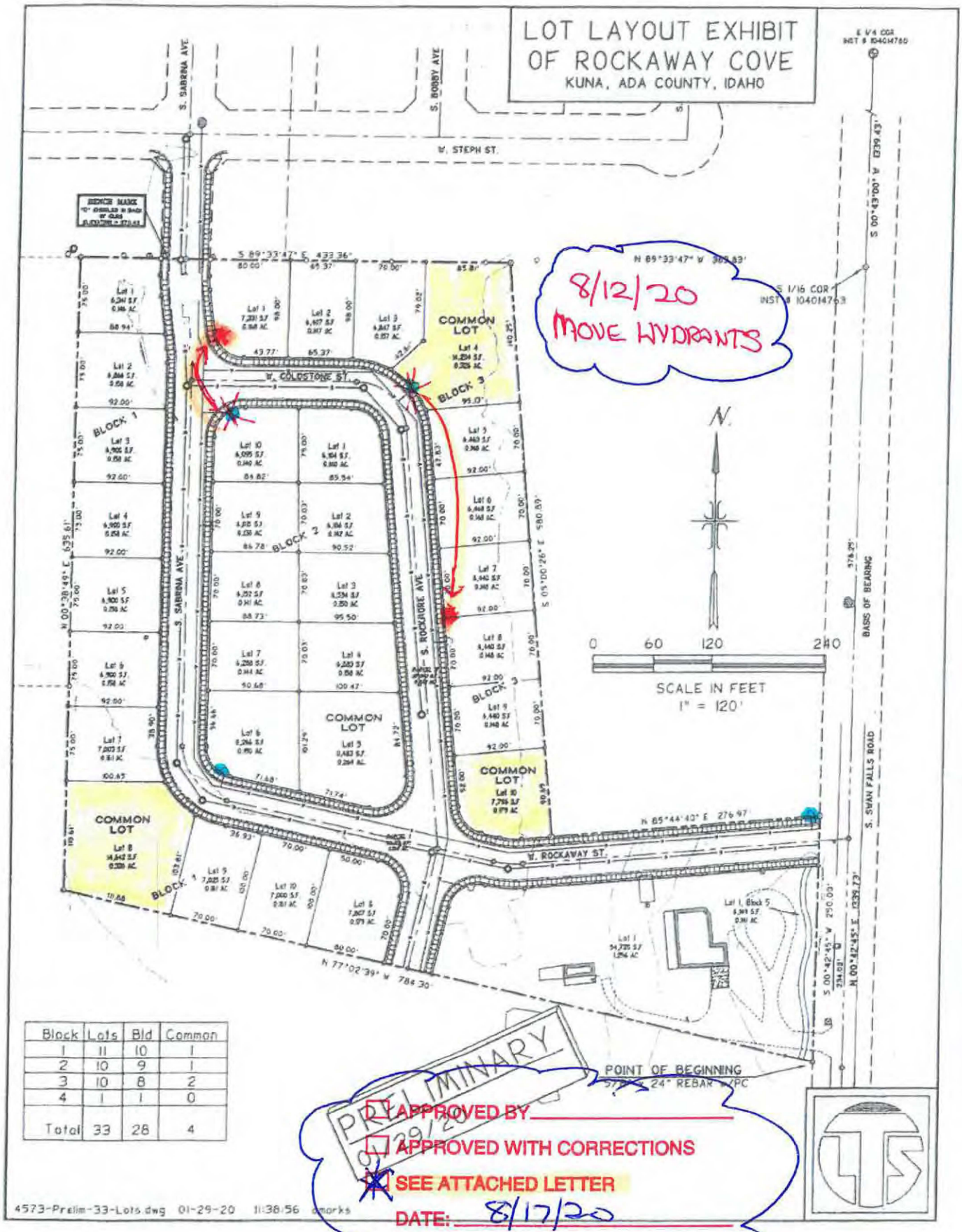
We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

Aaron Scheff
Regional Administrator
Boise Regional Office

ec: CM#2019AEK205

EXHIBIT B-6



Block	Lots	Bld	Common
1	11	10	1
2	10	9	1
3	10	8	2
4	1	1	0
Total	33	28	4

EXHIBIT B-7

Troy Behunin

From: David Reinhart <dreinhart@kunaschools.org>
Sent: Sunday, August 16, 2020 6:28 AM
To: Troy Behunin
Cc: Jim Obert
Subject: Re: Rockaway Cove Subdivision

Categories: Agency Comments

Hi Troy,

The development at Rockaway Cove can be supported by the school district's current facilities and planning. For the sake of safety do ask for generous space and good lighting on Swan Falls road for student pick up.

David Reinhart
Assistant Superintendent for School Support Services
Kuna Joint School District
Twitter: @kunalearns
208-955-0287

On Tue, Aug 11, 2020 at 3:12 PM Troy Behunin <tbehunin@kunaid.gov> wrote:

> Afternoon Greetings,
>
> Please review the attached PDF for the *ROCKAWAY COVE Subdivision* request by Pat Tealey. Please return relevant comments about the services your office provides to our office by the date requested. *If you* need additional time, *please notify our office as soon as possible*.
>
> If you need additional time for review, or additional information and/or paper copies, we will be happy to send them your way. There is a likelihood that the tentative date with our Commission may be delayed due to the Covid-19 situation.
>
> Thank you so much in advance,
>
> Troy Behunin
> Planner III
> City of Kuna
> 751 W. 4th Street
> Kuna, ID 83634
>
> TBehunin@Kunaid.Gov

KUNA
Planning & Zoning

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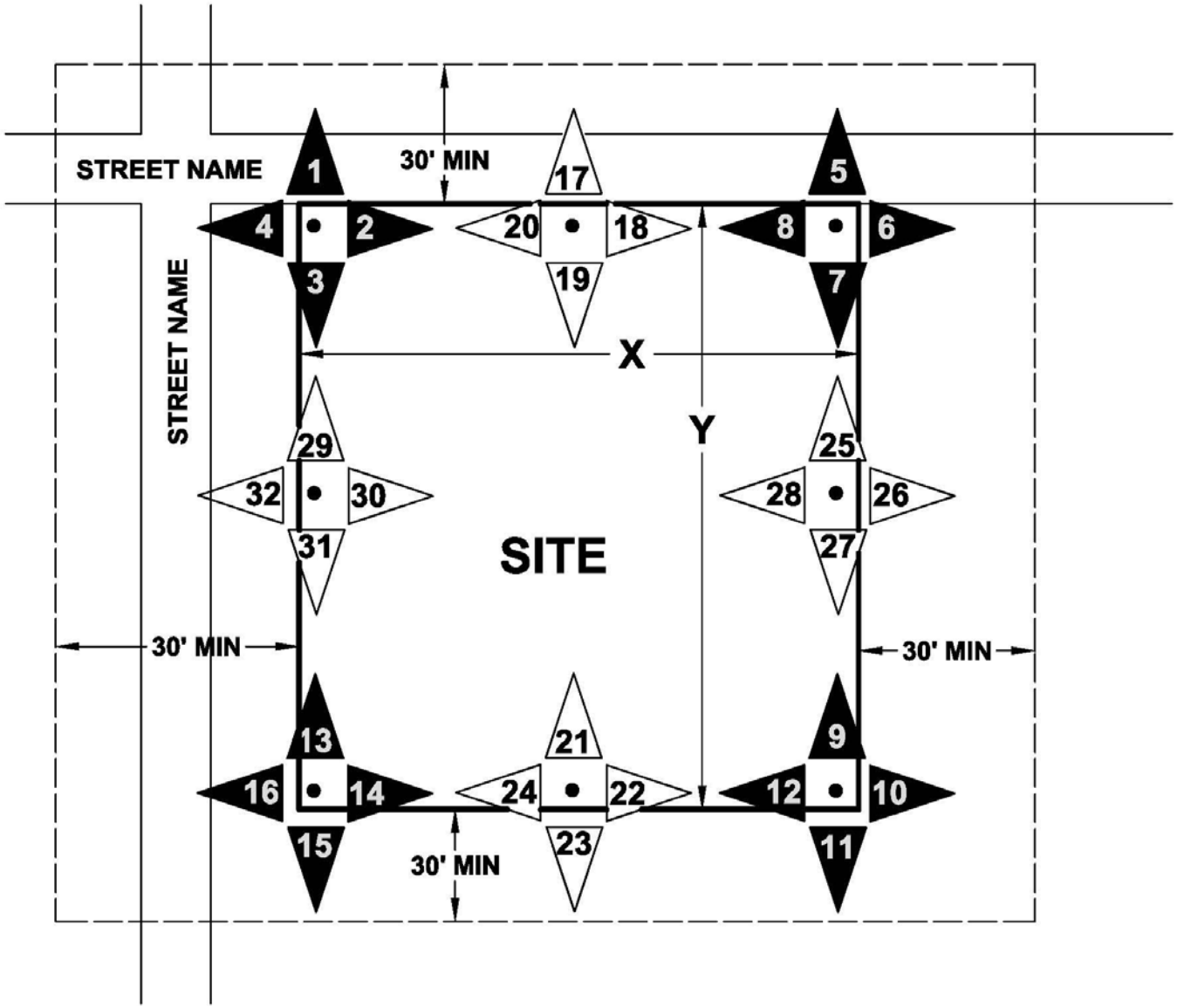


Project Information:

Name: ……..
Project:…….
Gross Acre:……..

NOTE:

Provide Site Plan on an 8 1/2" x 11" paper—indicating placement of photo orientation.

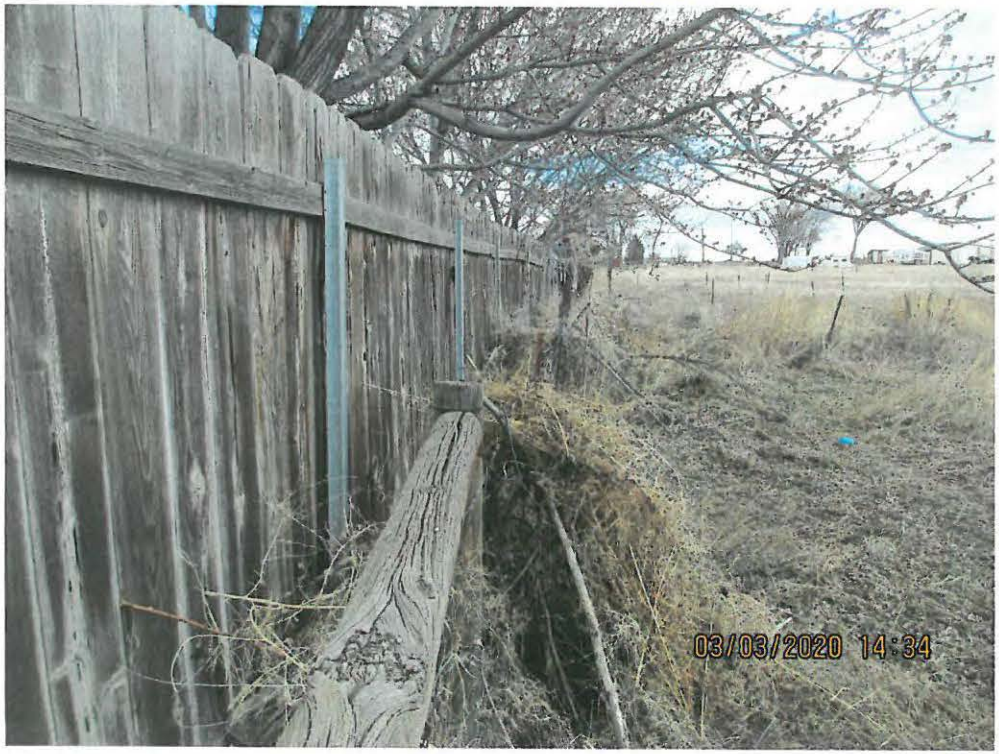
All applicants are expected to provide COLOR photographs at a 1-16 minimum.

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.

WEST PROPERTY LINE

ALOHA NORTH BOUNDARY WITH RYAN MEADOWS SUB.



EAST ALONG SWAN FALLS ROAD

EAST PROPERTY LINE ALONG SWAN FALLS ROAD

City of Kuna
Design Review Application

P.O. Box 13
Kuna, Idaho 83634
(208) 922.5274
Fax: (208) 922.5989
Website: www.cityofkuna.com

FILE NO.: _____

CROSS REF. _____

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) 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
☐	Date of pre- application meeting : _____ *Note: Pre-Applications are valid for a period of three (3) months.*	☐
☑	A complete Design Review Application form *Note: It is the applicant's responsibility to use a current application.*	☐
☐	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	☐
☑	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	☐
☑	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	☐
☐	Copy of Deed; and, if the applicant is not the owner, an **original** notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	☐

☑ 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 ½" 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
☑	North Arrow	☐
☑	To scale drawings	☐
☑	Property lines	☐
☑	Name of "Plan Preparer" with contact information	☐
☑	Name of project and date	☐
☑	Existing structures, identify those which are to be relocated or removed	☐
☑	On-site and adjoining streets, alleys, private drives and rights-of-way	☐
☐	Drainage location and method of on-site retention / detention	☐
☐ N/A	Location of public restrooms	☐
☑	Existing / proposed utility service and any above-ground utility structures and their location	☐
☑	Location and width of easements, canals and drainage ditches	☐
☐ N/A	Location and dimension of off-street parking	☐
☐	Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas	☐
☐	Trash storage areas and exterior mechanical equipment, with proposed method of screening	☐
☐	Sign locations *(a separate sign application must be submitted with this application)*	☐
☐	On-site transportation circulation plan for motor vehicles, pedestrians and bicycles	☐
☑	Locations and uses of ALL open spaces	☐
☐ N/A	Locations, types and sizes of sound and visual buffers *(Note: all buffers must be located outside the public right-of-way)*	☐
☐ N/A	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	☐
☑	Locations of subdivision lines *(if applicable)*	☐
☐ N/A	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	☐
☐	Location of walls and fences and indication of their height and material of construction	☐
☐	Roofline and foundation plan of building, location on the site	☐
☑	Location and designations of all sidewalks	☐
☑	Location and designation of all rights-of-way and property lines	☐

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
☑	North Arrow	☐
☑	To scale drawings	☐
☑	Boundaries, property lines and dimensions	☐
☑	Name of "Plan Preparer" with contact information	☐
☑	Name of project and date	☐
☑	Type and location of all plant materials and other ground covers. *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*	
☑	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.	☐
☑	Method of irrigation. *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.*	☐
☑	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fencings, fountains street/pathway furniture *(benches, etc.), etc.*	☐
☑ N/A	Sign locations *Note: A separate sign application must be submitted with this application*	
☑ N/A	Locations and uses for open spaces	☐
☑ N/A	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	☐
☐ N/A	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	☐
☑	Location and designations of all sidewalks	☐
☑	Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.	☐

Building Elevations

Applicant Use		Staff Use
☐	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	☐
☐ N/A	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	☐

Lighting Plan

Applicant Use		Staff Use
☐	Exterior lighting including detained cut sheets and photometric plan (pedestrian, vehicle, security, decoration)	☐
☐ N/A	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	☐

Roof Plans

Applicant Use		Staff Use
☐ N/A	Size and location of all roof top mechanical units	☐

Design Review Application

Applicant: TEALEY'S LAND SURVEYING Phone: 208-385-0636

☐ Owner ☑ Representative Fax/Email: PTEALEY@TEALEYS.COM

Applicant's Address: 12594 EXPLORER DR

BOISE, IDAHO Zip: 83713

Owner: CRAIG WALLACE Phone:

Owner's Address: PO BOX 2106 Email:

EAGLE, IDAHO Zip: 83616

Represented By: *(if different from above)* Phone:

Address: Email:

Zip:

Address of Property: 1401 SWAN FALLS ROAD

KUNA, IDAHO Zip: 83707

Distance from Major Cross Street: 1/4 MILE NORTH OF KING 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.)*

CONSTRUCT COMMON AREAS AS SHOWN ON PRELIMINARY PLAT AND LANDSCAPE PLAN

1. Dimension of Property: 8.71 ACRES | 1.46 ACRES OF COMMON AREA
2. Current Land Use(s): PASTURE
3. What are the land uses of the adjoining properties?
   - North: RESIDENTIAL
   - South: RESIDENTIAL
   - East: RESIDENTIAL - PASTURE
   - West: RESIDENTIAL
4. Is the project intended to be phased, if so what is the phasing time period? NO PHASING
   Please explain:
5. The number and use(s) of all structures: NO EXISTING STRUCTURES EXCEPT FOR EXISTING HOUSE TO REMAIN ON LOT 1 BLOCK 4
6. Building heights: N/A 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? N/A
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) under the City Code.*

	MATERIAL	/	COLOR
Roof:	N/A	/	N/A

Walls: (State percentage of wall coverage fro 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.

N/A

% 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: N/A
   Type/Height: _____
   Proposed Screening Method: _____
10. Please identify trash enclosure: *(size, location, screening & construction materials)* N/A
11. Are there any irrigation ditches/canals on or adjacent to the property? NO
    If yes, what is the name of the irrigation or drainage provider? _____
12. Fencing: *(Please provide information about new fencing material as well as any exiting fencing material)*
    6 FOOT TALL PERIMETER FENCE
    Type: VINYL
    Size: 6 FOOT TALL
    Location: PERIMETER OF SUBDIVISION
    (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:
    SUB-SURFACE SEEPAGE BEDS
14. Percentage of Site Devoted to Building Coverage: N/A
    % of Site Devoted to Landscaping: *(Including landscaped rights-of-way)* _____ Square Footage: _____
    % of Site that is Hard Surface: *(Paving, driveways, walkways, etc.)* _____ 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:
    N/A
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)*:
    YES - SEE LANDSCAPE PLAN - EXISTING TREES ARE SHOWN ON LOT 1 BLOCK 4 (THE EXISTING RESIDENCE
17. Dock Loading Facilities:
    Number of docking facilities and their location: N/A
    Method of screening: N/A
18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* N/A
19. Setbacks of the proposed building from property lines: AS PERMITTED IN THE R-6 ZONE

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 _____ No ✓

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 Pat Tandy Date 7/24/20

City staff comments:

_____

_____

Signature of receipt by City Staff_____ Date_____

FOR ADDITIONAL INFORMATION:

(Please list page number and item in reference)

_____

_____

_____

_____

_____

_____

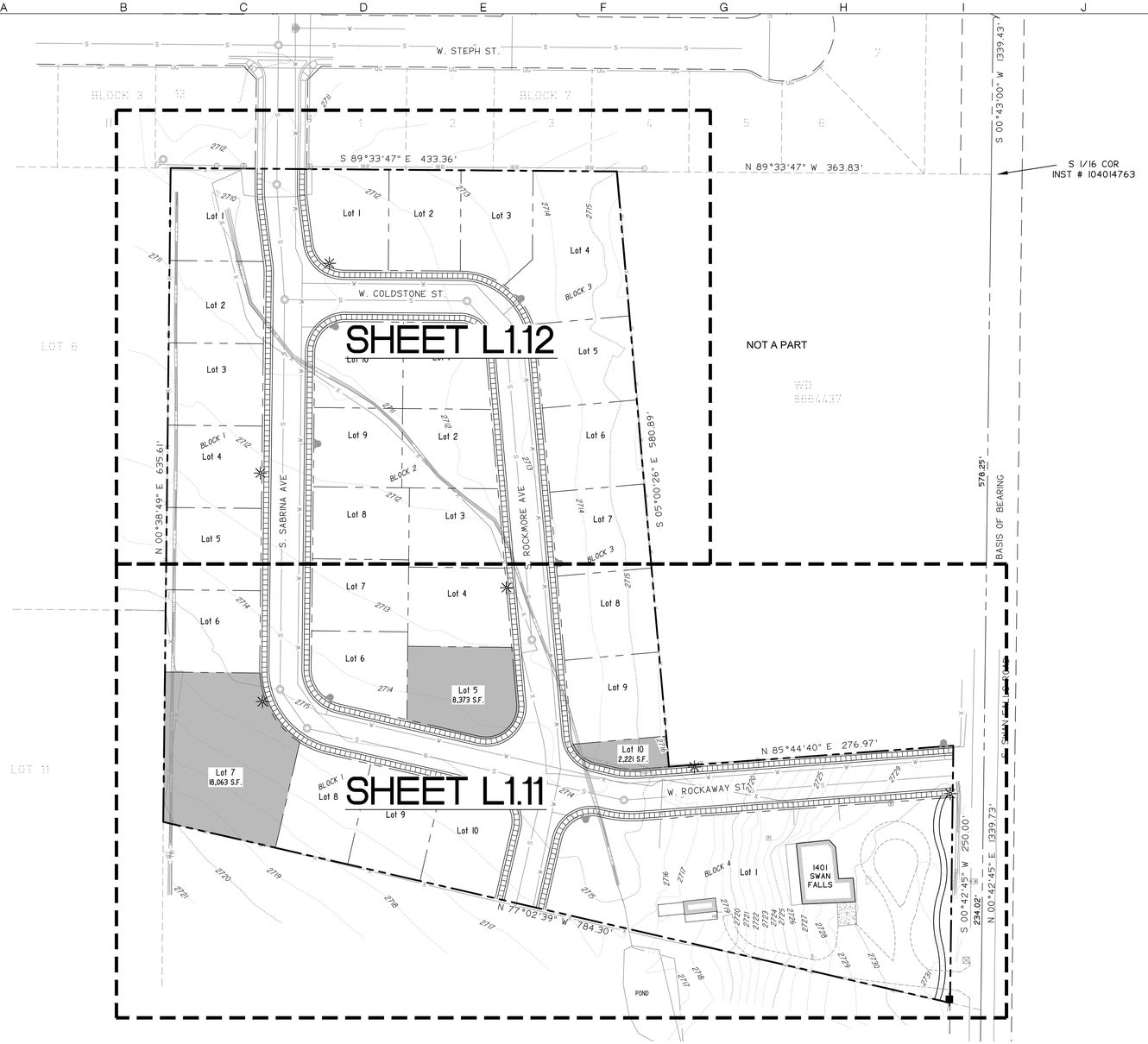
_____

_____

_____

_____

_____



OVERALL LANDSCAPE PLAN

0' 60' 120' 180'

SCALE: 1" = 60'-0"

SITE LOCATION MAP

N.T.S.

GENERAL LANDSCAPE NOTES

1. NO TREES SHALL BE PLANTED WITHIN THE 10 FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.

2. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

3. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.

LANDSCAPE CALCULATIONS:

- ZONING (EXISTING): A
- ZONING (PROPOSED): R-6
- DENSITY (GROSS): 3.21 DU/ACRE
- DENSITY (NET): 5.4.78 DU/ACRE

TOTAL LOTS: 31
COMMON LOTS 3
AREA: 8.71 ACRES

- ROADWAY BUFFER REQUIRED TREES (30' WIDE BUFFER):
  169 LINEAL FEET
  3 SHADE TREES - 2 PROPOSED, 2 EXISTING
  5 CONIFERS - 3 PROPOSED, 2 EXISTING
  20 SHRUBS - 20 PROPOSED

SEE SHEETS L1.11-L1.12 FOR DETAILED LANDSCAPE PLANS AND L2.10 FOR PLANT SCHEDULE, NOTES AND DETAILS.

OWNER/DEVELOPER
BLACK SUMMIT, LLC
13827 W. MEADOWDALE ST.
BOISE, ID 83713

TEALEY'S LAND SURVEYING
12594 W. EXPLORER DRIVE, SUITE 150
BOISE, ID 83613
PHONE 208-385.0636

STAMP: STATE OF IDAHO · JOHN D. ROTHERT · LA - 16827 · 05/15/2020 · LICENSED LANDSCAPE ARCHITECT

DATE: 05/15/2020

811 Know what's below. Call before you dig. CALL AT LEAST TWO WORKING DAYS BEFORE YOU BEGIN EXCAVATION FOR THE LOCATION OF BURIED UNDERGROUND UTILITY MEMBER UTILITIES

2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
sla@slaboise.com
www.slaboise.com
SOUTH BECK& BAIRD
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
Rockaway Cove Subdivision
Kuna, Idaho

DRAWN BY: J.A.G.
CHECKED BY: J.D.R.
PROJECT NUMBER 20-028
SHEET: L1.10

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL ARE UNDERTAKEN BY AND ARE PERFORMED IN THE INTEREST OF THE CLIENT AS CONTRACTUAL OBLIGATIONS ASSIGNED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON INVOLVED IN THE PROJECT

MATCHLINE SHEET L1.12

MATCHLINE SHEET L1.11

Lot 6

Lot 7

Lot 4

Lot 8

Lot 9

Lot 10

Lot 5
8,373 S.F.

Lot 7
18,063 S.F.

Lot 8

Lot 9

Lot 10

Lot 10
2,221 S.F.

Lot 1

BLOCK 1

BLOCK 4

6' VINYL PRIVACY FENCE
SEE DETAIL 3, SHEET L2.0

COMMON OPEN SPACE TREES:
1 DECIDUOUS TREE PER 800 SF
11 TREES REQUIRED
11 TREES PROPOSED

COMMON OPEN SPACE TREES:
1 DECIDUOUS TREE PER 800 SF
23 TREES REQUIRED
23 TREES PROPOSED

COMMON OPEN SPACE TREES:
1 DECIDUOUS TREE PER 800 SF
3 TREES REQUIRED
3 TREES PROPOSED

4 | BN
1 | PD
1 | ZS
1 | TC
5 | AP
2 | PD
4 | BN
1 | PD
1 | AP
1 | ZS
2 | TC
3 | AP
2 | PD
3 | FP
2 | TC
3 | ZS
4 | PW
2 | CA
3 | CO
6 | BB
5 | CA
2 | TC
2 | PD

LAWN

40'

N 85°44'40" E 276.97'

N 77°02'39" W 784.30'

S 00°42'45" W 250.00'

N 00°42'02" E 133.73'

S 00°42'45" E 234.02'

W. ROCKAWAY ST.

S. SWAN FALLS ROAD

EXISTING DRIVEWAY

1401
SWAN
FALLS

(4) 8" CAL. PINE
TO BE REMOVED

14" CAL. ELM TO
BE REMOVED

(2) 14" CAL. ELM
TO REMAIN

8" CAL. PINE TO
REMAIN

(3) 4" CAL. ELM
TO BE REMOVED

(3) 8" CAL. PINE
TO REMAIN

8"
MAPLE

MAPLE
4"

4"
HONEY
LOCUST

8"
ASPEN

4" CAL. FLWR.
CRAB TO REMAIN

4" CAL. FLWR.
CHOKECHERRY
TO REMAIN

(3) 4" CAL. ASPEN
TO REMAIN

30' LANDSCAPE BUFFER

EXISTING
DRIVEWAY

POND

2714 2713 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731

LANDSCAPE PLAN

0' 30' 60' 90'

SCALE: 1" = 30'-0"

LEGEND:

HYDROSEEDED LAWN AREA - Dwarf Turf Type Tall Fescue

6' HGT. VINYL FENCING (SEE DETAIL 3, SHEET L2.10)

SEE SHEET L1.10 FOR OVERALL LANDSCAPE PLAN AND L2.10 FOR PLANT SCHEDULE, NOTES AND DETAILS.

STAMP:
STATE OF IDAHO
JOHN D. ROSENBERG
LA - 16827
05/15/2020
LICENSED LANDSCAPE ARCHITECT

DATE:
05/15/2020

Know what's Below. Call before you dig.
IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
sla@sbaboise.com
www.sbaboise.com

SOUTH BECK & BAIRD

South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:

No.	Date	Description

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LANDSCAPE PLAN

Rockaway Cove Subdivision

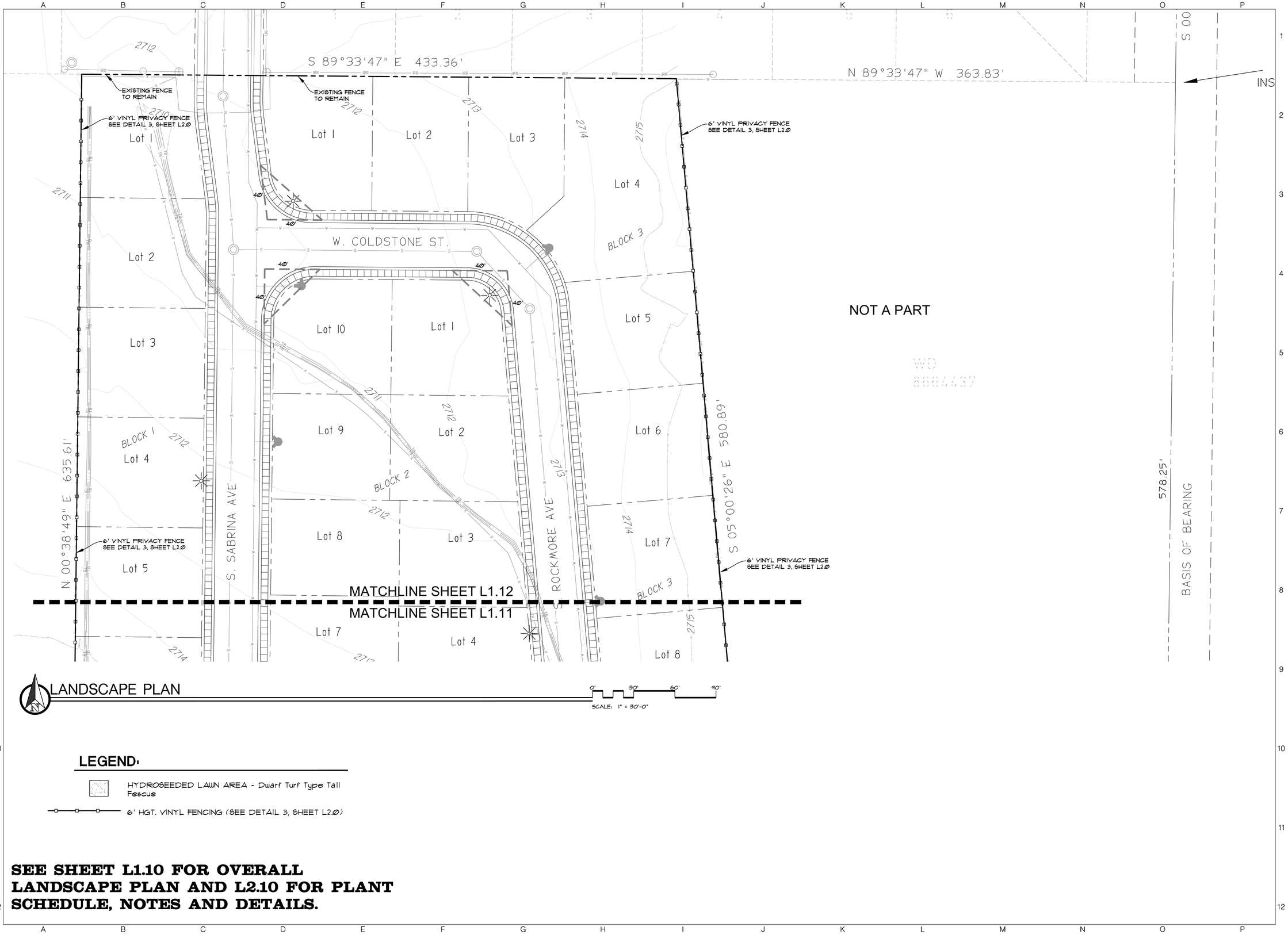
Kuna, Idaho

DRAWN BY: J.A.G.

CHECKED BY: J.D.R.

PROJECT NUMBER 20-028

SHEET: L1.11



LEGEND:

HYDROSEEDED LAWN AREA - Dwarf Turf Type Tall Fescue

6' HGT. VINYL FENCING (SEE DETAIL 3, SHEET L2.0)

SEE SHEET L1.10 FOR OVERALL LANDSCAPE PLAN AND L2.10 FOR PLANT SCHEDULE, NOTES AND DETAILS.

STAMP:
STATE OF IDAHO
JOHN D. ROSENKRANZ
LA - 16827
REGISTERED LANDSCAPE ARCHITECT
5/15/2020

DATE: 05/15/2020

811 Know what's below. Call before you dig. LANDOWNER RESPONSIBLE FOR LOCATING ALL IRRIGATION BEFORE EXCAVATION FOR THE PROTECTION OF UNDERGROUND FACILITIES. IDAHO LAW 55-1613

SOUTH BECK & BAIRD
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
sla@sbaboise.com
www.sbaboise.com
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Dba South Beck & Baird Landscape Architecture P.C.

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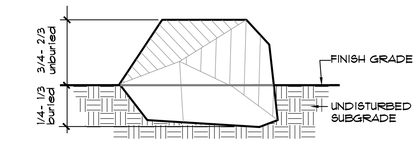
REVISIONS:

No.	Date	Description

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL ARE UNDERTAKEN FOR AND ARE PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON INVOLVED IN THE PROJECT.

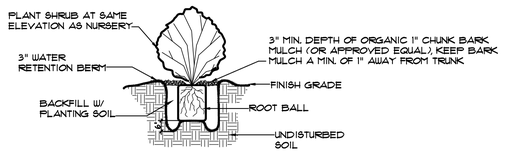
LANDSCAPE PLAN
Rockaway Cove Subdivision
Kuna, Idaho

DRAWN BY: J.A.G.
CHECKED BY: J.D.R.
PROJECT NUMBER 20-028
SHEET: L1.12



1 BOULDER PLACEMENT DETAIL

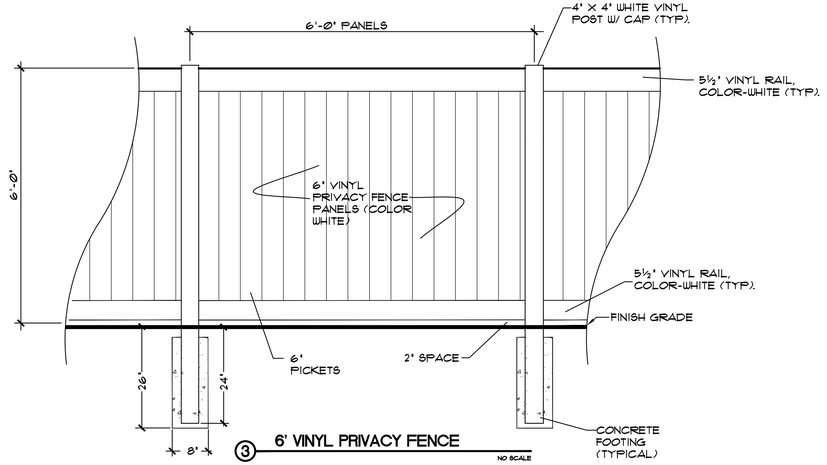
NO SCALE



NOTE - DIG HOLE TWICE THE SIZE OF ROOT BALL

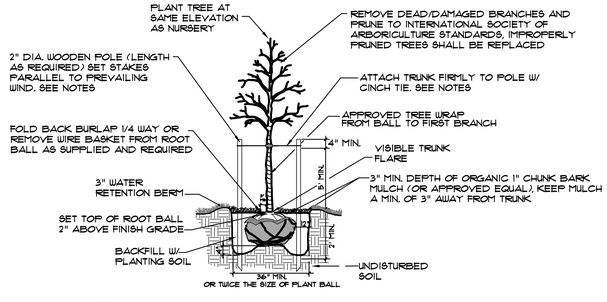
2 SHRUB PLANTING DETAIL

NO SCALE



3 6' VINYL PRIVACY FENCE

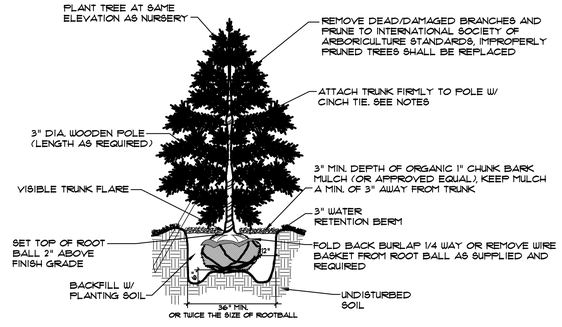
NO SCALE



NOTES:
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY.
2. WRAP RUBBER CINCH TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

4 DECIDUOUS TREE PLANTING DETAIL

NO SCALE



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3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

5 CONIFEROUS TREE PLANTING DETAIL

NO SCALE

PLANT SCHEDULE

KEY	BOTANICAL NAME / COMMON NAME (*NOTE: ALL TREES TO BE GRADE #1)	PLANTING SIZE	MATURE SIZE	CLASS
	TREES			
AP	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' wide	CLASS II
BN	Betula nigra River Birch	2" B&B	40' hgt. 35' wide	CLASS II
FP	Fraxinus pennsylvanica (Green) 'Summit' Summit Ash	2" B&B	45' hgt. 25' wide	CLASS II
PD	Picea glauca 'Densata' Black Hills Spruce	6' B&B	20' hgt. 10' wide	CONIF.
TC	Tilia cordata 'Greenspire' Greenspire Linden	2" B&B	40' hgt. 30' wide	CLASS II
ZS	Zelkova serrata 'Green Vase' Green Vase Zelkova	2" B&B	45' hgt. 30' wide	CLASS II
	SHRUBS			
BB	Euonymous alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
CO	Cornus alba 'Bailhalo' Ivory Halo Dogwood	2 Gal.	6' hgt. x 6' wide	
PS	Pinus strobus'Blue Shag' Blue Shag Eastern White Pine	5 Gal.	3' hgt. x 4' wide	
	GROUND COVERS/ GRASSES/ PERENNIALS			
CA	Calamagrostis x. acutiflora 'Overdam' Overdam Dwarf Feather Grass	1 Gal. @ 36" O.C.	3' hgt. x 2' wide	

(*NOTE: Plant material quantities are provided for convenience only and may not be accurate).

LANDSCAPE NOTES

1. All plant material shall conform to the American Nurseryman Standards for type and size shown. Plants will be rejected if not in a sound and healthy condition. All plant material shall be Grade #1 or better.
2. All planting beds and tree wells in lawn areas (wells to be 3' in diameter) shall be covered with a minimum of 3" of 1" chunk bark chips. Submit sample for approval.
3. All lawn areas shall be Hydro-seeded with 100% Turf Type Tall Fescue (Festuca arundinacia). Lawn to be seeded @ a rate of 8 lbs. per 1000 sq. ft. OR per seed manufacturer's recommendations. Contractor shall provide (at time of bid) an add/alternate price per square foot for sod in place of lawn seeding AND coordinate installation with the owner.
4. All plant material shall be guaranteed for a period of one year beginning at the date of acceptance by Owner. Replace all plant material found dead or not in a healthy condition immediately with the same size and species at no cost to the Owner.
5. Planting backfill for trees and planting beds shall be 5 parts topsoil and 1 part compost with straw. Stake all trees per details.
6. All lawn areas shall have 6" of topsoil and all planting beds shall have 12" of topsoil. Topsoil shall be a loose, friable, sandy loam, clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass, or other foreign material larger than 1" in any dimension, a pH from 5.5 to 7.0. Top soil from site shall be used, if meeting these standards. Place 1/2" compost over all landscaped areas and rototill into top 4". Spread, compact, and fine grade topsoil to a smooth and uniform grade, 1" below surface of walks and curbs in areas to be sodded and 3" in planting bed areas.
7. Fertilize all trees and shrubs with 'Agriform' planting tablets, 21 gram. Quantity per manufacturer's recommendation.
8. Plant material shall not be substituted without the written permission of Owner. Submit names of tree suppliers contacted if substitution is requested and plant material specified is not available.
9. Shrub planting beds shall be shovel edged to create a distinct separation of landscape types.
10. Immediately clean up any topsoil, or other debris on site created from landscape operation and dispose of properly off site.
11. All common landscapes areas shall have an automatic underground sprinkler system which insures complete coverage and is properly zoned for required water uses. Planter strips shall have low water useage Hunter PRO-spray heads with MP Rotator nozzles and the common area shall have 4" PGP-ADJ gear driven heads with head to head coverage. All shrub beds shall be drip irrigated per manufacturer's recommendations. The irrigation system shall be design built by a qualified irrigation contractor.
12. Coordinate all drainage areas and utilities with tree locations and adjust per field conditions.
13. No trees shall be planted within the 10 foot clear zone of all storm drain pipe, structures, or facilities.
14. Seepage beds must be protected from any and all contamination during the construction and installation of the landscape irrigation system.
15. All trees to be located a minimum of 5 feet or greater from the back of any sidewalk.
16. Keep all sand windows in drainage areas open at all times.

GENERAL LANDSCAPE NOTES

1. NO TREES SHALL BE PLANTED WITHIN THE 10 FOOT CLEAR ZONE OF ALL (UNLESS OTHERWISE SHOWN) STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.

2. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

3. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.

4. NOTE ALL GROUND MOUNTED TRANSFORMERS, CABLE AND PHONE BOXES SHALL BE SCREENED WITH A MIX OF DWARF FEATHER GRASS, LAVENDER AND BOXWOOD. COORDINATE IN THE FIELD WITH THE OWNER OR LANDSCAPE ARCHITECT FOR EXACT LOCATIONS.

SEE SHEETS L1.11 & L1.12 FOR DETAILED LANDSCAPE PLANS.

STAMP:
STATE OF IDAHO
JOHN D. ROSEBY
LA - 16827
05/15/2020
LICENSED LANDSCAPE ARCHITECT

DATE:
05/15/2020

811 Know what's below. Call before you dig. IT'S THE LAW!! CALL AT LEAST TWO WORKING DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOUTH BECK & BAIRD
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
sla@sbaboise.com
www.sbaboise.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:

No.	Date	Description

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL ARE PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATION ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON INVOLVED IN THE PROJECT

LANDSCAPE PLAN
Rockaway Cove Subdivision
Kuna, Idaho

DRAWN BY: J.A.G.

CHECKED BY: J.D.R.

PROJECT NUMBER 20-028

SHEET: L2.10

City of Kuna
AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
)
County of Ada)

I, Greg Wallace (Name), PO Box 2106 (Address)

Eagle (City), ID (State), 83616 (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 Tealey's Land Surveying (Name), 12594 Explorer Boise, ID. 83713 (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 4th day of March, 2020

Signature

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

Deborah A Kantor
Notary Public for Idaho

Residing at: 1151 E Iron Eagle Dr. Eagle ID 83616

My commission expires: 1-9-2026

Deborah A. Kantor NOTARY PUBLIC STATE OF IDAHO

TEALEY'S LAND SURVEYING

12594 W. Explorer Drive, Suite 150 • Boise, Idaho 83713
(208) 385-0636
Fax (208) 385-0696

May 15,2020
TLS Job No.4573

City of Kuna
Planning and Development
751 W. 4th
Kuna, Idaho 83634

RE: Landscape Maintenance

It is the intention of the developers of Rockaway Subdivision to form a Home Owners Association to maintain and own the Common Areas as shown
On the Plat. The Common Areas will be deeded to the HOA and the maintenance and operation of the Common Areas will be defined in
CCR's that will be filed with the Plat.

Patrick A. Tealey
PLS #4347

Tealey's Land Surveying
12594 W. Explorer Dr. #150
Boise, ID 83713
(208)385-0636 ph
(208) 385-0696 fx

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: 27 LOT RESIDENTIAL SUBDIVISION AND RE-ZONE TO R-6

Date and time of neighborhood meeting: FEB. 13, 2020 @ 6:00 P.M.

Location of neighborhood meeting: NORTH EDGE OF PROPERTY @ S. SABRINA ST.

SITE INFORMATION:

Location: Quarter: SE Section: 26 Township: 2N Range: 1W Total Acres: 8.71

Subdivision Name: _____ Lot: _____ Block: _____

Site Address: 1401 SWAN FALLS RD Tax Parcel Number(s): R8247270176 R8247270 +80
R8247270180

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

CURRENT PROPERTY OWNER:

Name: CRAIG AND KENRICK WALLACE

Address: 1401 SWAN FALLS RD City: KUNA State: ID Zip: 83707

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

Name: PAT TEALEY Business (if applicable): TEALEY' LAND SURVEYING

Address: 12594 EXPLORER City: BOISE State: ID. Zip: 83713

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	RE-ZONE FROM A TO R-6
Subdivision (Sketch Plat and/or Prelim. Plat)	PRELIM PLAT - 31 LOTS 27 BUILDABLE 4 COMMON
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: BLACK SUMMIT LLC

Address: 13827 W. MEADOWDALE

City: BOISE State: IDAHO Zip: 83713

Telephone: 208-484-2156 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) B-Mc Date March 3, 2020

TEALEY'S LAND SURVEYING
12594 W. Explorer Ste.#150 –Boise, ID 83713
(208) 385-0636
Fax (208) 385-0696

February 4, 2020

Dear Homeowner/Resident;

You are being notified that Tealey's Land Surveying will be holding a neighborhood meeting to discuss the submission of an application to rezone the property located at 1401 Swan Falls road to R-6. The owner will also subdivide the property into a 27-lot subdivision. The property is 8.17 acres in size. The City of Kuna requires that the residential neighbors be notified.

Please feel free to contact our office should you have any questions. Please refer to project #4573 when calling.

Purpose: To review and provide comments regarding Rockaway Cove Subdivision.

When: Thursday, February 13th @ 6:00 p.m.

Where: Site location (Vicinity map enclosed).

Project: Rezoning and Subdivision of the property and Subdivision.

Sincerely,

Terri Taylor
Tealey's Land Surveying
Project Coordinator

Enclosures(s)
Copy of proposed Minor Land Division
Vicinity map

SIGN IN SHEET

PROJECT NAME: _____

Date: _____

	Name	Address	Zip	Phone
1		1075 Sarah Ave		
2	Rick Rayburn	71 W. Steph St	83634	(208) 284-0421
3		259 Steph		
4		248 Steph		
5		215 Steph		
6	Bill Mathews	128 W King		(208) 921 9730
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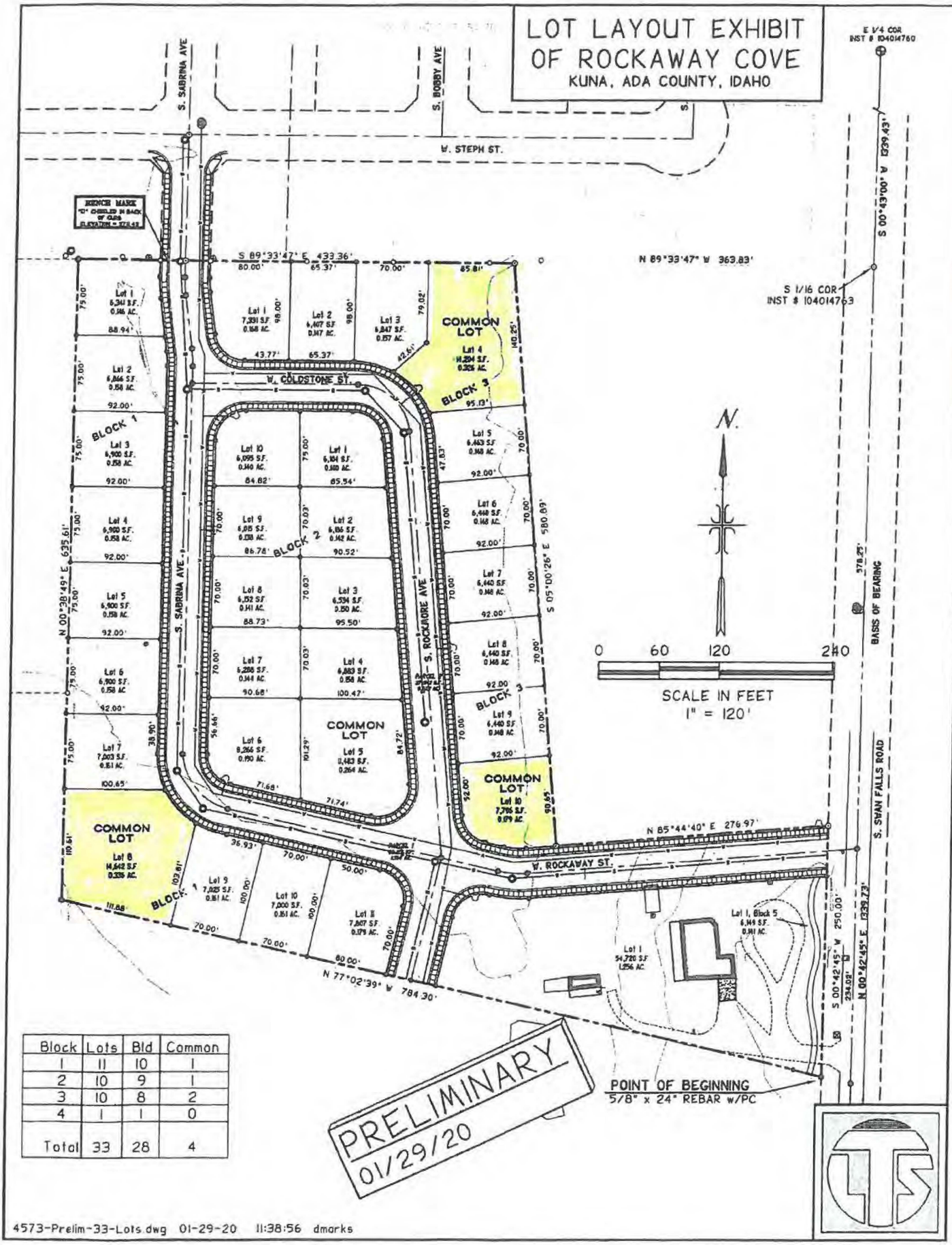
LOT LAYOUT EXHIBIT OF ROCKAWAY COVE

KUNA, ADA COUNTY, IDAHO



Block	Lots	Bld	Common
1	11	10	1
2	10	9	1
3	10	8	2
4	1	1	0
Total	33	28	4

PRELIMINARY
01/29/20

4573-Prelim-33-Lots.dwg 01-29-20 11:38:56 dmarks

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
COMMITMENT TO PROPERTY POSTING

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

March 3, 2020
Date

751 W 4th Street | Kuna, ID | 83634
(208) 922-5274 | www.kunacity.id.gov

EXHIBIT CHECKLIST

KUNA Planning & Zoning

Case Name: Ledgestone Plaza Subdivision
Case No.(s): 20-06-S (Preliminary Plat), 20-03-ZC (Rezone) and 20-14-DR (Design Review)

	EXHIBITS
1	Staff Report
2	Commission Council Review Application
3	Preliminary Plat Checklist
4	Rezone Checklist
5	Design Review Application
6	Letter of Intent
7	Vicinity Map
8	Affidavits of legal Interest
9	Warranty Deeds
10	Declarations of Covenants, Conditions and Restrictions for Ledgestone Subdivision
11	Subdivision Name Reservation
12	Preliminary Plat Legal Description
13	C-3 Zoning Legal Description
14	R-12 Zoning Legal Description
15	R-6 Zoning Legal Description
16	Zoning Map for Ledgestone Plaza
17	Preliminary Plat Set
18	Landscape Plan Set
19	Commitment to Property Posting
20	Neighborhood Meeting Certification
21	Traffic Impact Study Executive Summary (For Full Study Click Here)
22	Agency Request for Comment
23	Boise Project Board of Control Letter
24	Ada County Development Services Letter
25	Kuna City Engineer Letter
26	Department of Environmental Quality Letter
27	Central District Health Department Letter
28	Idaho Transportation Department Letter
29	COMPASS Letter
30	Ada County Highway District Letter
31	500 FT Legal Notice
32	Kuna Melba News Legal Publication
33	Proof of Posting

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: 20-03-ZC (Rezone), 20-06-S (Preliminary Plat) and 20-14-DR (Design Review) – **Ledgestone Plaza Subdivision.**

Site Location: 2400 N. Meridian Road, Kuna, ID 83634

Planner: Jace Hellman, Planner II

Hearing Date: October 27, 2020

Owners: Russell Hunemiller
GO FOR IT LLC
16130 N. Elder Street
Nampa, ID 83687

Applicant: Trilogy Development, Inc
9839 W. Cable Car St., Suite 101
Boise, ID 83709
208.895.8858

Representative: Gem State Planning – Jane Suggs
9840 W. Overland Road, Suite 120
Boise, ID 83709
208.895.8858
jane@gemstateplanning.com

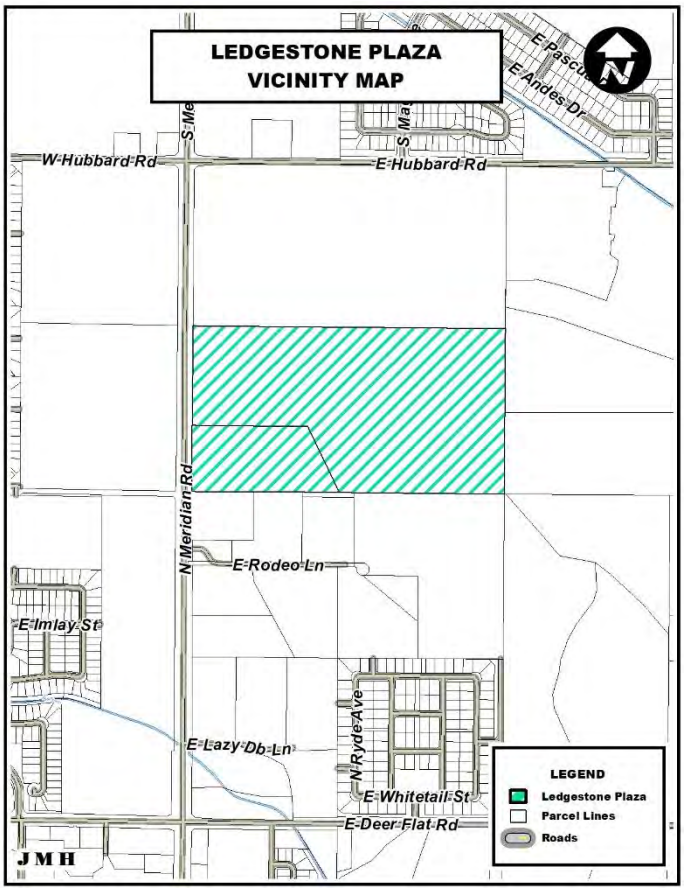


Table of Contents:

A. Process and Noticing
B. Applicants Request
C. Site History
D. General Project Facts
E. Staff Analysis
F. Applicable Standards
G. Proposed Comprehensive Plan Analysis
H. Commission's Recommendation

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	February 24, 2020 (2 people attended)
ii.	Agency Comment Request	July 7, 2020
iii.	500' Property Owners Notice	October 7, 2020

iv. Kuna Melba Newspaper October 7, 2020
v. Site Posted October 15, 2020

B. Applicant's Request:

Trilogy Development, Inc and Gem State Planning request to subdivide approximately 76.03 acres into 275 total lots (247 residential buildable lots (425 total dwelling units), six commercial buildable lots and 22 common lots). Additionally, the applicants propose to rezone the 76.03 acres from its current zoning district classification of C-1 (neighborhood commercial) to C-3 (service commercial), R-12 (high-density residential) and R-6 (medium-density residential) zoning district classifications. The subject sites are located at 2400 N Meridian Road and N. Meridian Road, within Section 18, Township 2 North, Range 1 East; (APNs: S1418234000 and S1418233650).

C. Site History:

The property was annexation of the subject properties was approved by the City Council on August 20, 2019. Historically these parcels have served as a homesite and irrigated farmland.

D. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the City. The FLUM indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the approximately 76-acres as Mixed-Use.

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map does not indicate a future pathway/trail through the subject site; however, bike routes are proposed along future extensions of Stroebel Road and Ardell Road.

3. **Surrounding Land Uses:**

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

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

Property Owner	Parcel Size:	Current Zone:	APN:
Russell & Karen Hunemiller	63.26	C-1 (Neighborhood Commercial)	S1418233650
GO FOR IT LLC	12.74	C-1 (Neighborhood Commercial)	S1418234000

5. **Services:**

Sanitary Sewer– City of Kuna
Potable Water – City of Kuna
Pressurized Irrigation – City of Kuna (KMIS)
Fire Protection – City of Kuna (KRFD)
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 contain one single-family home, a shop and several agricultural outbuildings. No existing structures will remain on site. Vegetation in direct proximity to the single-family home includes trees, shrubs and grass. Vegetation on the remainder of the site is consistent with that of crop fields. The sites have an estimated average slope of 1.5% to 3%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be greater than 60 inches across a majority of proposed development area, however there are

some areas where bedrock depth is between 20" and 40" along the southern boundaries of the development area.

7. **Transportation / Connectivity:**
   The applicant proposes connections to classified roadways in three locations. Two connect to a future extension of the Ardell Road and one to a future extension of Stroebel Road. Both classified roadways are mid mile collectors. Additionally, the project provides three new stub streets into the property to the north. Several internal pathways are proposed throughout the development.

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
   - Ada County Development Services ..... Exhibit B-3
   - Kuna City Engineer ..... Exhibit B-4
   - Department of Environmental Quality ..... Exhibit B-5
   - Central District Health Department ..... Exhibit B-6
   - Idaho Transportation Department ..... Exhibit B-7
   - Community Planning Association of Southwest Idaho (COMPASS) ..... Exhibit B-8
   - Ada County Highway District (ACHD) ..... Exhibit B-9

E. Staff Analysis:

On February 14, 2020 Planning and Zoning staff held a pre-application meeting with the applicant, Public Works, the Parks Department, Kuna School District, Kuna Rural Fire District and Kuna Police Department to discuss the project. The applicant held a neighborhood meeting with residents within 500 ft of the proposed project area on February 24, 2020. There was a total of two resident who attended the meeting. Neighborhood meeting minutes as well as mailed materials have been provided as a part of this application.

The properties are currently zoned C-1 (Neighborhood Commercial). The applicant is proposing to rezone 76.03-acres to C-3 (service commercial), R-12 (high-density residential) and R-6 (medium-density residential) zoning district classifications. The applicant then proposes to subdivide the 76.03 acres into 275 total lots (247 residential buildable lots (425 total dwelling units), six commercial buildable lots and 22 common lots). Similar to Ledgestone and Ledgestone South, Ledgestone Plaza proposes to incorporate a mixture of housing types including eight apartment buildings and variety single-family home times and lot sizes. Additionally, Ledgestone Plaza proposes six commercial lots along the proposed project area's frontage on Meridian Road. The overall gross density of the project is 5.59 dwelling units per acre (DUA). The net density is 7.3 DUA.

18.81 acres, or 24.7% of the project is proposed to be open space. This includes all buffers, parks, and pathways. 10.46 acres, or 13.8% of the project, are considered useable open space, as defined by KCC 5-1-6-2. Included in the useable open space is several internal pathways, green space and a centralized 6.13-acre park. KCC 5-17 requires developments with a range of 401 to 450 homes/dwelling units to devote 11% of the development area to useable open space. Staff views the open space to be in substantial compliance with Kuna City Code.

With this proposed project, the applicant is constructing a new section of Stroebel Road along the east property line, which will serve as one of the main entrances into the subdivision. Stroebel Road is listed as a north-south minor collector according to Kuna's Street Circulation Map. The applicant also proposes to construct an entirely new section of Ardell Road which will span from Meridian Road to Stroebel Road. Ardell Road is classified as an east-west major collector. The sidewalk width requirement for a collector road is an eight-foot detached sidewalk with vertical curb and gutter. Staff would note that it appears the applicant has not proposed sidewalk along the

property's frontage on Meridian Road. Meridian Road is classified as a highway and as a result the developer shall be required to install a minimum 30-foot buffer located outside of the public right-of-way the length of the developments road frontage. Buffered areas along classified highways are required to contain a ten-foot wide concrete sidewalk placed in a public easement that is separated a minimum of fifteen (15) feet from the property line. The applicant will be required to install all buffers, curb, gutter and sidewalks in accordance with KCC 5-17-13 and 6-4-2.

Per the ACHD report and the submitted Traffic Impact Study (TIS), the current roadway segments of South Meridian Road between Columbia Road to Hubbard Road, Hubbard Road between South Meridian Road and Locust Grove Road, Locust Grove Road between Deer Flat Road and Hubbard Road, Hubbard Road between Locust Grove Road and Eagle Road, Locust Grove Road between Hubbard Road and Columbia Road, and Locust Grove Road between Lake Hazel and Amity will not meet minimum operational thresholds with the buildout of this development. Additionally, the current intersections of Locust Grove Road and Hubbard Road, Locust Grove Road and Columbia Road and Locust Grove and Lake Hazel Road will not meet minimum operational thresholds with the buildout of this development. ACHD has listed several mitigation improvements to be completed by certain lot counts throughout the development process. Once the mitigation improvements are completed, per the submitted TIS the surrounding roadways and intersection will be back to within an acceptable operational threshold. Staff will require the applicant to work with ACHD and the City to complete all required mitigation improvements to the surrounding roadways and intersections as detailed in the ACHD staff report. Additionally, at the request of ACHD, on behalf of the Idaho Transportation Department, staff has included the following conditions:

- Applicant/developer/owner shall close the two existing paved approaches onto SH-69 located approximately 550-feet north and 30-feet north of Ardell. Additionally, the applicant/developer/owner shall regrade the closed approaches to match existing drainage features.
- Per the Traffic Impact Studies recommendation of additional north and southbound lanes to mitigate existing traffic conditions at the intersection of SH-69 and Hubbard Road, the applicant/developer/owner shall work with the Idaho Department of Transportation to pay their proportionate share for the additional north and south bound lane improvements.

Within the development, the applicant proposes one section of alley loaded homes, which utilize public alley ways to access the garage. The applicant will be required to install "NO PARKING" signs within all alleys. Additionally, the applicant will be required to obtain written approval from the Kuna Rural Fire District regarding proposed alley widths. The applicant will be required to install a sign at the terminus of each proposed stub street stating that these roads will continue in the future. Staff will defer the applicant to comments provided by Ada County Highway District for preferred language. Several internal roadways within the proposed project exceed Ada County Highway Districts maximum roadway length of 750-feet without traffic calming measures. The applicant will be required to submit a revised preliminary plat showing re-designed roadways to the City of Kuna and Ada County Highway District for review and approval prior to signature on the first final plat. ACHD recommends that the applicant construct Ostego Avenue as a private drive north of Nassau street due to the fact the roadway does not appear on ACHD's master street map at this location. However, this road is proposed to be utilized as an access to the commercial components of this development and provide an alternative means of roadway access to all properties fronting SH-69. Additionally, the applicant has provided a stub into the property to the north to extend the road with future development. Kuna City Code 5-2A requires the installation of frontage streets and that all frontage streets shall accommodate public roadway access for lots located along SH-69. Per Kuna City Code, Staff will require the applicant to construct Ostego Avenue as a public roadway, subject to Kuna City's and ACHD's roadway standards.

The installation of streetlights are required public improvements are a required public improvement listed under Kuna City Code 6-4-2. The applicant has included proposed locations of streetlights on the preliminary plat. Staff will require the applicant to work with staff in order to comply with KCC and install street lights a maximum spacing

of 250 ft. The final location of street lights will be approved at the time of construction document review. Staff would note that these streetlights must be designed and installed according to "Dark Sky" standards.

The proposed Ledgestone Plaza Subdivision application represents approximately 425 sewer connections (not including future commercial users). Wastewater from the proposed development is anticipated to flow to Patagonia Lift Station, and the subsequently lifted at Danskin Lift Station. Patagonia and Danskin Lift Stations are both operating at above capacity (including existing EDUs and current "will serve" EDUs). At this time, neither lift station has the capacity to support this project. Staff recommends that if the Commission recommends approval of this project, that the applicant be required to work with the Kuna City Engineer to provide a solution regarding the creation of additional capacity and that the Applicant cannot submit an application for final plat until the City's Public Works Director certifies to the applicant that the City's Patagonia and Danskin Lift Stations or some other City appurtenance has capacity to accept the wastewater discharged from the proposed subdivision. Staff would note that in the event the capacity is not certified within the time the applicant is required to file an application for final plat approval, the Applicant shall have good cause and be eligible to receive, pursuant to Kuna City Code 6-2-3 (J), a time extension to file a final plat up to and until a certification of capacity has been issued. These conditions have been provided as condition number 6, 7 and 8 in section "H" of this report

A design review application for common area landscaping and open space was included as a part of the overall application. The proposed application includes several internal pathways and parks. Staff will require the applicant to comply with KCC 5-5-5-F and install "see-through" fencing along all residential buildable lot property lines that abut pathways. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. However, staff will require the applicant be conditioned to place sod wherever the landscape plan (dated May 1, 2020) identifies "Lawn" and provide staff an updated landscaping plan accommodating the requested change. Additionally, staff notes that if this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves, and ACHD underground facilities. In the event that locations of landscaping are within the locations listed above, the landscaping in that area must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a final landscape inspection. No design review application has been submitted for the multi-family buildings and community amenities such as the clubhouse and pool; however, design review approval will be required prior to submitting for a building permit.

Per the preliminary plat, the applicant is proposed approximately, 576 parking spaces to accommodate the proposed 192 apartment units, which would comply with Kuna City Code 5-9-3. However, Kuna City Code requires all parking spaces to be off-street. The applicant proposes that 74 of the 576 proposed parking spaces be marked on-street parking spaces. As a result, only 502 parking spaces (2.6 spaces per unit) are considered off-street parking spaces per unit. Kuna City Code 5-9-2 permits for off-site parking within 300 feet of the principle use. Staff would recommend that the applicant be conditioned to establish a cross access parking agreement with the proposed commercial lots at time of final plat in order to encompass the remaining guest parking.

The developer, owner and/or applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to signature on the final plat.

Staff has reviewed the proposed preliminary plat for technical compliance with KCC, and finds the preliminary plat and landscape plan comply with Title 5 and Title 6 of Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan. The applicant will be required to work with Kuna's staff, Ada County Highway District (ACHD), the Kuna Rural Fire District (KRFD) and any other applicable agencies to ensure conformance to each agency's requirements. Staff recommends that if the Planning and Zoning Commission recommends approval of case nos. 20-03-ZC (Rezone) and 20-06-S (Preliminary Plat) and approves case no. 20-14-DR (Design Review), the applicant be subject to the conditions of approval listed in section "H" of this report, as well as any additional conditions requested by the Planning and Zoning Commission.

F. 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.

G. Proposed Comprehensive Plan Analysis:

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

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

- Goal 1.A: Ensure land use in Kuna will support economic development.
  - Objective 1.A.2: Create commercial nodes and corridors that support development of economic opportunities that do not compete with downtown revitalization efforts.
    - Policy 1.A.2.a: Designate commercial land use nodes and corridors at strategic locations such as Meridian Road/ Highway 69 and Ten-Mile Road.

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

- Goal 2.A: Maintain and expand an interconnected greenbelt, pathways and trail system.
  - Objective 2.A.2: Maintain and expand the pathway and trail network with a focus on building connectivity to key activity and population centers that serve all areas of Kuna.
    - Policy 2.A.2.d: Work with private developers and landowners to direct expansion of the trails and pathways system throughout Kuna, including:
      - Ensure appropriate polices and ordinances are in place to incentivize and require construction of new pathways and trails infrastructure as development and redevelopment occurs.
      - Require all new neighborhood and subdivision developments to incorporate pathway connectivity within the neighborhood and tie into existing or anticipated pathways and trails.
      - Clearly identify locations where trails and pathways infrastructure should be publicly accessible, and who will be responsible to provide regular maintenance for these areas.
- Goal 2.B: Maintain and expand parks and public gathering spaces.
  - Objective 2.B.1 Maintain and expand the parks system
    - Policy 2.B.1.b: Continue to require neighborhood park development through the subdivision development process.

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

- Goal 3.D: Encourage development of housing options and strong neighborhoods.
  - Objective 3.D.1: Encourage development of housing options for all citizens.
    - Policy 3.D.1.a: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
  - Objective 3.D.2: Create strong neighborhoods through preservation, new development, connectivity and programming.
    - Policy 3D.2.d: Work to ensure that all neighborhoods in Kuna benefit from good connectivity through sidewalk, pathway and trail, on-street and transit infrastructure.
- Goal 3.G: Respect and protect private property rights.
  - Objective 3.G.1: Ensure land use policies, restrictions, and fees do not violate private property rights.
    - Policy 3.G.1.b: Ensure City land use actions, decisions and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.

- Policy 3.G.1.c: Ensure City land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

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

- Goal 4.B: Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.
  - Objective 4.B.2: Maintain and expand sidewalks and pedestrian facilities within the community.
    - Policy 4.B.2b: Install detached sidewalks and/or protected pedestrian routes/facilities along high trafficked roads as development occurs.
    - Policy 4.B.2.c: Promote the installation of off-system pedestrian pathways to create neighborhood connections and reduce the length of non-motorized transportation routes.
    - Policy 4.B.2.g: Coordinate with developers to connect and/or enhance pedestrian facilities, including on and off-system pathways, footbridges (across canals, etc.), road bridges, sidewalks, pedestrian crossings and wayfinding signage.
- Goal 4.C: Increase pathway, trail and on-street bicycle facilities to create an expanded and connected bicycle network.
  - Objective 4.C.1: Maintain and enhance existing pathways, trails and on-street bicycle facilities.
    - Policy 4.C.1.a: Expand the bicycle network as identified in the Kuna Pathways Master Plan and ACHD Roadways to Bikeways Plans through land use developments and capital improvement projects.
    - Policy 4.C.1.e: Coordinate with developers to connect to and/or enhance bicycle facility connections, including pathways, non-motorized canal crossings, road bridges and wayfinding signage.
  - Objective 4.C.2: Ensure expansion of pathways, trails and on-street bicycle routes.
    - Policy 4.C.2.b: Promote the installation of off-system bicycle pathways to create neighborhood connections and reduce non-motorized transportation route lengths.
- Goal 4.D: Promote a connected street network that incorporates mid-mile collectors and crossing for improved neighborhood connectivity.
  - Objective 4.D.2: Ensure the continued expansion/development of mid-mile collector system throughout the community.
    - Policy 4.D.2.a: Extend and expand mid-mile roads as growth occurs.
    - Policy 4.D.1.b: Preserve adequate right-of-way along all mid-mile roads or other approved alternative locations to align roads.

H. Commission's Recommendation:

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

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (*approval/conditional approval/denial)* of Case Nos. *20-03-ZC (Rezone) and 20-06-S* (Preliminary Plat), a request from Trilogy Development, Inc and Gem State Planning to subdivide approximately 76.03 acres into 275 total lots (247 residential buildable lots (425 total dwelling units), six commercial buildable lots and 22 common lots) and to rezone the 76.03 acres from its current zoning district classification of C-1 (neighborhood commercial) to C-3 (service commercial), R-12 (high-density residential) and R-6 (medium-density residential) zoning district classifications; AND (*approves/conditionally approves/denies)* Case No. 20-14-DR (Design Review), subject to the following 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 System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

2. 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. The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional lift station capacity.
7. The Developer/Owner/Applicant shall not submit an application for final plat until the City's Public Works Director issues a Will-Serve Letter to the applicant stating that the City's Patagonia and Danskin Lift Stations or any other City appurtenance has capacity to accept the wastewater discharged from the proposed development.
8. In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a final plat, the Applicant shall have good cause and be eligible to receive, pursuant to KCC § 6-2-3 (J), a time extension to file a final plat up to and until a Will-Serve Letter has been issued.
9. Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with Kuna City Code Title 5 Chapter 17 and Title 6 Chapter 4.
10. Developer/owner/applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic mitigation improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.
11. Developer/owner/applicant shall close the two existing paved approaches onto SH-69 located approximately 550-feet north and 30-feet north of Ardell. Additionally, the developer/owner/applicant shall regrade the closed approaches to match existing drainage features.
12. Per the Traffic Impact Studies recommendation of additional north and southbound lanes to mitigate existing traffic conditions at the intersection of SH-69 and Hubbard Road, the developer/owner/applicant shall work with the Idaho Department of Transportation to pay their proportionate share for the additional north and southbound lane improvements.
13. Applicant shall install "NO PARKING" signs within all alley-ways.
14. Applicant shall obtain written approval from the Kuna Rural Fire District regarding proposed alley widths.

15. Regarding the excessive street section lengths, the applicant shall submit a revised preliminary plat showing re-designed roadways to the City of Kuna and Ada County Highway District for review and approval prior to signature on the first final plat.
16. The developer/owner/applicant shall construct Ostego Avenue as a public roadway per Kuna City Code, subject to Kuna City's and ACHD's roadway standards.
17. Developer/owner/applicant shall install a sign at the terminus of every proposed stub street stating these roads will continue in the future. Developer/owner/applicant shall obtain proper language from Ada County Highway District.
18. Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code.
19. Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
20. Developer/owner/applicant shall establish a cross access parking agreement with the proposed commercial lots at time of final plat in order to encompass the remaining guest parking.
21. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
22. 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.
23. Landscaping shall not be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
24. The applicant shall install sod wherever the landscape plan (dated May 1, 2020) identifies "Lawn" and provide staff an updated landscaping plan accommodating the requested change.
25. Proposed multi-family buildings and subdivision amenities such as the proposed pool and pool house are subject to Design Review approval.
26. All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in KCC 5-10.
27. If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.
28. Any revisions of the plat are subject to administrative determination to rule if the revision is substantial.
29. 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.
30. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
31. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this 27th day of October, 2020.

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Based upon the record contained in Case Nos. 20-03-ZC, 20-06-S and 20-14-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. 20-14-DR and recommends (*approval/denial) of* the Findings of Fact and Conclusions of Law, and conditions of approval for Case Nos. 20-03-ZC and 20-06-S, a request from Trilogy Development, Inc and Gem State Planning to subdivide approximately 76.03 acres into 275 total lots (247 residential buildable lots (425 total dwelling units), six commercial buildable lots and 22 common lots) and to rezone the 76.03 acres from its current zoning district classification of C-1 (neighborhood commercial) to C-3 (service commercial), R-12 (high-density residential) and R-6 (medium-density residential) zoning district classifications.

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. 20-03-ZC, 20-06-S and 20-14-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: *The applicant held a neighborhood meeting on February 24, 2020. A total of four residents attended the meetings. Neighborhood Notices were mailed out to residents within 500-FT of the proposed project site on October 7, 2020 and a legal notice was published in the Kuna Melba Newspaper on October 7, 2020. The applicant posted sign on the property on October 15, 2020.*

3. *Based on the evidence contained in Case Nos. 20-03-ZC, 20-06-S and 20-14-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, as well as the installation of pathways and open space. The proposed zoning districts are R-6 and R-12 and C-3. The Comp Plan Map designates the properties as Mixed-Use.*

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 *cannot accommodate* the proposed development.

   Staff Finding: *The proposed Ledgestone Plaza Subdivision application represents approximately 425 sewer connections (not including potential future commercial users) on 76 acres. Wastewater from the proposed development is anticipated to flow to Patagonia Lift Station, and the subsequently lifted at Danskin Lift Station. Patagonia and Danskin Lift Stations are operating at above capacity (including existing EDUs and current "will serve" EDUs). As result, there is no capacity in either lift station to service this proposed subdivision. The City and will be unable to issue a "Will Serve" Letter to receive and process the wastewater*

from any residential or commercial structure constructed within Ledgestone Plaza Subdivision. The City of Kuna is actively working to obtain additional capacity in the Patagonia and Danskin Lift Stations, but it is unknown at this time how long that will take. Therefore, the objective that public services are available to accommodate the proposed subdivision [see Kuna City Code Title 6 at section 6-2-3 (F)] cannot currently be met. Correspondence from ACHD confirms that the streets are suitable and adequate for this project. Correspondence from ACHD and the submitted Traffic Impact Study states the current roadway segments of South Meridian Road between Columbia Road to Hubbard Road, Hubbard Road between South Meridian Road and Locust Grove Road, Locust Grove Road between Deer Flat Road and Hubbard Road, Hubbard Road between Locust Grove Road and Eagle Road, Locust Grove Road between Hubbard Road and Columbia Road, and Locust Grove Road between Lake Hazel and Amity will not meet minimum operational thresholds with the buildout of this development. Additionally, the current intersections of Locust Grove Road and Hubbard Road, Locust Grove Road and Columbia Road and Locust Grove and Lake Hazel Road will not meet minimum operational thresholds with the buildout of this development. ACHD has listed several mitigation improvements to be completed by certain lot counts in the development process. Once the mitigation improvements are completed, per the submitted TIS the surrounding roadways and intersection will be back to within an acceptable operational threshold.

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, police, 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 the Rezone.

   Staff Finding: *An affidavit of legal interest was signed by Russell Hunemiller and Go For It, LLC allowing Gem State Planning and Trilogy Development to act on their behalf of this project, therefore consenting to the Rezone of the proposed project site.*

10. The proposed project lands *are* within Kuna City Limits.

    Staff Finding: *The parcel was annexed into Kuna City Limits on August 20, 2019 and is currently zoned C-1.*

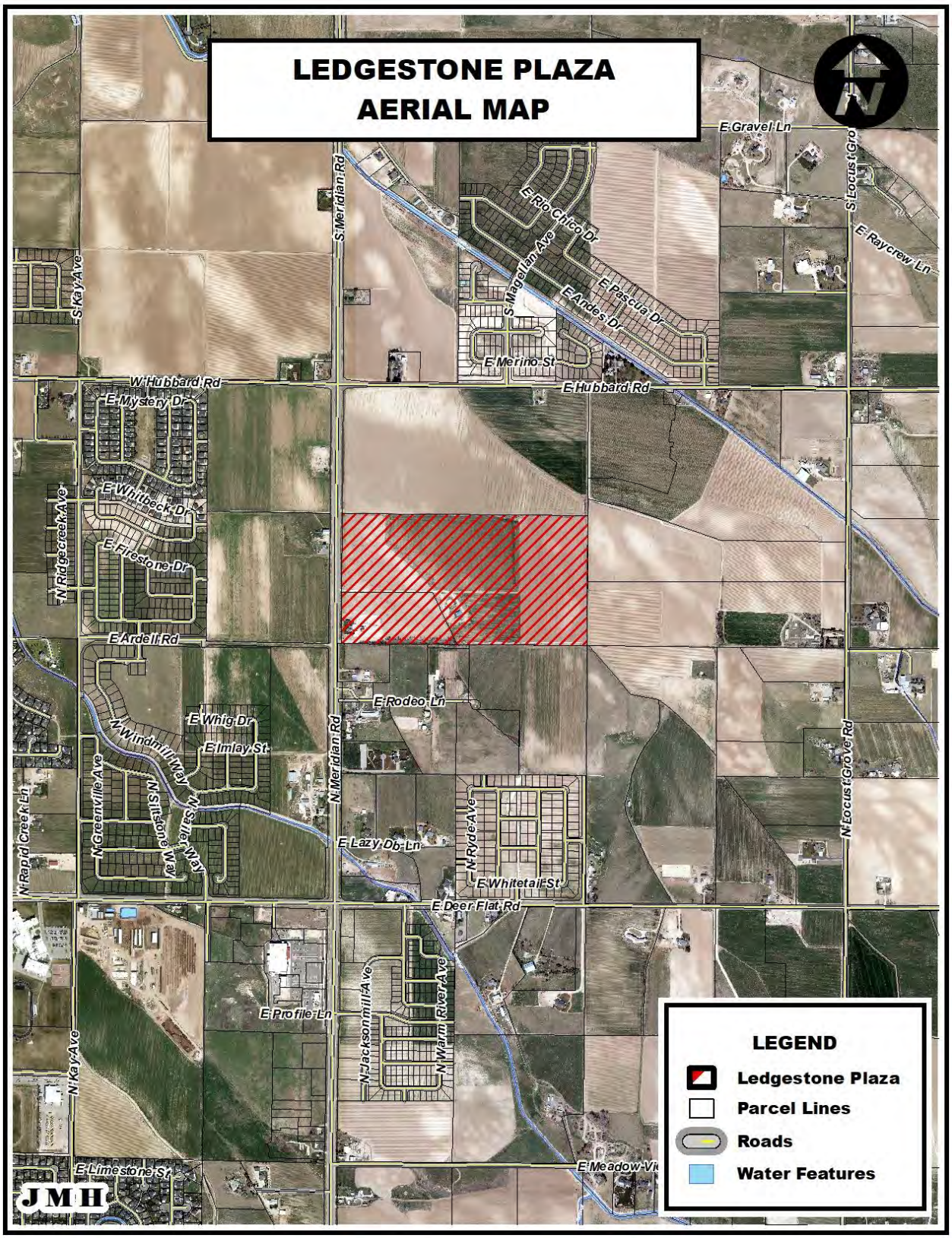
11. The site landscaping *does* minimize the impact on adjacent properties through the use of screening.

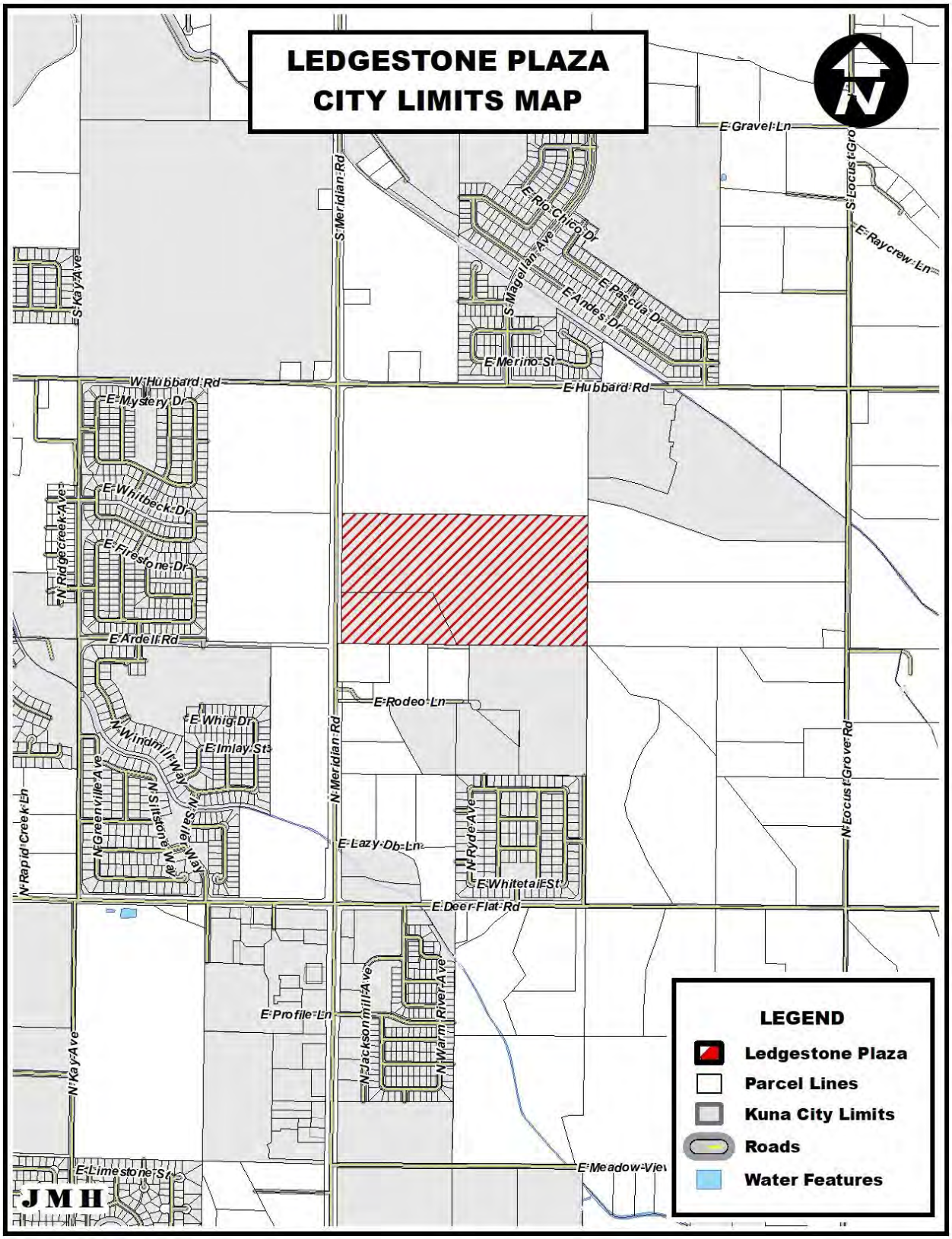
    Staff Finding: *Per the submitted landscape Plan, the applicant is proposing a 20-foot landscape buffer along Ardell and Stroebel Road and a 30-foot buffer along Meridian Road. A six-foot vinyl fence is proposed around the entire project.*

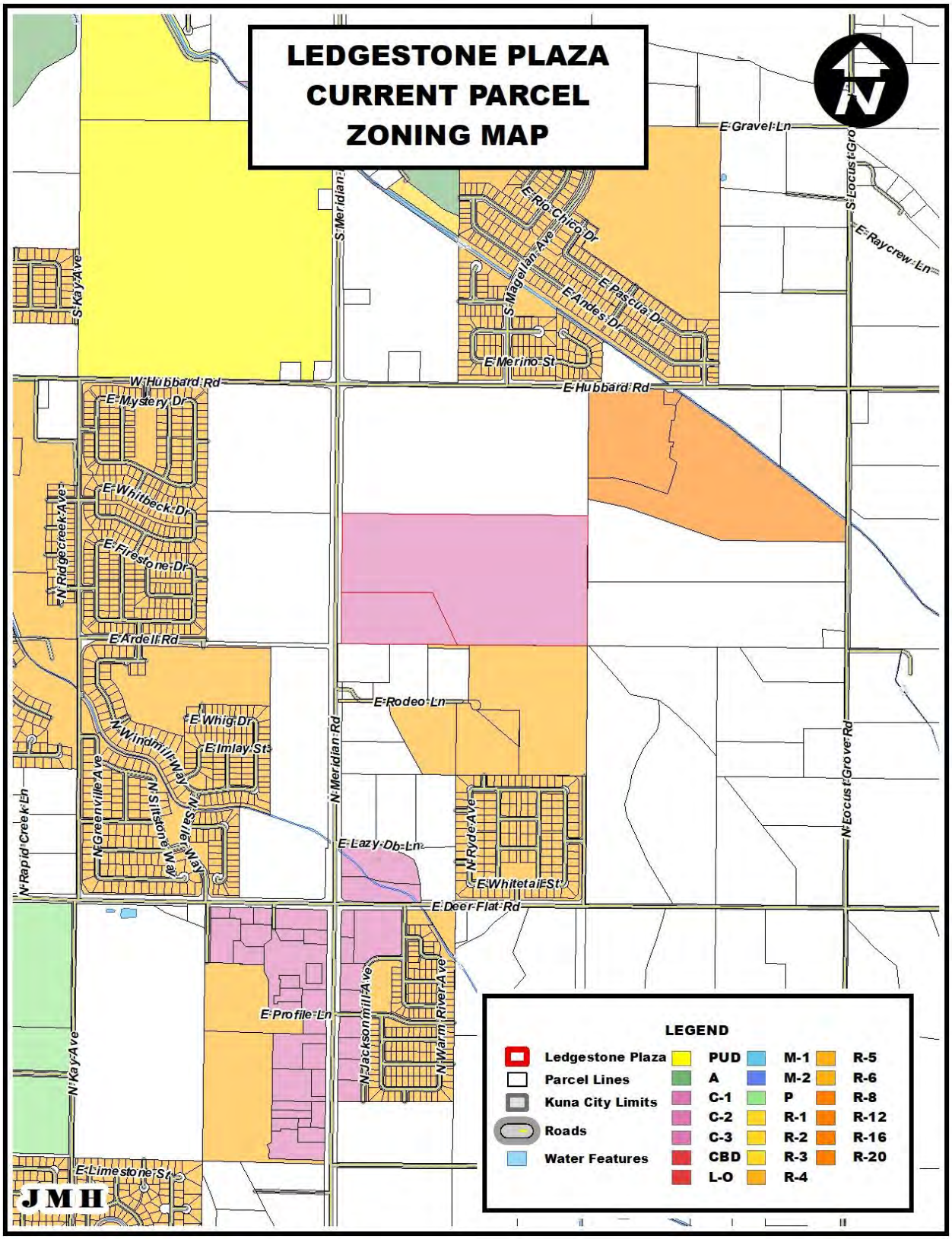
12. The applicant and/or owner of the property have the right to request a written regulatory taking analysis.

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

DATED this 27th day of October, 2020.


LEDGESTONE PLAZA
AERIAL MAP
E Gravel Ln
S Meridian Rd
E Rio Chico Dr
S Magellan Ave
E Pascua Dr
E Andes Dr
E Raycrew Ln
S Kay Ave
E Merino St
W Hubbard Rd
E Hubbard Rd
E Mystery Dr
E Whitbeck Dr
N Ridgecreek Ave
E Firestone Dr
E Ardell Rd
E Rodeo Ln
E Whig Dr
N Windmill Way
E Imlay St
N Greenville Ave
N Millstone Way
N Rapid Creek Ln
N Meridian Rd
E Lazy Db Ln
N Ryde Ave
E Whitetail St
E Deer Flat Rd
N Locust Grove Rd
E Profile Ln
N Jacksonmill Ave
N Warm River Ave
N Kay Ave
E Limestone St
E Meadow Vi
LEGEND
Ledgestone Plaza
Parcel Lines
Roads
Water Features
JMH


LEDGESTONE PLAZA
CITY LIMITS MAP
E Gravel Ln
S Meridian Rd
S Locust Grove Rd
E Raycrew Ln
S Kay Ave
E Rio Chico Dr
S Magellan Ave
E Pascua Dr
E Andes Dr
E Merino St
W Hubbard Rd
E Hubbard Rd
E Mystery Dr
E Whitbeck Dr
N Ridgecreek Ave
E Firestone Dr
E Ardell Rd
E Rodeo Ln
E Whig Dr
E Imlay St
N Windmill Way
N Greenville Ave
N Stillstone Way
N Rapid Creek Ln
N Meridian Rd
N Locust Grove Rd
E Lazy Db Ln
N Ryde Ave
E Whitetail St
E Deer Flat Rd
E Profile Ln
N Jacksonmill Ave
N Warm River Ave
N Kay Ave
E Meadow View
E Limestone St
JMH
LEGEND
Ledgestone Plaza
Parcel Lines
Kuna City Limits
Roads
Water Features


LEDGESTONE PLAZA
CURRENT PARCEL
ZONING MAP
E Gravel Ln
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E Andes Dr
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Parcel Lines
Kuna City Limits
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Water Features
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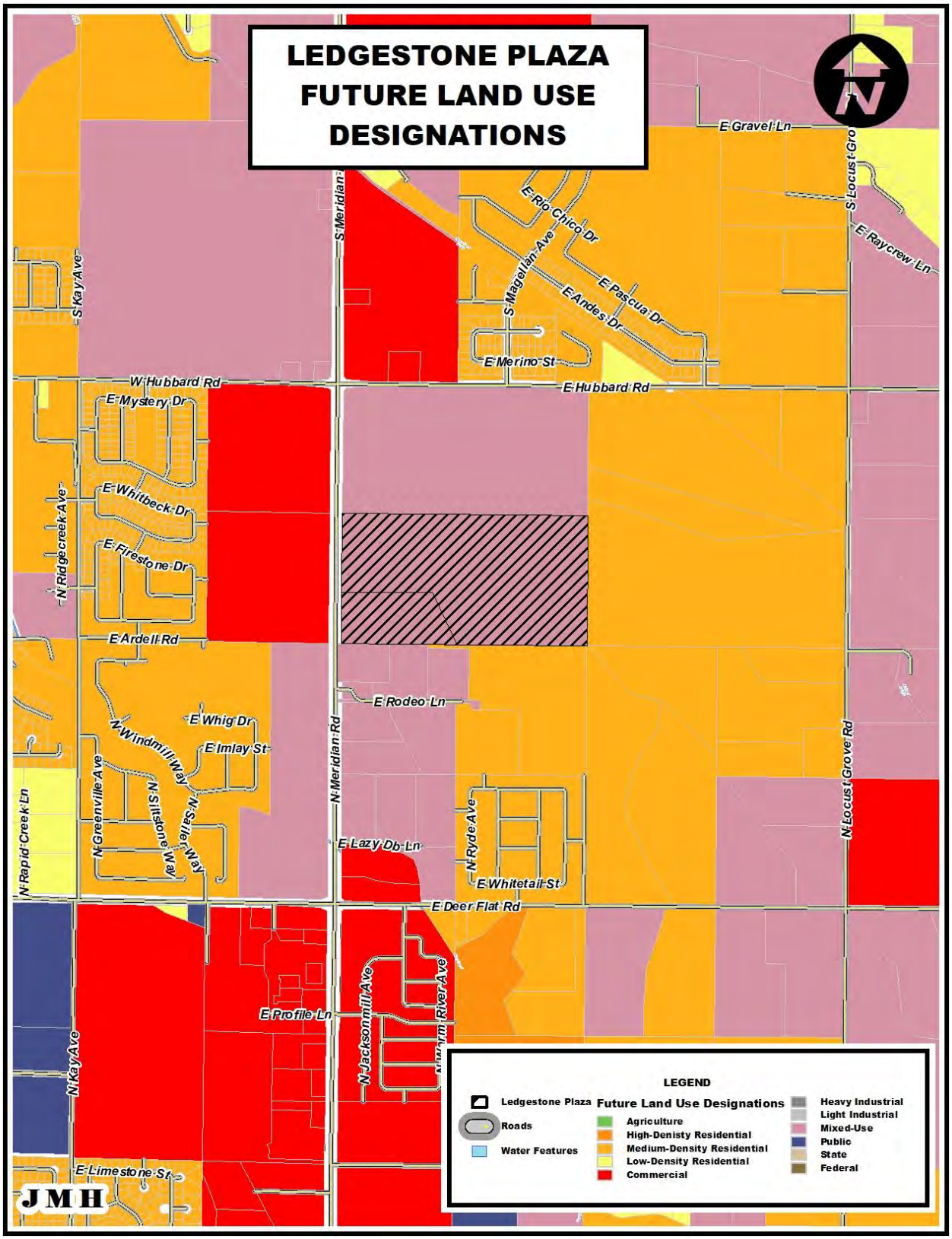
R-16
R-20


LEDGESTONE PLAZA
FUTURE LAND USE
DESIGNATIONS
E Gravel Ln
S Locust Grove Rd
E Raycrew Ln
E Rio Chico Dr
S Magellan Ave
E Pascua Dr
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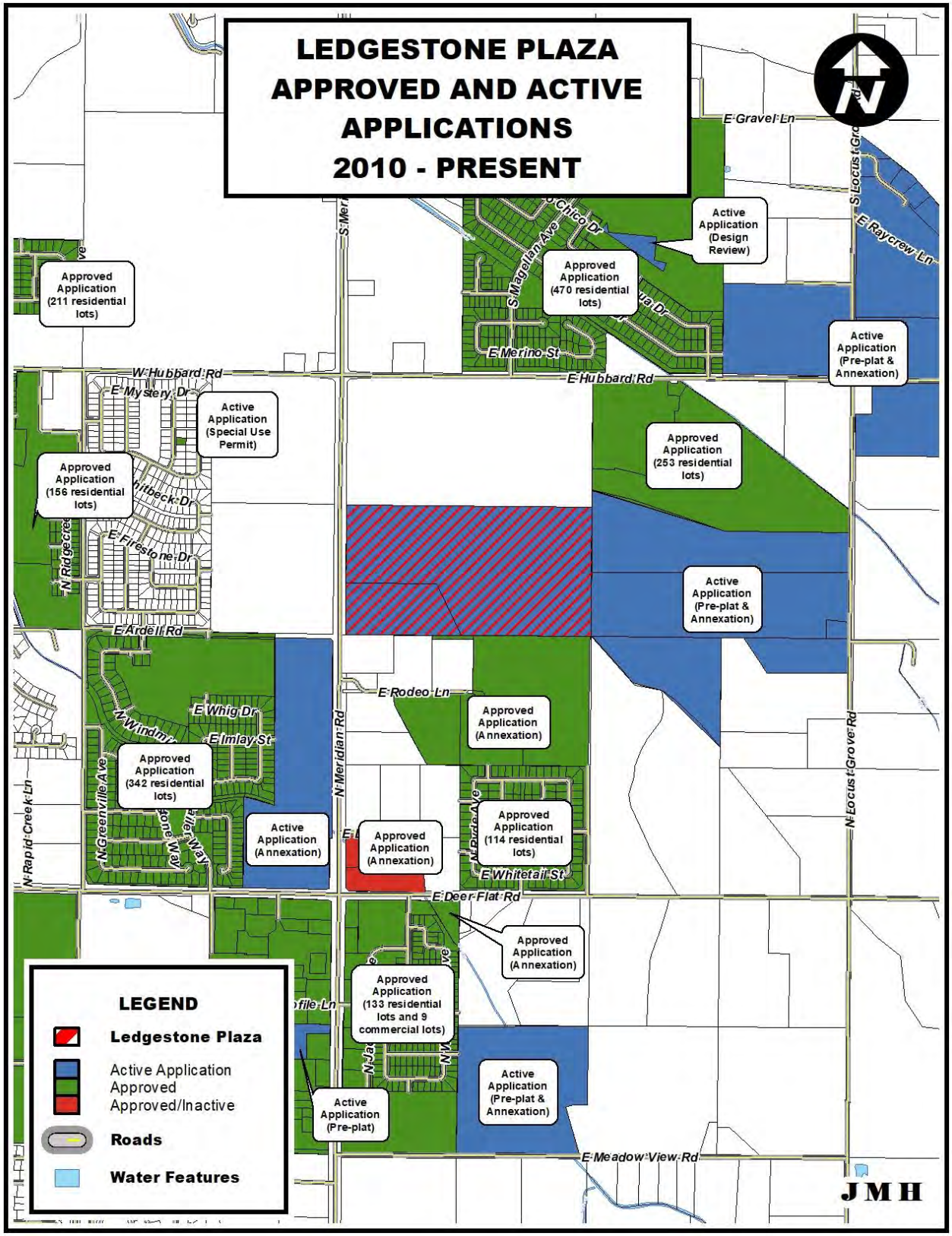
LEGEND
Ledgestone Plaza
Roads
Water Features
Future Land Use Designations
Agriculture
High-Denisty Residential
Medium-Density Residential
Low-Density Residential
Commercial
Heavy Industrial
Light Industrial
Mixed-Use
Public
State
Federal


LEDGESTONE PLAZA
APPROVED AND ACTIVE
APPLICATIONS
2010 - PRESENT
Approved Application (211 residential lots)
Active Application (Design Review)
Approved Application (470 residential lots)
Active Application (Pre-plat & Annexation)
Active Application (Special Use Permit)
Approved Application (253 residential lots)
Approved Application (156 residential lots)
Active Application (Pre-plat & Annexation)
Approved Application (Annexation)
Approved Application (342 residential lots)
Active Application (Annexation)
Approved Application (Annexation)
Approved Application (114 residential lots)
Approved Application (Annexation)
Approved Application (133 residential lots and 9 commercial lots)
Active Application (Pre-plat & Annexation)
Active Application (Pre-plat)
E Gravel Ln
E Hubbard Rd
W Hubbard Rd
E Merino St
E Mystery Dr
E Firestone Dr
E Ardell Rd
E Rodeo Ln
E Whig Dr
E Imlay St
E Whitetail St
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N Greenville Ave
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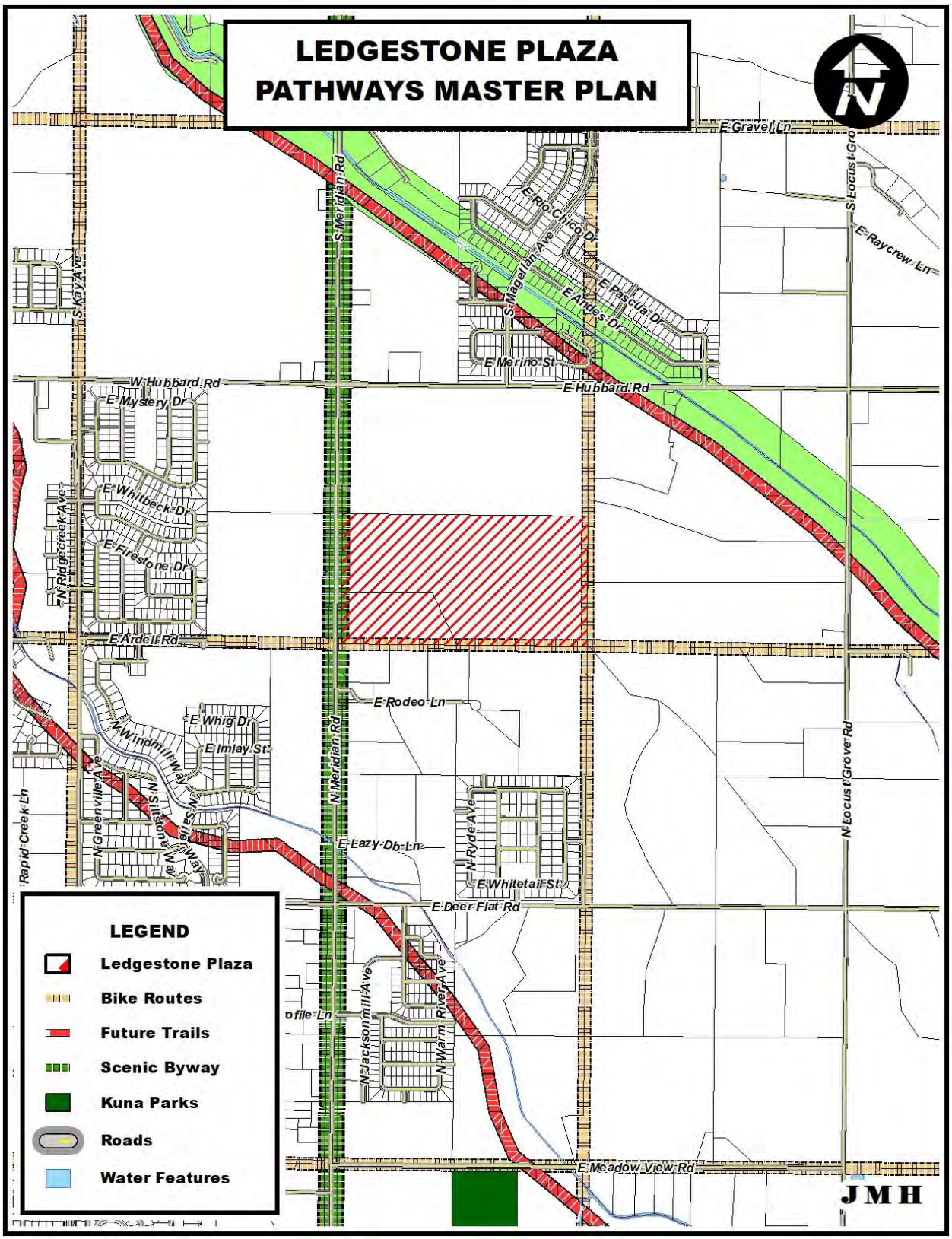
LEGEND
Ledgestone Plaza
Active Application
Approved
Approved/Inactive
Roads
Water Features
JMH


LEDGESTONE PLAZA
PATHWAYS MASTER PLAN
E Gravel Ln
S Meridian Rd
S Locust Grove Rd
E Raycrew Ln
S Kay Ave
E Rio Chico Dr
S Magellan Ave
E Pascua Dr
E Andes Dr
E Merino St
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E Mystery Dr
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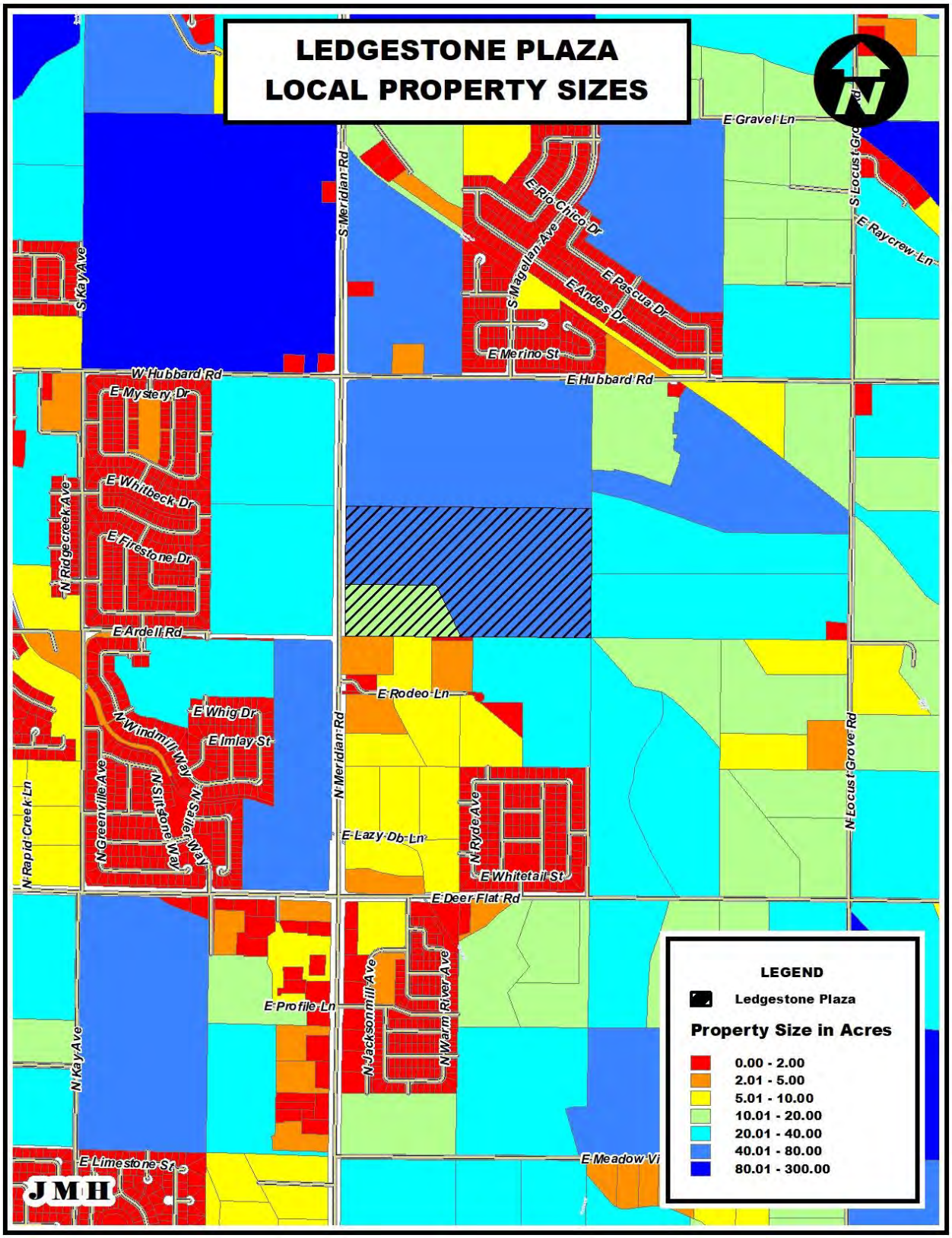
N Ryde Ave
E Whitetail St
E Deer Flat Rd
N Jacksonmill Ave
N Warm River Ave
E Meadow View Rd
LEGEND
Ledgestone Plaza
Bike Routes
Future Trails
Scenic Byway
Kuna Parks
Roads
Water Features
JMH


LEDGESTONE PLAZA
LOCAL PROPERTY SIZES
E Gravel Ln
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E Deer Flat Rd
E Profile Ln
N Jacksonmill Ave
N Warm River Ave
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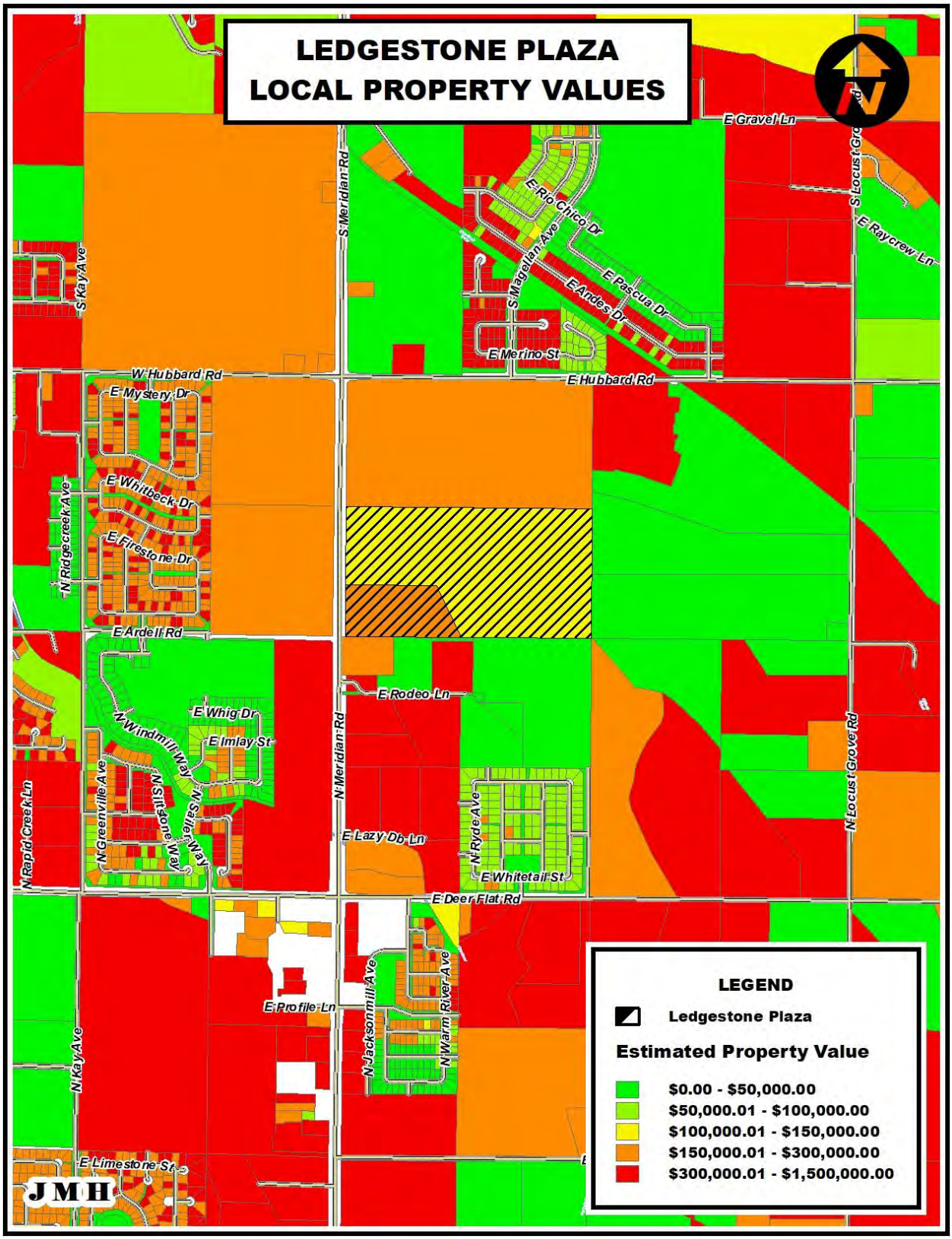
JMH
LEGEND
Ledgestone Plaza
Property Size in Acres
0.00 - 2.00
2.01 - 5.00
5.01 - 10.00
10.01 - 20.00
20.01 - 40.00
40.01 - 80.00
80.01 - 300.00


LEDGESTONE PLAZA
LOCAL PROPERTY VALUES
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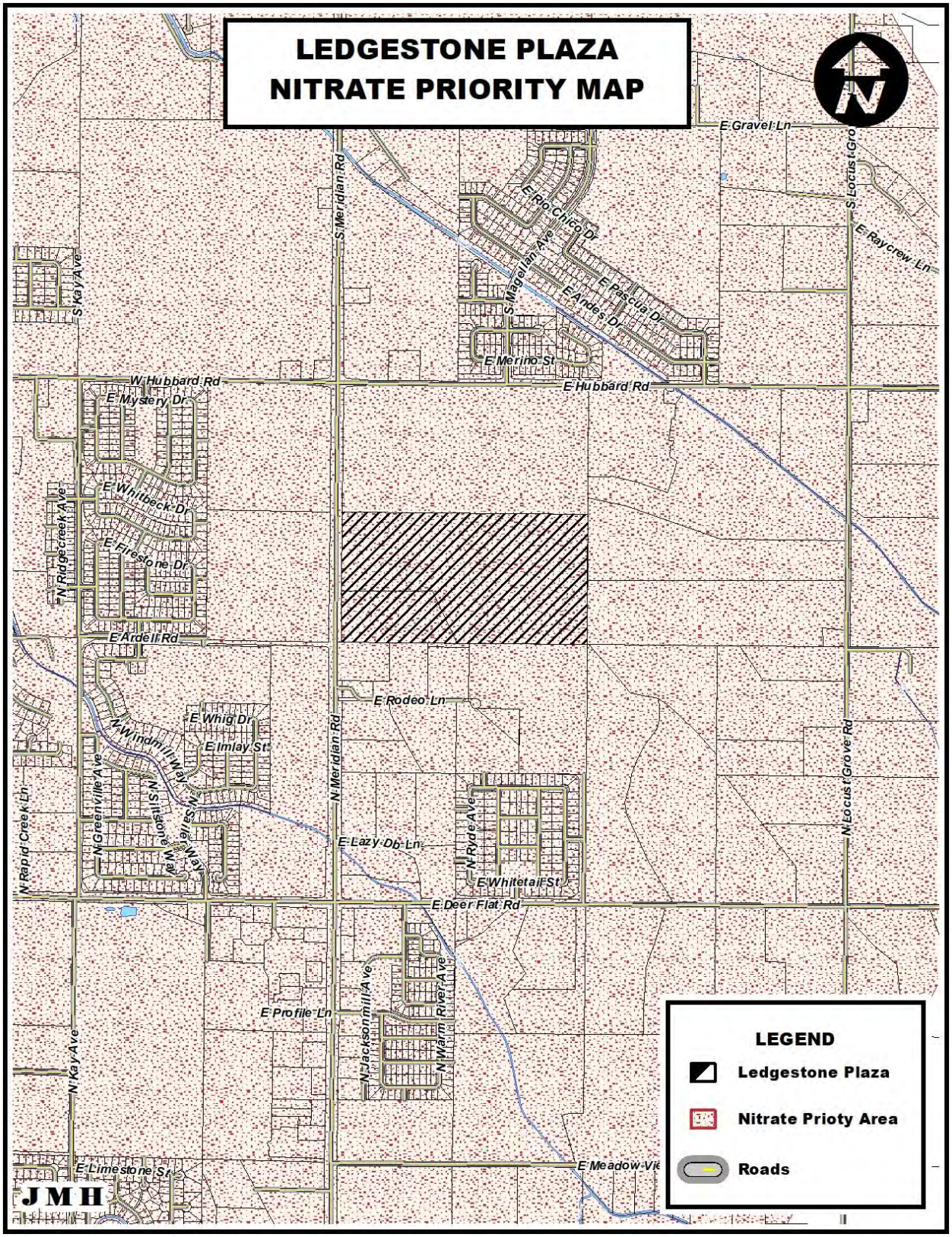
E Whitetail St
E Deer Flat Rd
E Profile Ln
N Jacksonmill Ave
N Warm River Ave
N Kay Ave
E Limestone St
JMH
LEGEND
Ledgestone Plaza
Estimated Property Value
$0.00 - $50,000.00
$50,000.01 - $100,000.00
$100,000.01 - $150,000.00
$150,000.01 - $300,000.00
$300,000.01 - $1,500,000.00


LEDGESTONE PLAZA
NITRATE PRIORITY MAP
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Ledgestone Plaza
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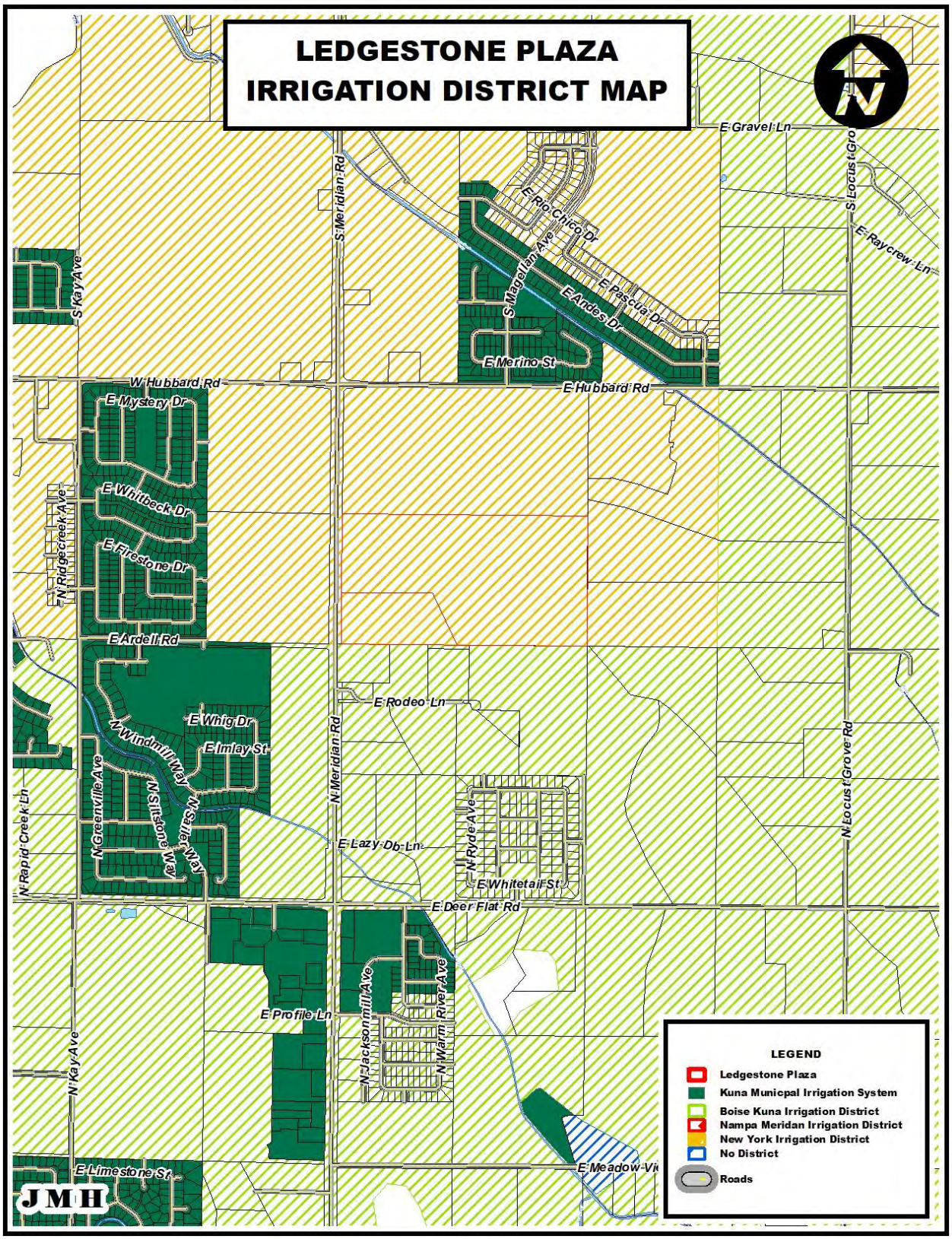
Roads


LEDGESTONE PLAZA
IRRIGATION DISTRICT MAP
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N Kay Ave
E Limestone St
E Meadow Vi
JMH
LEGEND
Ledgestone Plaza
Kuna Municpal Irrigation System
Boise Kuna Irrigation District
Nampa Meridan Irrigation District
New York Irrigation District
No District
Roads

CityofKuna
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

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

For Office Use Only	
File Number (s)	20-06-S, 20-03-ZC & 20-14-DR
Project name	Ledgestone Plaza
Date Received	06.16.2020
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: Russell Hunemiller / Go For It, LLC
Address: 16130 N. Elder Street
City, State, Zip: Nampa, Idaho 83687
Phone Number:
E-Mail:
Fax #:

Applicant (Developer): Trilogy Development, Inc.
Address: 9839 W. Cable Car Street, Suite 101
City, State, Zip: Boise, Idaho 83709
Phone Number: 208-895-8858
E-Mail:
Fax #:

Engineer/Representative: Jane Suggs / Gem State Planning
Address: 9840 W. Overland Road, Suite 120
City, State, Zip: Boise, Idaho 83709
Phone Number: 208-602-6941
E-Mail: jane@gemstateplanning.com
Fax #:

Subject Property Information

Site Address: 2400 N. Meridian Road
Site Location (Cross Streets): Meridian Road/Hwy 69 and Ardell Road (future)
Parcel Number (s): S1418234000, S1418233650
Section, Township, Range: 18, 2N, 1E
Property size : 76.03 acres
Current land use: SF home and agriculture
Proposed land use: commercial, apartments, SF residential
Current zoning district: C-1
Proposed zoning district: C-3, R-12, R-6

Project Description

Project / subdivision name: Ledgestone Plaza Subdivision

General description of proposed project / request: rezone and preliminary plat for commercial lots, apartments, SF home lots of various sizes, park with amenities, pathways

Type of use proposed (check all that apply):

- [x] Residential
- [x] Commercial
- [ ] Office
- [ ] Industrial
- [ ] Other

Amenities provided with this development (if applicable): park with picnic shelter and play structure, pathways, apartment clubhouse and pool for apartment residents

Residential Project Summary (if applicable)

Are there existing buildings? [x] Yes [ ] No

Please describe the existing buildings: SF home and outbuildings

Any existing buildings to remain? [ ] Yes [x] No

Number of residential units: 425 dwelling units Number of building lots: 247

Number of common and/or other lots: 22

Type of dwellings proposed:

- [x] Single-Family
- [ ] Townhouses
- [ ] Duplexes
- [x] Multi-Family
- [ ] Other

Minimum Square footage of structure (s):

Gross density (DU/acre-total property): 5.59 du/ac Net density (DU/acre-excluding roads): approx. 7.3 du/acre

Percentage of open space provided: 24.7 / 13.8 % usable Acreage of open space: 18.81 / 10.46 acres usable

Type of open space provided (i.e. landscaping, public, common, etc.): park, pathways, landscaping,

Non-Residential Project Summary (if applicable)

Number of building lots: 6 Other lots:

Gross floor area square footage: unknown at this time 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.): none at this time

Applicant's Signature: Jane Suggs Date: 6/4/20

City of Kuna
Planning & Zoning
Department
PO. Box 13
Kuna, ID 83634
208.922.5274
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 Plaza **Applicant:** Jane Suggs/Gem State Planning

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

Applicant (√)	Description	Staff (√)
☑	**Electronic copy of all required submittal items.**	☐
☑	**Completed and signed Commission & Council Review Application.**	☐
☑	**Vicinity map showing relationship of the proposed plat to the surrounding area with a 2-mile radius.**	☐
☑	**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.**	☐
☑	**Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties involved).**	☐
☑	**Letter of intent indicating reasons and details for preliminary plat.**	☐
☑	**Commitment of Property Posting form signed by the applicant/agent.**	☐
☑	**If preliminary plat includes 100 lots or more, please submit a traffic impact study.**	☐
☑	**A letter from Ada County Engineer with the Subdivision Name reservation. A name change needs to be submitted and approved by the Planning & Zoning Director and Ada County Engineer.**	☐
☑	**Phasing Plan**	☐
☑	**Landscape plan for subdivision entrances, buffers, common areas, etc.**	☐
☑	**Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).**	☐
☑	**8 1/2 x 11 proposed preliminary plat.**	☐
☑	**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-way: 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.**	☐

*NOTE: 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

Rezone Checklist

Rezone 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.

Project name: Ledgestone Plaza **Applicant:** Jane Suggs

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

Applicant (√)	Description	Staff (√)
✓	Completed and signed Commission & Council Review Application.	
✓	Letter of Intent indicating reasons for proposed rezone.	
✓	Vicinity map drawn to scale, showing the location of the subject property. Map shall contain the following information: Shaded area showing the rezone property, Street names and names of surrounding subdivisions.	
✓	Legal description of the rezone 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.	
N/A	Development Agreement & Development Agreement Checklist	
✓	Recorded warranty deed for the property.	
✓	Proof of ownership—A copy of your deed **and** Affidavit of Legal Interest. (All parties involved)	
✓	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	
✓	Commitment of Property Posting form signed by the applicant/agent.	

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
Design Review Application

P.O. Box 13
Kuna, Idaho 83634
(208) 922.5274
Fax: (208) 922.5989
Website: www.kunacity.id.gov

FILE NO.:20-14-DR Ledgestone Plaza

CROSS REF.: 20-06-S & 20-03-ZC

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 documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 751 W 4th Street, Kuna ID.

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
☐	Date of pre- application meeting : 2/24/20 *Note: Pre-Applications are valid for a period of three (3) months.*	☐
☐	A complete Design Review Application form *Note: It is the applicant's responsibility to use a current application.*	☐
☐	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	☐
☐	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	☐
☐	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	☐
☐	Copy of Deed; and, if the applicant is not the owner, an **original** notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	☐

☑ 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:

(2) 24" x 36" LARGE FORMAT PLANS
(1) 11" X 17" PLAN REDUCATIONS
(1) 8 ½" x 11" PLAN 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
☐	North Arrow	☐
☐	To scale drawings	☐
☐	Property lines	☐
☐	Name of "Plan Preparer" with contact information	☐
☐	Name of project and date	☐
☐	Existing structures, identify those which are to be relocated or removed	☐
☐	On-site and adjoining streets, alleys, private drives and rights-of-way	☐
☐	Drainage location and method of on-site retention / detention	☐
☐	Location of public restrooms	☐
☐	Existing / proposed utility service and any above-ground utility structures and their location	☐
☐	Location and width of easements, canals and drainage ditches	☐
☐	Location and dimension of off-street parking	☐
☐	Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas	☐
☐	Trash storage areas and exterior mechanical equipment, with proposed method of screening	☐
☐	Sign locations *(a separate sign application must be submitted with this application)*	☐
☐	On-site transportation circulation plan for motor vehicles, pedestrians and bicycles	☐
☐	Locations and uses of ALL open spaces	☐
☐	Locations, types and sizes of sound and visual buffers *(Note: all buffers must be located outside the public right-of-way)*	☐
☐	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	☐
☐	Locations of subdivision lines *(if applicable)*	☐
☐	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	☐
☐	Location of walls and fences and indication of their height and material of construction	☐
☐	Roofline and foundation plan of building, location on the site	☐
☐	Location and designations of all sidewalks	☐
☐	Location and designation of all rights-of-way and property lines	☐

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
☐	North Arrow	☐
☐	To scale drawings	☐
☐	Boundaries, property lines and dimensions	☐
☐	Name of "Plan Preparer" with contact information	☐
☐	Name of project and date	☐
☐	Type and location of all plant materials and other ground covers. *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.*	☐
☐	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed	☐
☐	Method of irrigation *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.*	☐
☐	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fencings, fountains street/pathway furniture *(benches, etc.), etc.*	☐
☐	Sign locations *Note: A separate sign application must be submitted with this application*	☐
☐	Locations and uses for open spaces	☐
☐	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	☐
☐	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	☐
☐	Location and designations of all sidewalks	☐
☐	Clearly identify pressurized irrigation lines and underground water storage	☐
☐	Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.	☐

Building Elevations

Applicant Use		Staff Use
☐	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	☐

Lighting Plan

Applicant Use		Staff Use
☐	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	☐

Roof Plans

Applicant Use		Staff Use
☐	Size and location of all roof top mechanical units	☐

Design Review Application

Applicant: Jane Suggs / Gem State Planning Phone: 208-602-6941

☐ Owner ☑ Representative Fax/Email:

Applicant's Address: 9840 W. Overland Road, Suite 120

Boise, Idaho Zip: 83709

Owner: Russel Hunemiller / Go For It Phone:

Owner's Address: 16130 N. Elder Street Email:

Nampa, Idaho Zip: 83687

Represented By: *(if different from above)* applicant Phone:

Address: Email:

Zip:

Address of Property: 2400 N. Meridian Road

Zip:

Distance from Major Cross Street: located on Meridian Road, at Ardell Road (future) 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.)*

landscaping on common lots throughout the subdivision,

1. Dimension of Property: 76.03 acres
2. Current Land Use(s): single family home and agriculture
3. What are the land uses of the adjoining properties?
   - North: agriculture
   - South: single family homes on large lots, agriculture
   - East: Meridian Rd/Hwy 69, agriculture
   - West: agriculture, future Ledgestone South sub with R-6 lots
4. Is the project intended to be phased, if so what is the phasing time period?

   Please explain:

5. The number and use(s) of all structures: SF homes, apartments with clubhouse, pool, future commercial buildings, picnic shelter and play structure

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) under the City Code.*

	MATERIAL		COLOR
Roof:		/	

Walls: (State percentage of wall coverage fro 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? _____

If yes, what is the name of the irrigation or drainage provider? Boise-Kuna irrigation district

12. Fencing: *(Please provide information about new fencing material as well as any exiting fencing material)*

6' vinyl lattice top fence

Type: _____

Size: _____

Location: _____

(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:
subsurface infiltration basins, potentially surface drainage basins in some locations

14. Percentage of Site Devoted to Building Coverage: _____

% of Site Devoted to Landscaping: *(Including landscaped rights-of-way)* _____ Square Footage: _____

% of Site that is Hard Surface: *(Paving, driveways, walkways, etc.)* _____ 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:

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 trees with a four inch (4") or greater caliper whenever possible):*

17. Dock Loading Facilities:

Number of docking facilities and their location: _____

Method of screening: _____

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* Park, significant east-west pathway that connects the entire community, other pathways, sidewalk that follows the perimeter of the park

19. Setbacks of the proposed building from property lines:

Front _____ -feet Rear _____ -feet Side _____ -feet Side _____ -feet

20. Parking requirements: _____

Total Number of Parking Spaces: see notes on plat Width and Length of Spaces: _____

Total Number of Compact Spaces 8'x17'): _____

21. Is any portion of the property subject to flooding conditions? Yes _____ No _____

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 RE-SCHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND 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 Suggs Date 06-03-20

City staff comments:

Signature of receipt by City Staff _____ Date _____

FOR ADDITIONAL INFORMATION:

(Please list page number and item in reference)

Gem State Planning, LLC

June 15, 2020

Ms. Wendy Howell, Planning Director
751 W. 4th Street
Kuna, ID 83634

Subject: Ledgestone Plaza Subdivision
Applications for Rezone, Preliminary Plat and Design Review

Dear Ms. Howell:

Please accept the attached applications and support materials for a new mixed-use development in Kuna. Ledgestone Plaza builds on the great design and connectivity found in the neighboring Ledgestone and Ledgestone South Subdivisions to the east.

This new subdivision is 76.03 acres and is located on Meridian Road/Hwy 69, just north of the new Ardell Road collector street (2N, 1W, 22). This extension of Ardell Road, an east-west mid-mile collector from Hwy 69 to Stroebel Road, will be constructed as part of this new development. Ledgestone Plaza is a true mixed use community with 6 commercial lots, 192 apartment units on 8 lots and 233 single family home lots for a total of 425 dwelling units. The development also features substantial open space, play structure, picnic shelter and pathway connections throughout the community.

Rezone to meet the Comprehensive Plan designation

We are requesting to rezone the property to multiple land use zones to meet the designation of Mixed Use in the Comprehensive Plan. Comprehensive Plan Policy 3.A.1.b, Objective 3.A.2, Goal 3.C, Objective 3.C.1, and Policy 3.C.1.c, all support the land use zones for Ledgestone Plaza. The commercial lots are zoned C-3, the apartments and adjacent small lots are zoned R-12 and the remaining single family lots are zoned R-6.

The C-3 zone is the service commercial district and is the appropriate zoning designation due to the location on Hwy 69 and access via Ardell Road. The R-12 zone promotes higher density residential development and as noted in the Kuna City Code and serves as a "transitional buffer between less intensive residential and more intensive commercial uses". The R-6 zone is a medium density district and again provides a transition to the same zone in the Ledgestone South subdivision across Strobel Road. Please note that many of the lots in the R-6 zoned area meet the R-4 minimum lot size. The overall density of Ledgestone Plaza, including the apartments, is 5.6 du/acre

The legal descriptions for all 3 zoning designations are included in our application package.

Preliminary Plat

Ledgestone Plaza is a true mixed use community with a great blend of housing and commercial opportunities. Ledgestone Plaza is planned for 233 single family home lots, 8 apartment lots, 6 commercial lots and 22 common lots for a total of 269 lots. Each apartment lot includes 24 apartment units, for a total of 192 apartment units. The 3-story apartment units are located adjacent to the commercial lots as a transition land use. We have provided 2 parking spaces for each of the apartment units, plus one guest parking space for each unit, for a total of 576 parking spaces. We have also planned that 282 of the required parking spaces are covered.

Like other developments with innovative housing types, we are requesting a director's allowance for reduced frontage and increased lot coverage (up to 55%) for the single family homes in the R-12 zone. We also request a 15' front setback for the alley loaded lots. These changes allow for our creative subdivision design and mix of lot and home sizes that make Ledgestone Plaza a special community for all ages and walks of life.

Open Space and Connectivity

Our landscape plan highlights the abundant open space and connectivity in Ledgestone Plaza. The 6-acre centrally located open space/park will be enjoyed by all residents. The park will include a play structure, picnic shelter and a soon-to-be popular walking path along the circumference of the park that connects to surrounding streets.

There is substantial open space in the apartment community as well. The apartment buildings surround a large open space that includes a clubhouse and swimming pool.

We have also included a pathway that runs from Stroebel Road on the east, all the way to and through the Ledgestone Plaza apartments and then connects to the commercial lots. This connectivity will be a benefit to everyone in Ledgestone Plaza and residents in adjacent Ledgestone South too.

Ledgestone Plaza has 18.8 acres of common area, which is over 24% of the total site acreage. Useable open space is 10.46 acres or 13.8% of the total site area, which exceeds the 11% requirement for 401-450 dwelling units.

We have included a Design Review application for approval of the extensive landscaping.

Streets and Utilities

A new mid-mile collector road, Ardell Road, runs east-west along the south property boundary, from Hwy 69 to Stroebel Road. Construction of this collector, plus the improvement of Stroebel Road, will benefit the traffic circulation in this area. Residents will be able to use these collectors to travel between neighborhoods instead of travelling on the arterial streets.

All local streets are public streets and constructed to ACHD and Kuna street standards: 36' back of curb to back of curb, with attached sidewalks, in a 50' right-of-way. Well designed access is provided to both Ardell Road and Stroebel Road. Stub streets to the north will allow additional future connections.

As shown on the preliminary plat we have designed one block, located just south of the apartments, with homes that face a public street, but with vehicle access from a 20' wide public alley in the rear of the homes.

A Traffic Impact Study has been completed and under review by both ACHD and ITD.

Sewer, water, and pressurized irrigation will be provided to each lot.

Neighborhood Meeting

Our neighborhood meeting was held on Monday, February 24, 2020, at 6 pm at Kuna High School Library. The attendance sheet and minutes are attached. Only one couple attended the neighborhood meeting. Their questions were mostly about the Ledgestone South project since they were unable to attend the Ledgestone South neighborhood meeting held earlier.

Summary

Ledgestone Plaza is a great example of a mixed use community, with commercial lots, apartments, and single family homes of various sizes, along with a signature park and a special pathway that connects the entire community.

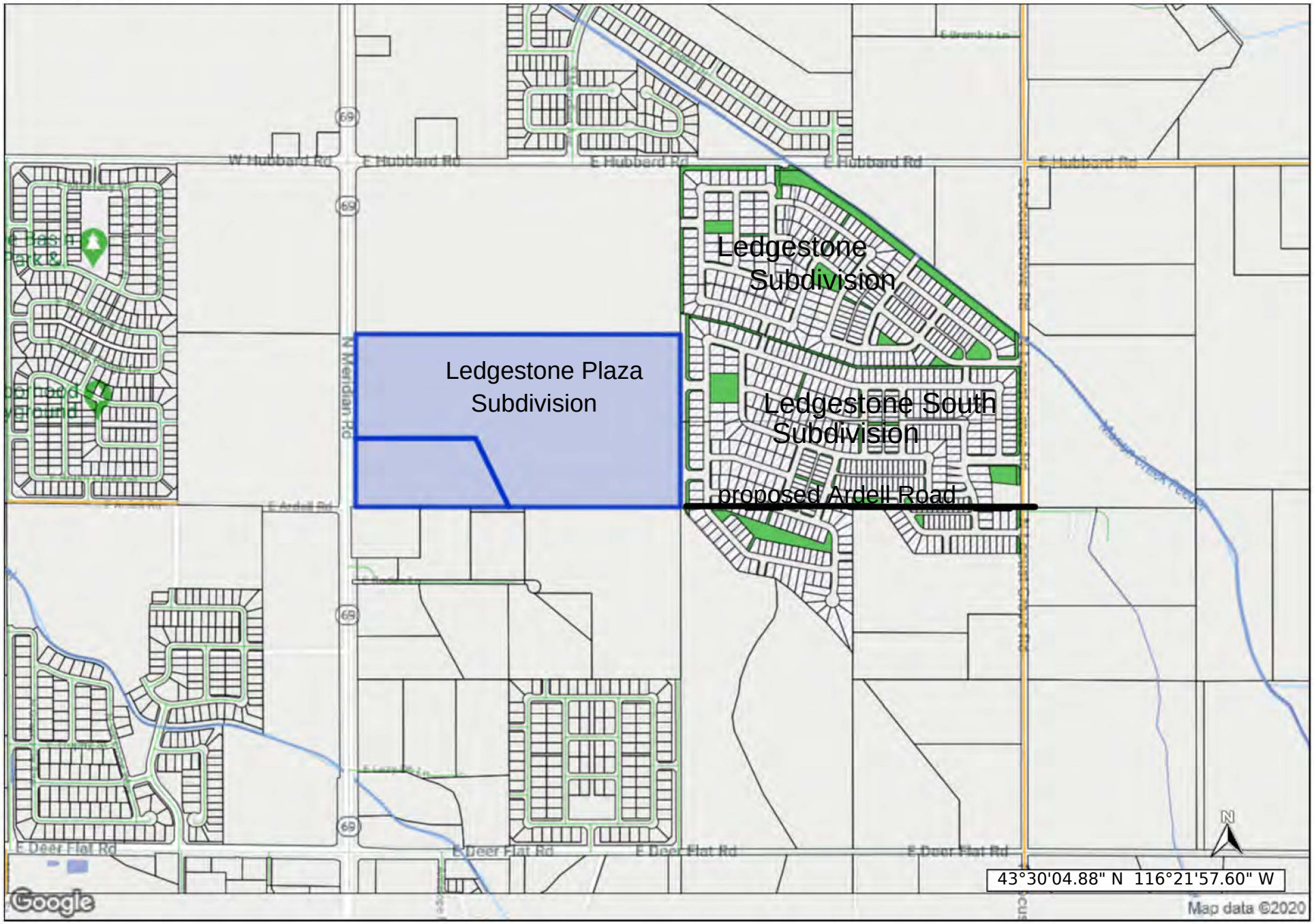
We look forward to working with you and your staff throughout the approval process. Please contact me if you have any questions or comments.

Sincerely,

Jane Suggs

Jane Suggs

Ledgestone Plaza
area map



Mar 09, 2020 - landproDATA.com
Scale: 1 inch approx 1000 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

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, Go For It, LLC / Russell Hunemiller , 16130 N. Elder Street
Name **Address**

Nampa , Idaho 83687
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 Gem State Planning, 9840 W. Overland Road, Suite 120, Boise, ID 83709 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 29 day of May, 20 20

Russell D Hunemiller
Signature

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

Adair
Notary Public for Idaho

Residing at: Nampa, ID

My commission expires: 6-05-22

ADAIR KOLTES
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-5-2022
STATE OF IDAHO
COMMISSION NUMBER 30052

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, Russell D. Hunemiller , 16130 N. Elder Street
Name **Address**

Nampa , Idaho 83687
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 Gem State Planning, 9840 W. Overland Road, Suite 120, Boise, ID 83709 Name Address
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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 5/29/2020 day of May, 20 20

Russell D Hunemiller
Signature

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

Adair
Notary Public for Idaho

Residing at: Nampa, ID

My commission expires: 6-05-22

ADAIR KOLTES
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-5-2022
STATE OF IDAHO
COMMISSION NUMBER 30052

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 BONNIE OBERBILLIG
TITLEONE BOISE

2018-076828
08/14/2018 01:57 PM
$15.00

TitleOne
a title & escrow co.
Order Number: 18317710

Warranty Deed

For value received,

Robert Huff and Betty Huff, as Co-Trustees of the Robert and Betty Huff Trust under Trust Agreement dated April 6, 2000, who acquired title as Robert I. Huff and Betty J. Huff, husband and wife as community property

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

GO FOR IT, LLC, an Idaho limited liability company

whose current address is 16130 N. Elder St. Nampa, ID 83687

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

Parcel 1 of Record of Survey No. 3493 recorded April 2, 1996 as Instrument No. 96027526.

Except that portion conveyed to the State of Idaho Transportation Department on June 21, 1996 as Instrument No. 96052315.

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: August 13, 2018

The Robert and Betty Huff Trust

By: Robert D Huff, Co Trustee
Robert Huff, Co-Trustee

By: Betty Huff, Co Trustee
Betty Huff, Co-Trustee

Robert D Huff
Robert I. Huff

Betty J. Huff
Betty J. Huff

State of Idaho
County of Ada, ss.

On this 14th day of August in the year of 2018, before me, the undersigned, a notary public in and for said state personally appeared Robert Huff and Betty Huff, known or identified to me to be the persons whose names are subscribed to the within instrument, as co-trustees of The Robert and Betty Huff Trust and acknowledged to me that they executed the same as co-trustees.

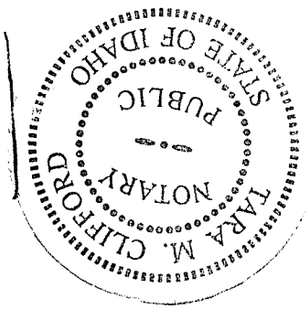
Notary Public
Residing In: Residing: Eagle, Idaho
My Commission Expires: Commission Expires: 6/18/2022
(seal)

State of Idaho
County of Ada, ss.

On this 14th day of August in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert I. Huff and Betty J. Huff known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public
Residing In:
My Commission Expires:
(seal)

Residing. Eagle, Idaho
Commission Expires: 6/18/2022



ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=4 VICTORIA BAILEY
TITLEONE BOISE

2018-076863
08/14/2018 03:16 PM
$15.00

TitleOne
a title & escrow co.
Order Number: 18317728

Warranty Deed

For value received,

Danny M. Cafferty, a married man , as his sole and separate property and Donald George Pica and Bonnie Lee Pica, Trustees of The Restated Donald and Bonnie Pica Trust, U/T/A dated September 16, 2010 and Derek A. Pica and Vicki J. Pica, husband and wife

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

Russell D. Hunemiller and Karen Hunemiller, husband and wife

whose current address is 16130 N. Elder St. Nampa, ID 83687

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

A parcel of land lying in the Northwest quarter of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of Section 18, Township 2 North, Range 1 East, Boise Meridian; thence
South 00°15'24" West 2,649.50 feet to the Southwest corner of Government Lot 2 (the West quarter corner) of Section 18; thence
South 89°41'42" East 60.00 feet along the South line of Government Lot 2 to a point on the Easterly right-of-way line of State Highway 69; thence
North 00°15'24" East 527.18 feet along said Easterly right-of-way line to the Real Point of Beginning of this description; thence
North 00°15'24" East 797.57 feet along said Easterly right-of-way line to a point on the North line of Government Lot 2; thence
South 89°41'47" East 2,499.46 feet to the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 18; thence
South 00°10'25" West 1,323.90 feet to the Southeast corner of the Southeast quarter of the Northwest quarter (center quarter corner) of said Section 18; thence
North 89°44'04" West 1,315.76 feet along the South line of the Southeast quarter of the Northwest quarter to a point on the centerline of a concrete irrigation ditch; thence
North 21°05'16" West 35.20 feet along said centerline to a point; thence
North 28°21'40" West 102.73 feet along said centerline to a point; thence
North 25°53'44" West 450.56 feet along said centerline to a point; thence
North 89°41'42" West 925.01 feet to the Real Point of Beginning.

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: August 13, 2018

Danny M. Cafferty

SIGNED IN COUNTERPART

The Restated Donald and Bonnie Pica Trust

By: _____
Donald George Pica, Trustee

By: _____
Bonnie Lee Pica, Trustee

SIGNED IN COUNTERPART

Derek A. Pica

Vicki J. Pica

SIGNED IN COUNTERPART

State of Idaho
County of Twin Falls, ss.

On this 14th day of August in the year of 2018n, before me, the undersigned, a notary public in and for said state personally appeared Donald George Pica and Bonnie Lee Pica, known or identified to me to be the persons whose names are subscribed to the within instrument, as trustees of The Restated Donald and Bonnie Pica Trust and acknowledged to me that they executed the same as trustees.

Notary Public
Residing In: Jerome, ID
My Commission Expires: 2-5-24
(seal)

AUDREY BUCKNER
NOTARY PUBLIC
STATE OF IDAHO

State of Idaho
County of Ada, ss.

On this 14th day of August in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Derek A. Pica and Vicki J. Pica known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public
Residing In:
My Commission Expires:
(seal)

State of Idaho
County of Ada, ss.

On this 14th day of August in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Danny M. Cafferty known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Notary Public
Residing In:
My Commission Expires:
(seal)

TitleOne
a title & escrow co.
Order Number: 18317728

Warranty Deed

For value received,

Danny M. Cafferty, a married man , as his sole and separate property and Donald George Pica and Bonnie Lee Pica, Trustees of The Restated Donald and Bonnie Pica Trust, U/T/A dated September 16, 2010 and Derek A. Pica and Vicki J. Pica, husband and wife

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

Russell D. Hunemiller and Karen Hunemiller, husband and wife

whose current address is 16130 N. Elder St. Nampa, ID 83687

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

A parcel of land lying in the Northwest quarter of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of Section 18, Township 2 North, Range 1 East, Boise Meridian; thence
South 00°15'24" West 2,649.50 feet to the Southwest corner of Government Lot 2 (the West quarter corner) of Section 18; thence
South 89°41'42" East 60.00 feet along the South line of Government Lot 2 to a point on the Easterly right-of-way line of State Highway 69; thence
North 00°15'24" East 527.18 feet along said Easterly right-of-way line to the Real Point of Beginning of this description; thence
North 00°15'24" East 797.57 feet along said Easterly right-of-way line to a point on the North line of Government Lot 2; thence
South 89°41'47" East 2,499.46 feet to the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 18; thence
South 00°10'25" West 1,323.90 feet to the Southeast corner of the Southeast quarter of the Northwest quarter (center quarter corner) of said Section 18; thence
North 89°44'04" West 1,315.76 feet along the South line of the Southeast quarter of the Northwest quarter to a point on the centerline of a concrete irrigation ditch; thence
North 21°05'16" West 35.20 feet along said centerline to a point; thence
North 28°21'40" West 102.73 feet along said centerline to a point; thence
North 25°53'44" West 450.56 feet along said centerline to a point; thence
North 89°41'42" West 925.01 feet to the Real Point of Beginning.

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: August 13, 2018

Danny M. Cafferty

The Restated Donald and Bonnie Pica Trust

By:_____
Donald George Pica, Trustee

By:_____
Bonnie Lee Pica, Trustee

SIGNED IN COUNTERPART

DAP
VJP

Derek A. Pica

Vicki J. Pica

SIGNED IN COUNTERPART

State of Idaho
County of _____, ss.

On this _____ day of August in the year of 2018n, before me, the undersigned, a notary public in and for said state personally appeared Donald George Pica and Bonnie Lee Pica, known or identified to me to be the persons whose names are subscribed to the within instrument, as trustees of The Restated Donald and Bonnie Pica Trust and acknowledged to me that they executed the same as trustees.

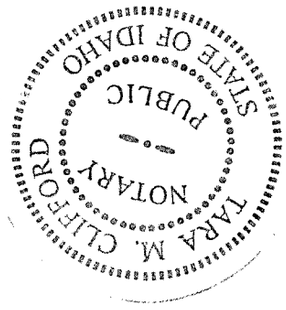
_____
Notary Public
Residing In:
My Commission Expires:
(seal)

State of Idaho
County of Ada, ss.

On this 14th day of August in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Derek A. Pica and Vicki J. Pica known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

_____
Notary Public
Residing In:
My Commission Expires:
(seal)

Residing: Eagle, Idaho
Commission Expires: 6/18/2022



State of Idaho
County of Ada, ss.

On this 14th day of August in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Danny M. Cafferty known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

_____
Notary Public
Residing In:
My Commission Expires:
(seal)

Residing: Eagle, Idaho
Commission Expires: 6/18/2022

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LEDGESTONE SUBDIVISION

_____, 2019

NOTICE

THE FOLLOWING IS A VERY IMPORTANT DOCUMENT WHICH EACH AND EVERY POTENTIAL OWNER OF PROPERTY WITHIN THE LEDGESTONE SUBDIVISION SHOULD READ AND UNDERSTAND. THIS DOCUMENT DETAILS THE OBLIGATIONS AND PROHIBITIONS IMPOSED UPON ALL OWNERS AND OCCUPANTS.

of Plats at Pages _____ through _____, Records of Ada County, Idaho, a copy of which is attached hereto as Exhibit D, which is made a part hereof.

Section 16. "Property" shall mean that certain real property shown on the Plat and legally described on the attached Exhibit A, and such other annexations or other additions thereto as may hereafter be brought within the jurisdiction of this Declaration.

Section 17. "Regular Assessments" shall mean the cost of maintaining, improving, repairing, managing and operating the Common Lots, including all Improvements thereon or thereto, and all other costs and expenses incurred to conduct the business and affairs of the Association which is levied against the Lot of each Owner by the Association, pursuant to the terms of this Declaration or any supplemental declaration.

Section 18. "Restrictions" shall mean the restrictions, covenants, limitations, conditions and equitable servitudes that will apply to the Property and use of any and all portions thereof as specified in this Declaration.

Section 19. "Special Assessments" shall mean that portion of the costs of the capital improvements or replacements, equipment purchases and replacements or shortages in Regular Assessments levied against the Lot of each Owner by the Association.

ARTICLE IV: GENERAL USES AND REGULATION OF USES

Section 1. Single Family Lots. Each Lot within the Property shall be used for single family, detached Dwelling Units only, and for the common social, recreational or other reasonable uses normally incident to such use, and also for such additional uses or purposes as are from time to time determined appropriate by the Board. Lots may be used for the purposes of operating the Association and for the management of the Association if required. The provisions of this Section shall not preclude Declarant from conducting sales, construction, development and related activities from Lots owned by Declarant.

No shack, tent, trailer house, basement only, split entry, manufactured, mobile or pre-built homes shall be allowed.

Section 2. Common Lots. The Association shall own and be responsible for the maintenance, repair and replacement of the Common Lots including any and all Improvements located thereon. The Association shall maintain and operate these Common Lots in a competent and attractive manner, including snow removal, if appropriate, and the watering, mowing, fertilizing and caring for any and all lawns, shrubs and trees thereon. Nothing shall be altered or constructed in or removed from the Common Lots except upon written consent of the Board and in accordance with procedures required herein and by law. Every Owner shall have a right and easement of enjoyment in and to the Common Lots which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions (and subject to all other terms contained in this Declaration):

(a) the right of the Association to charge reasonable admission and other fees or Assessments for the use of any recreational facility situated upon a Common Lot;

(b) the right of the Association to adopt rules and regulations governing the use of

on the Association's records or to the address of the Owner's Lot if no other address for notices has been given in writing by such Owner to the Association. Such address may be changed from time to time by notice in writing to the Association given in compliance with the foregoing.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hands as of the date first above written.

Declarant:

Challenger Development Inc.,
an Idaho corporation

By: _____
Corey D. Barton, President

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on _____, 2019, by Corey D. Barton as the President of Challenger Development Inc.

_____
Signature of Notary Public

My commission expires: _____

Jane Suggs

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Friday, January 31, 2020 1:47 PM
To: Jane Suggs
Cc: 'Gregory Carter (gcarter@idahosurvey.com)'
Subject: RE: Ledgestone Plaza Subdivision

January 31, 2020

Greg Carter, Idaho Survey Group
Jane Suggs, Gem State Planning

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

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

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

Sincerely,

Glen Smallwood
Surveying Technician
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7926 *office*
(208) 287-7909 *fax*

From: Jane Suggs <jane@gemstateplanning.com>
Sent: Thursday, January 30, 2020 4:18 PM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Cc: Danielle Couchman <danielle@trilogyidaho.com>
Subject: [EXTERNAL] Ledgestone Plaza Subdivision

CAUTION: This email originated from outside Ada County email servers. Do not click on links or open attachments unless you recognize the sender and know the content is safe. Verify the sender by mouse-hovering over their display name in order to see the sender's full email address and confirm it is not suspicious. If you are unsure an email is safe, please report the email by using the 'Phish Alert' button in Outlook.

Hi Subnamemail....again ☺,
I would like to request a new subdivision name: **Ledgestone Plaza Subdivision.**
This subdivision is directly west of the proposed Ledgestone South Subdivision. See the attached map showing the parcels that make up Ledgestone Plaza.
The developer of both Ledgestone and Ledgestone Plaza is Trilogy Development.

EXHIBIT __

DESCRIPTION FOR

LEDGESTONE PLAZA SUBDIVISION
PRELIMINARY PLAT

A parcel of land located in the S1/2 of the NW 1/4 of Section 18, Township 2 North, Range 1 East, City of Kuna, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the W1/4 corner of said Section 18 from which the NW corner of said Section 18 bears North 00°28'49" East, 2,649.50 feet;

thence along the East-West centerline of said Section 18 South 89°28'47" East, 60.00 feet to a point on the East right-of-way line of N. Meridian Rd., point also being the **REAL POINT OF BEGINNING**;

thence along said East right-of-way line North 00°28'49" East, 1,324.75 feet to point on the North boundary line of S1/2 of the NW 1/4 of said Section 18;

thence along said North boundary line South 89°28'35" East, 2,499.53 feet to the C-N 1/16 corner of said Section 18;

thence along the North-South centerline of said Section 18 South 00°23'35" West, 1,324.01 feet to the C1/4 of said Section 18;

thence along the East-West centerline of said Section 18 for the following 2 courses and distances:

thence North 89°30'20" West, 1,325.44 feet to the C-E1/16 corner of said Section 18;

thence North 89°28'47" West, 1,176.09 feet to the **REAL POINT OF BEGINNING**. Containing 76.03 acres, more or less.

EXHIBIT __

DESCRIPTION FOR

LEDGESTONE PLAZA SUBDIVISION
C-3 REZONE

A parcel of land located in the S1/2 of the NW 1/4 of Section 18, Township 2 North, Range 1 East, City of Kuna, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the W1/4 corner of said Section 18 from which the NW corner of said Section 18 bears North 00°28'49" East, 2,649.50 feet;

thence along the East-West centerline of said Section 18 South 89°28'47" East, 60.00 feet to a point on the East right-of-way line of N. Meridian Rd., point also being the **REAL POINT OF BEGINNING**;

thence along said East right-of-way line North 00°28'49" East, 1,324.75 feet to a point on the North boundary line of the S1/2 of the NW 1/4 of said Section 18;

thence along said North boundary line South 89°28'35" East, 288.01 feet;

thence leaving said North boundary line South 00°23'35" West, 759.55 feet;

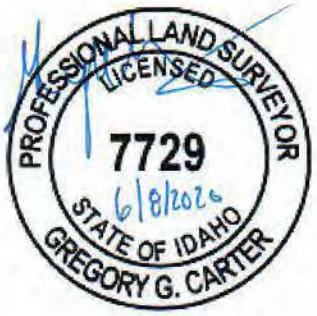
thence 133.71 feet along the arc of curve to the left, said curve having a radius of 180.00 feet, a central angle of 42°33'39" and a long chord which bears South 20°53'14" East, 130.66 feet;

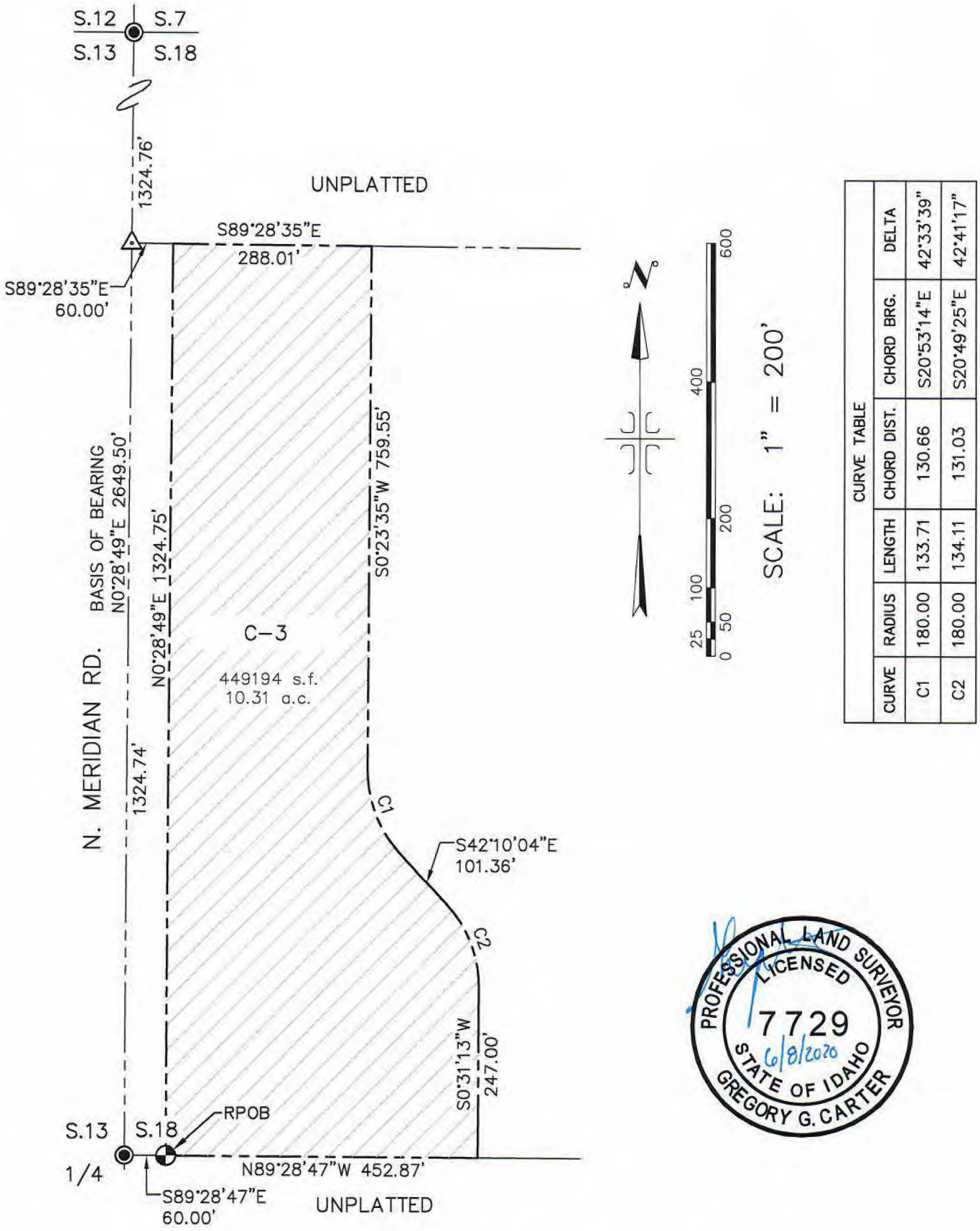
thence South 42°10'04" East, 101.36 feet;

thence 134.11 feet along the arc of curve to the right, said curve having a radius of 180.00 feet, a central angle of 42°41'17" and a long chord which bears South 20°49'25" East, 131.03 feet;

thence South 00°31'13" West, 247.00 feet to a point on the East-West centerline of said Section 18;

thence along said East-West centerline North 89°28'47" West, 452.87 feet to the **REAL POINT OF BEGINNING**. Containing 10.31 acres, more or less.





CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	180.00	133.71	130.66	S20°53'14"E	42°33'39"
C2	180.00	134.11	131.03	S20°49'25"E	42°41'17"

PROFESSIONAL LAND SURVEYOR
LICENSED
7729
6/8/2020
STATE OF IDAHO
GREGORY G. CARTER

P:\Ledgestone Plaza (Ledgestone West Topo) 20-029\dwg\REZONE\Ledgestone Plaza C-3.dwg 6/8/2020 2:15:27 PM

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

EXHIBIT ___ DRAWING FOR
LEDGESTONE PLAZA SUB
C-3 REZONE

LOCATED IN THE S ½ OF THE NW ¼ OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

JOB NO. 20-029
SHEET NO. 1
DWG. DATE 6/3/2020

EXHIBIT __

DESCRIPTION FOR

LEDGESTONE PLAZA SUBDIVISION
R-12 REZONE

A parcel of land located in the S1/2 of the NW 1/4 of Section 18, Township 2 North, Range 1 East, City of Kuna, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the W1/4 corner of said Section 18 from which the NW corner of said Section 18 bears North 00°28'49" East, 2,649.50 feet;

thence along the East-West centerline of said Section 18 South 89°28'44" East, 512.87 feet to the **REAL POINT OF BEGINNING**;

thence leaving said South boundary line North 00°31'13" East, 247.00 feet;

thence 134.11 feet along the arc of curve to the left, said curve having a radius of 180.00 feet, a central angle of 42°41'17" and a long chord which bears North 20°49'25" West, 131.03 feet;

thence North 42°10'04" West, 101.36 feet;

thence 133.71 feet along the arc of curve to the right, said curve having a radius of 180.00 feet, a central angle of 42°33'39" and a long chord which bears North 20°53'14" West, 130.66 feet;

thence North 00°23'35" East, 759.55 feet to a point on the North boundary line of said S1/2 of the NW 1/4 of said Section 18;

thence along said North boundary line South 89°28'35" East, 688.50 feet;

thence leaving said North boundary line South 00°23'35" West, 135.00 feet;

thence South 89°28'35" East, 210.11 feet;

thence 78.43 feet along the arc of curve to the right, said curve having a radius of 50.00 feet, a central angle of 89°52'10" and a long chord which bears South 44°32'30" East, 70.63 feet;

thence South 00°23'35" West, 602.68 feet;

thence 78.65 feet along the arc of curve to the right, said curve having a radius of 50.00 feet, a central angle of 90°07'38" and a long chord which bears South 45°27'24" West, 70.79 feet;

thence North 89°28'47" West, 79.94 feet;

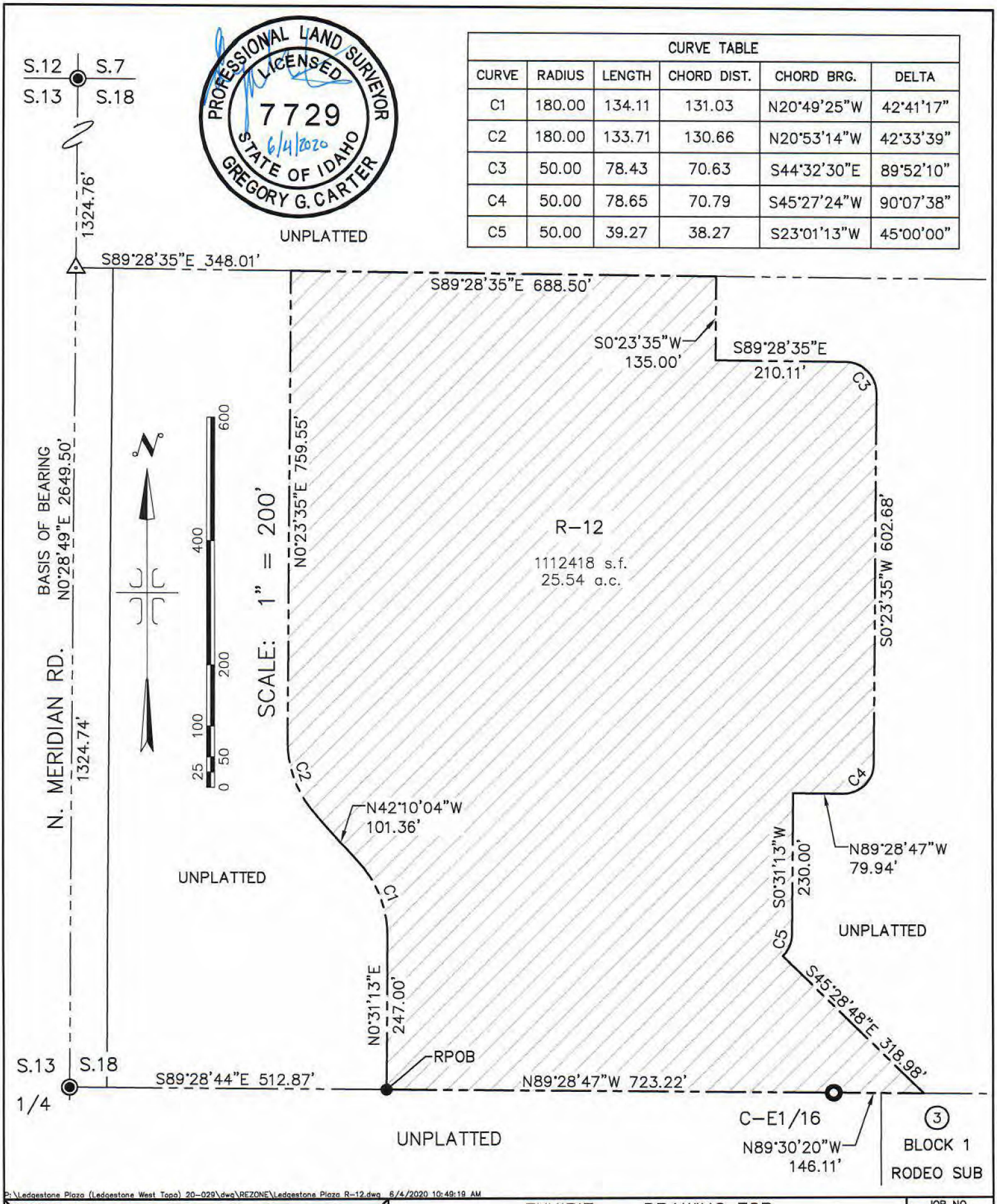
thence South 00°31'13" West, 230.00 feet;

thence 39.27 feet along the arc of curve to the right, said curve having a radius of 50.00 feet, a central angle of 45°00'00" and a long chord which bears South 23°01'13" West, 38.27 feet;

thence South 45°28'48" East, 318.98 feet to a point on the East-West centerline of said Section 18;

thence along said East-West centerline North 89°30'20" West, 146.11 feet to the C-E1/16 of said Section 18;

thence continuing along said East-West centerline North 89°28'47" West, 723.22 feet to the **REAL POINT OF BEGINNING**. Containing 25.54 acres, more or less.



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	180.00	134.11	131.03	N20°49'25"W	42°41'17"
C2	180.00	133.71	130.66	N20°53'14"W	42°33'39"
C3	50.00	78.43	70.63	S44°32'30"E	89°52'10"
C4	50.00	78.65	70.79	S45°27'24"W	90°07'38"
C5	50.00	39.27	38.27	S23°01'13"W	45°00'00"

P:\Ledgestone Plaza (Ledgestone West Topo) 20-029\dwg\REZONE\Ledgestone Plaza R-12.dwg 6/4/2020 10:49:19 AM

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

EXHIBIT ___ DRAWING FOR
LEDGESTONE PLAZA SUB
R-12 REZONE

LOCATED IN THE S ½ OF THE NW ¼ OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

JOB NO. 20-029
SHEET NO. 1
DWG. DATE 6/3/2020

EXHIBIT __

DESCRIPTION FOR

LEDGESTONE PLAZA SUBDIVISION
R-6 REZONE

A parcel of land located in the S1/2 of the NW 1/4 of Section 18, Township 2 North, Range 1 East, City of Kuna, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the W1/4 corner of said Section 18 from which the NW corner of said Section 18 bears North 00°28'49" East, 2,649.50 feet;

thence along the East-West centerline of said Section 18 South 89°28'47" East, 1,236.09 feet to the C-E1/16 corner of said Section 18;

thence continuing along said East-West centerline South 89°30'20" East, 146.11 feet to the **REAL POINT OF BEGINNING**;

thence leaving said East-West centerline North 45°28'48" West, 318.98 feet;

thence 39.27 feet along the arc of a non-tangent curve to the left, said curve having a radius of 50.00 feet, a central angle of 45°00'00" and a long chord which bears North 23°01'13" East, 38.27 feet;

thence North 00°31'13" East, 230.00 feet;

thence South 89°28'47" East, 79.94 feet;

thence 78.65 feet along the arc of curve to the left, said curve having a radius of 50.00 feet, a central angle of 90°07'38" and a long chord which bears North 45°27'24" East, 70.79 feet;

thence North 00°23'35" East, 602.68 feet;

thence 78.43 feet along the arc of curve to the left, said curve having a radius of 50.00 feet, a central angle of 89°52'10" and a long chord which bears North 44°32'30" West, 70.63 feet;

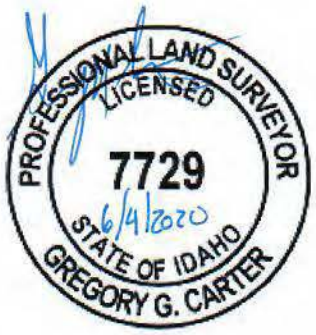
thence North 89°28'35" West, 210.11 feet;

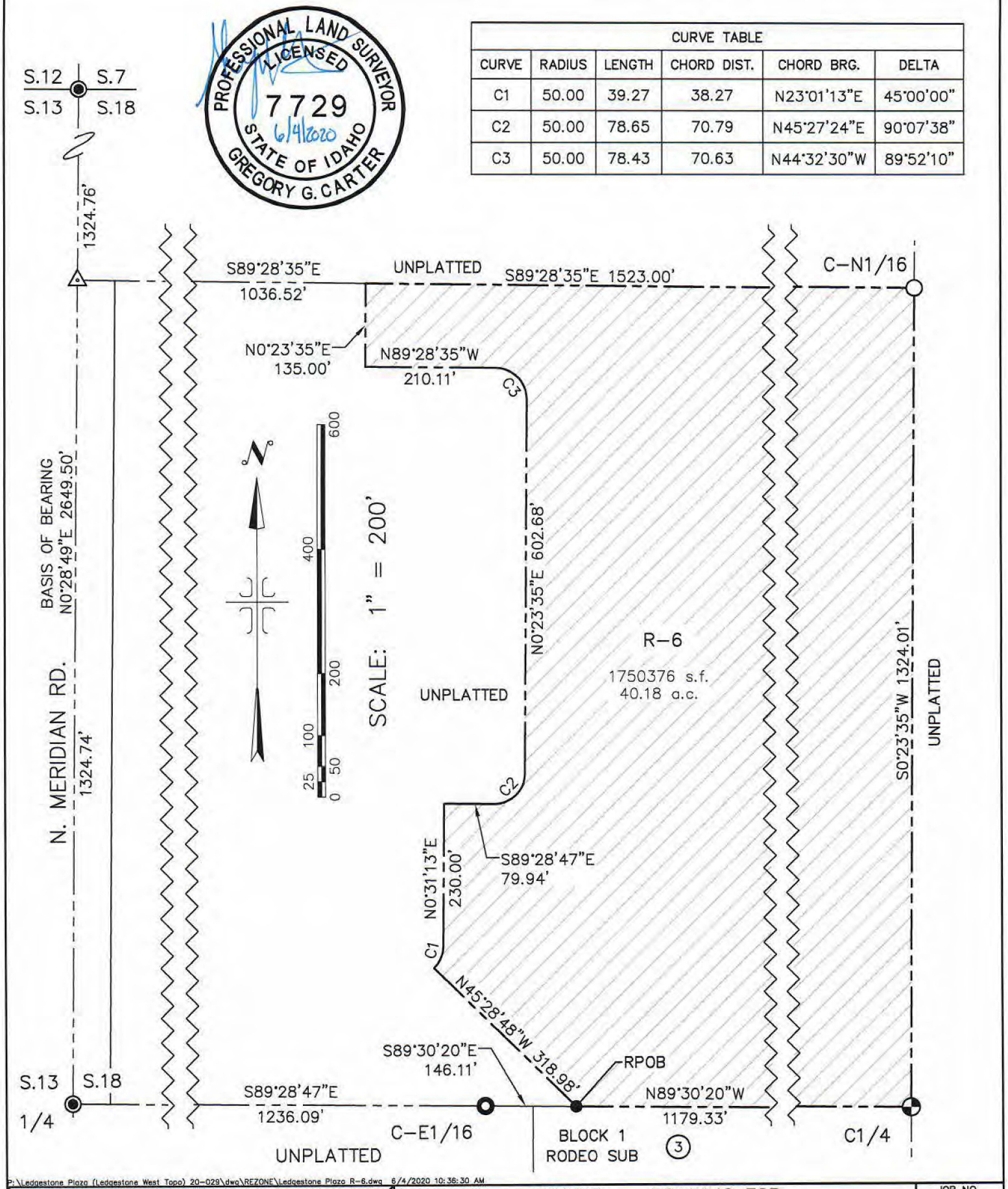
thence North 00°23'35" East, 135.00 feet to a point on the North boundary line of said South 1/2 of the Northwest 1/4 of Section 18;

thence along said North boundary line South 89°28'35" East, 1,523.00 feet to the C-N 1/16 corner of said Section 18;

thence along the North-South centerline of said Section 18 South 00°23'35" West, 1,324.01 feet to the C1/4 of said Section 18;

thence along the East-West centerline of said Section 18 North 89°30'20" West, 1,179.33 feet to the **REAL POINT OF BEGINNING**. Containing 40.18 acres, more or less.





CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	50.00	39.27	38.27	N23°01'13"E	45°00'00"
C2	50.00	78.65	70.79	N45°27'24"E	90°07'38"
C3	50.00	78.43	70.63	N44°32'30"W	89°52'10"

P:\Ledgestone Plaza (Ledgestone West Topo) 20-029\dwg\REZONE\Ledgestone Plaza R-6.dwg 6/4/2020 10:36:30 AM

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

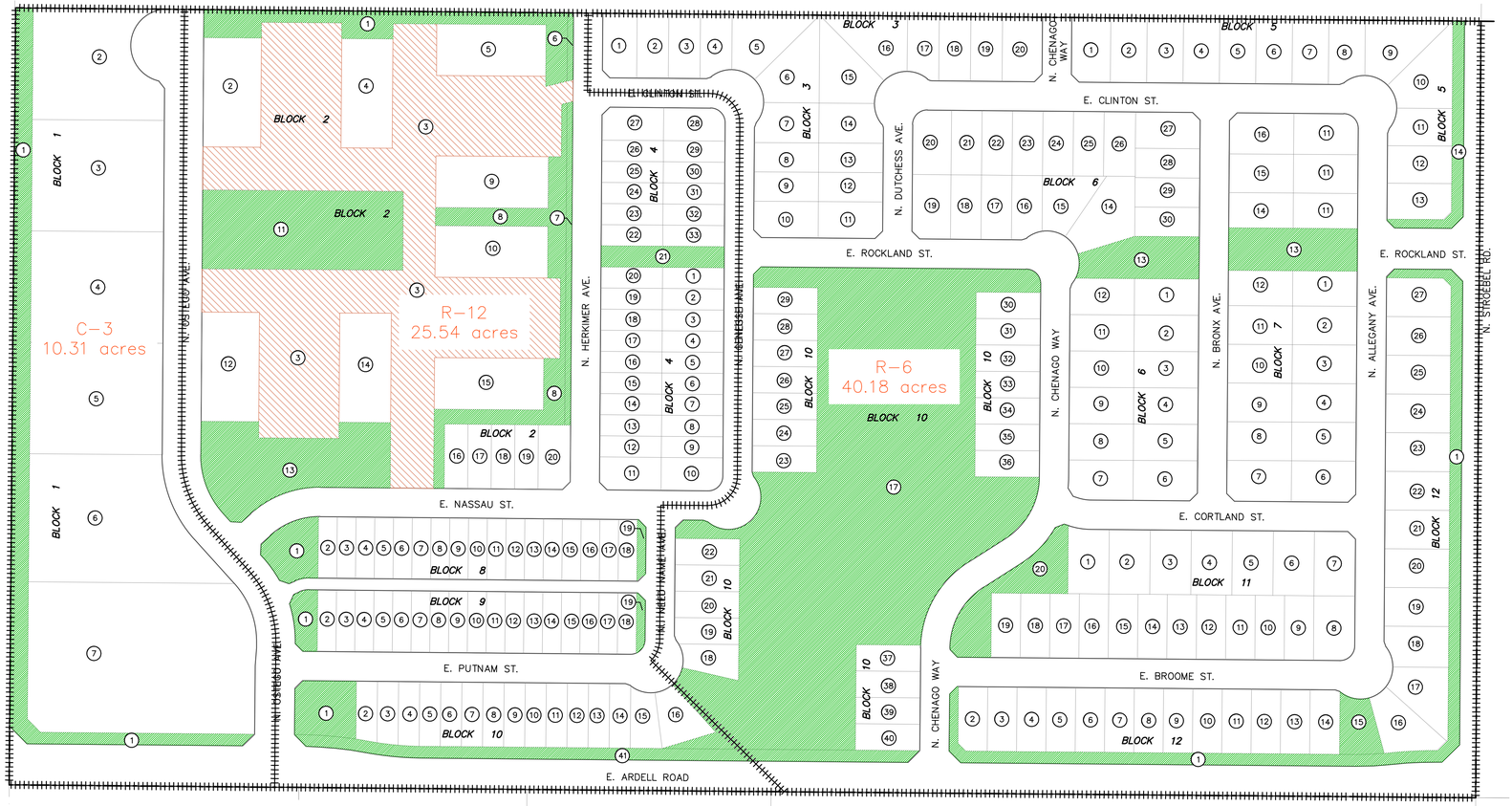
EXHIBIT ___ DRAWING FOR
LEDGESTONE PLAZA SUB
R-6 REZONE

LOCATED IN THE S ½ OF THE NW ¼ OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

JOB NO. 20-029
SHEET NO. 1
DWG. DATE 6/3/2020

ZONING MAP FOR
LEDGESTONE PLAZA SUBDIVISION

A PORTION OF THE NW 1/4 OF SECTION 18
TOWNSHIP 2 NORTH RANGE 1 EAST
B.M., KUNA, ADA COUNTY, IDAHO
2020



LEGEND

BOUNDARY
LOT LINES
ROAD CENTERLINE
RIGHT OF WAY
LOT NUMBER
LOT AREA
BLOCK NUMBER
EASEMENT
SETBACK
CURB GUTTER SW
STREET NAME
SEWER LINE
WATER LINE
STORM DRAIN LINE
PRESSURE IRRIGATION
GRAVITY IRRIGATION
FLOW ARROW
HYDRANT
STREET LIGHT
CATCH BASIN

1 — 6,000 sf — BLOCK 7

W. ASHTON DR.

DEVELOPMENT FEATURES

ACREAGE
TOTAL PARCEL - 76.03 ACRES
TOTAL LOTS - 255
TOTAL DWELLING UNITS - 425
BUILDABLE LOTS -
SF RESIDENTIAL - 233
COMMON LOTS - 15
APARTMENTS - 1
COMMERCIAL - 6
DENSITY DUACRE - 5.6
GROSS COMMON AREA - 12.7 ACRES - 16.7%
OPEN SPACE REQUIRED - 11%
USEABLE OPEN SPACE PROVIDED: - 9.6 - ACRES
12.6%

ZONING
EXISTING - RR
PROPOSED - R-6/ R-12/ COMMERCIAL

PARKING - APARTMENTS
UNIT PARKING - 384
GUEST PARKING - 192
TOTAL PARKING REQUIRED - 576
PARKING PROVIDED - 576
HC PARKING REQUIRED - 2% - 11.52
HC PARKING PROVIDED - 12
COVERED PARKING - 282
TRASH ENCLOSURES - 4

SEWAGE DISPOSAL
KUNA CITY SEWER

WATER SUPPLY
KUNA CITY WATER

CITY
KUNA CITY

SCHOOL DISTRICT
KUNA

FIRE DISTRICT
KUNA

IRRIGATION DISTRICT
NEW YORK IRRIGATION DISTRICT
CITY OF KUNA WILL SUPPLY PI

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 1 Lot 2	37156	888	C3 – COMMERCIAL
BLOCK 1 Lot 3	42835	831	C3 – COMMERCIAL
BLOCK 1 Lot 4	42890	831	C3 – COMMERCIAL
BLOCK 1 Lot 5	42944	832	C3 – COMMERCIAL
BLOCK 1 Lot 6	58694	1055	C3 – COMMERCIAL
BLOCK 1 Lot 7	98331	1249	C3 – COMMERCIAL
BLOCK 2 Lot 2	18348	570	R12 – APARTMENTS
BLOCK 2 Lot 4	16299	548	R12 – APARTMENTS
BLOCK 2 Lot 5	16412	549	R12 – APARTMENTS
BLOCK 2 Lot 9	16896	560	R12 – APARTMENTS
BLOCK 2 Lot 10	16896	560	R12 – APARTMENTS
BLOCK 2 Lot 12	18370	570	R12 – APARTMENTS
BLOCK 2 Lot 14	16412	549	R12 – APARTMENTS
BLOCK 2 Lot 15	16412	549	R12 – APARTMENTS
BLOCK 2 Lot 16	4400	300	R12 – SFR
BLOCK 2 Lot 17	4400	300	R12 – SFR
BLOCK 2 Lot 18	4400	300	R12 – SFR
BLOCK 2 Lot 19	4400	300	R12 – SFR
BLOCK 2 Lot 20	5965	322	R12 – SFR
BLOCK 3 Lot 1	6363	330	R6 – SFR
BLOCK 3 Lot 2	5940	328	R6 – SFR
BLOCK 3 Lot 3	5940	328	R6 – SFR
BLOCK 3 Lot 4	5529	316	R6 – SFR
BLOCK 3 Lot 5	9979	443	R6 – SFR
BLOCK 3 Lot 6	10004	444	R6 – SFR
BLOCK 3 Lot 7	7101	345	R6 – SFR
BLOCK 3 Lot 8	5500	320	R6 – SFR
BLOCK 3 Lot 9	5500	320	R6 – SFR
BLOCK 3 Lot 10	6746	337	R6 – SFR
BLOCK 3 Lot 11	6773	337	R6 – SFR
BLOCK 3 Lot 12	5500	320	R6 – SFR
BLOCK 3 Lot 13	5500	320	R6 – SFR
BLOCK 3 Lot 14	7074	344	R6 – SFR
BLOCK 3 Lot 15	10014	444	R6 – SFR
BLOCK 3 Lot 16	10039	445	R6 – SFR
BLOCK 3 Lot 17	5536	316	R6 – SFR

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 3 Lot 18	5940	328	R6 – SFR
BLOCK 3 Lot 19	5940	328	R6 – SFR
BLOCK 3 Lot 20	7406	349	R6 – SFR
BLOCK 4 Lot 1	3780	282	R12 – SFR
BLOCK 4 Lot 2	3780	282	R12 – SFR
BLOCK 4 Lot 3	3780	282	R12 – SFR
BLOCK 4 Lot 4	3780	282	R12 – SFR
BLOCK 4 Lot 5	3780	282	R12 – SFR
BLOCK 4 Lot 6	3780	282	R12 – SFR
BLOCK 4 Lot 7	3780	282	R12 – SFR
BLOCK 4 Lot 8	3780	282	R12 – SFR
BLOCK 4 Lot 9	3780	282	R12 – SFR
BLOCK 4 Lot 10	5793	312	R12 – SFR
BLOCK 4 Lot 11	5820	315	R12 – SFR
BLOCK 4 Lot 12	3780	282	R12 – SFR
BLOCK 4 Lot 13	3780	282	R12 – SFR
BLOCK 4 Lot 14	3780	282	R12 – SFR
BLOCK 4 Lot 15	3780	282	R12 – SFR
BLOCK 4 Lot 16	3780	282	R12 – SFR
BLOCK 4 Lot 17	3780	282	R12 – SFR
BLOCK 4 Lot 18	3780	282	R12 – SFR
BLOCK 4 Lot 19	3780	282	R12 – SFR
BLOCK 4 Lot 20	3780	282	R12 – SFR
BLOCK 4 Lot 22	3780	282	R12 – SFR
BLOCK 4 Lot 23	3780	282	R12 – SFR
BLOCK 4 Lot 24	3780	282	R12 – SFR
BLOCK 4 Lot 25	3780	282	R12 – SFR
BLOCK 4 Lot 26	3780	282	R12 – SFR
BLOCK 4 Lot 27	5844	315	R12 – SFR
BLOCK 4 Lot 28	5770	312	R12 – SFR
BLOCK 4 Lot 29	3780	282	R12 – SFR
BLOCK 4 Lot 30	3780	282	R12 – SFR
BLOCK 4 Lot 31	3780	282	R12 – SFR
BLOCK 4 Lot 32	3780	282	R12 – SFR
BLOCK 4 Lot 33	3780	282	R12 – SFR
BLOCK 5 Lot 1	7243	346	R6 – SFR

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 5 Lot 2	6820	344	R6 – SFR
BLOCK 5 Lot 3	6820	344	R6 – SFR
BLOCK 5 Lot 4	6820	344	R6 – SFR
BLOCK 5 Lot 5	6820	344	R6 – SFR
BLOCK 5 Lot 6	6820	344	R6 – SFR
BLOCK 5 Lot 7	6820	344	R6 – SFR
BLOCK 5 Lot 8	6409	332	R6 – SFR
BLOCK 5 Lot 9	9980	443	R6 – SFR
BLOCK 5 Lot 10	9978	443	R6 – SFR
BLOCK 5 Lot 11	6629	336	R6 – SFR
BLOCK 5 Lot 12	7040	348	R6 – SFR
BLOCK 5 Lot 13	6661	335	R6 – SFR
BLOCK 6 Lot 1	6820	344	R6 – SFR
BLOCK 6 Lot 2	6820	344	R6 – SFR
BLOCK 6 Lot 3	6820	344	R6 – SFR
BLOCK 6 Lot 4	6820	344	R6 – SFR
BLOCK 6 Lot 5	6820	344	R6 – SFR
BLOCK 6 Lot 6	7420	349	R6 – SFR
BLOCK 6 Lot 7	7325	345	R6 – SFR
BLOCK 6 Lot 8	6820	344	R6 – SFR
BLOCK 6 Lot 9	6820	344	R6 – SFR
BLOCK 6 Lot 10	6820	344	R6 – SFR
BLOCK 6 Lot 11	6820	344	R6 – SFR
BLOCK 6 Lot 12	6744	337	R6 – SFR
BLOCK 6 Lot 14	10264	415	R6 – SFR
BLOCK 6 Lot 15	7450	371	R6 – SFR
BLOCK 6 Lot 16	5441	313	R6 – SFR
BLOCK 6 Lot 17	5720	324	R6 – SFR
BLOCK 6 Lot 18	5720	324	R6 – SFR
BLOCK 6 Lot 19	7162	344	R6 – SFR
BLOCK 6 Lot 20	7139	341	R6 – SFR
BLOCK 6 Lot 21	5720	324	R6 – SFR
BLOCK 6 Lot 22	5720	324	R6 – SFR
BLOCK 6 Lot 23	5720	324	R6 – SFR
BLOCK 6 Lot 24	5720	324	R6 – SFR
BLOCK 6 Lot 25	5720	324	R6 – SFR

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 6 Lot 26	5926	328	R6 – SFR
BLOCK 6 Lot 27	6722	336	R6 – SFR
BLOCK 6 Lot 28	5500	320	R6 – SFR
BLOCK 6 Lot 29	5500	320	R6 – SFR
BLOCK 6 Lot 30	5500	320	R6 – SFR
BLOCK 7 Lot 1	6600	340	R6 – SFR
BLOCK 7 Lot 2	7260	352	R6 – SFR
BLOCK 7 Lot 3	7260	352	R6 – SFR
BLOCK 7 Lot 4	7260	352	R6 – SFR
BLOCK 7 Lot 5	7260	352	R6 – SFR
BLOCK 7 Lot 6	7607	352	R6 – SFR
BLOCK 7 Lot 7	7586	352	R6 – SFR
BLOCK 7 Lot 8	7260	352	R6 – SFR
BLOCK 7 Lot 9	7260	352	R6 – SFR
BLOCK 7 Lot 10	7260	352	R6 – SFR
BLOCK 7 Lot 11	7260	352	R6 – SFR
BLOCK 7 Lot 12	6600	340	R6 – SFR
BLOCK 7 Lot 14	6600	340	R6 – SFR
BLOCK 7 Lot 15	7260	352	R6 – SFR
BLOCK 7 Lot 16	7605	352	R6 – SFR
BLOCK 7 Lot 17	7529	349	R6 – SFR
BLOCK 7 Lot 18	7260	352	R6 – SFR
BLOCK 7 Lot 19	6600	340	R6 – SFR
BLOCK 8 Lot 2	3360	274	R12 – SFR
BLOCK 8 Lot 3	3360	274	R12 – SFR
BLOCK 8 Lot 4	3360	274	R12 – SFR
BLOCK 8 Lot 5	3360	274	R12 – SFR
BLOCK 8 Lot 6	3360	274	R12 – SFR
BLOCK 8 Lot 7	3360	274	R12 – SFR
BLOCK 8 Lot 8	3360	274	R12 – SFR
BLOCK 8 Lot 9	3360	274	R12 – SFR
BLOCK 8 Lot 10	3360	274	R12 – SFR
BLOCK 8 Lot 11	3360	274	R12 – SFR
BLOCK 8 Lot 12	3360	274	R12 – SFR
BLOCK 8 Lot 13	3360	274	R12 – SFR
BLOCK 8 Lot 14	3360	274	R12 – SFR

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 8 Lot 15	3360	274	R12 – SFR
BLOCK 8 Lot 16	3360	274	R12 – SFR
BLOCK 8 Lot 17	3360	274	R12 – SFR
BLOCK 8 Lot 18	3360	274	R12 – SFR
BLOCK 9 Lot 2	3360	274	R12 – SFR
BLOCK 9 Lot 3	3360	274	R12 – SFR
BLOCK 9 Lot 4	3360	274	R12 – SFR
BLOCK 9 Lot 5	3360	274	R12 – SFR
BLOCK 9 Lot 6	3360	274	R12 – SFR
BLOCK 9 Lot 7	3360	274	R12 – SFR
BLOCK 9 Lot 8	3360	274	R12 – SFR
BLOCK 9 Lot 9	3360	274	R12 – SFR
BLOCK 9 Lot 10	3360	274	R12 – SFR
BLOCK 9 Lot 11	3360	274	R12 – SFR
BLOCK 9 Lot 12	3360	274	R12 – SFR
BLOCK 9 Lot 13	3360	274	R12 – SFR
BLOCK 9 Lot 14	3360	274	R12 – SFR
BLOCK 9 Lot 15	3360	274	R12 – SFR
BLOCK 9 Lot 16	3360	274	R12 – SFR
BLOCK 9 Lot 17	3360	274	R12 – SFR
BLOCK 9 Lot 18	3353	272	R12 – SFR
BLOCK 10 Lot 2	3652	275	R12 – SFR
BLOCK 10 Lot 3	3836	285	R12 – SFR
BLOCK 10 Lot 4	3937	290	R12 – SFR
BLOCK 10 Lot 5	3960	292	R12 – SFR
BLOCK 10 Lot 6	3960	292	R12 – SFR
BLOCK 10 Lot 7	3960	292	R12 – SFR
BLOCK 10 Lot 8	3960	292	R12 – SFR
BLOCK 10 Lot 9	3960	292	R12 – SFR
BLOCK 10 Lot 10	3960	292	R12 – SFR
BLOCK 10 Lot 11	3960	292	R12 – SFR
BLOCK 10 Lot 12	3960	292	R12 – SFR
BLOCK 10 Lot 13	3960	292	R12 – SFR
BLOCK 10 Lot 14	3946	289	R12 – SFR
BLOCK 10 Lot 15	4694	302	R12 – SFR
BLOCK 10 Lot 16	6211	335	R12 – SFR

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 10 Lot 18	4924	305	R6 – SFR
BLOCK 10 Lot 19	4907	305	R6 – SFR
BLOCK 10 Lot 20	4950	310	R6 – SFR
BLOCK 10 Lot 21	4950	310	R6 – SFR
BLOCK 10 Lot 22	4950	310	R6 – SFR
BLOCK 10 Lot 23	4950	310	R6 – SFR
BLOCK 10 Lot 24	4950	310	R6 – SFR
BLOCK 10 Lot 25	4950	310	R6 – SFR
BLOCK 10 Lot 26	4950	310	R6 – SFR
BLOCK 10 Lot 27	4950	310	R6 – SFR
BLOCK 10 Lot 28	4950	310	R6 – SFR
BLOCK 10 Lot 29	4950	310	R6 – SFR
BLOCK 10 Lot 30	4950	310	R6 – SFR
BLOCK 10 Lot 31	4950	310	R6 – SFR
BLOCK 10 Lot 32	4950	310	R6 – SFR
BLOCK 10 Lot 33	4950	310	R6 – SFR
BLOCK 10 Lot 34	4950	310	R6 – SFR
BLOCK 10 Lot 35	4950	310	R6 – SFR
BLOCK 10 Lot 36	4950	310	R6 – SFR
BLOCK 10 Lot 37	4950	310	R6 – SFR
BLOCK 10 Lot 38	4950	310	R6 – SFR
BLOCK 10 Lot 39	4950	310	R6 – SFR
BLOCK 10 Lot 40	4950	310	R6 – SFR
BLOCK 11 Lot 1	7779	367	R6 – SFR
BLOCK 11 Lot 2	7700	360	R6 – SFR
BLOCK 11 Lot 3	7700	360	R6 – SFR
BLOCK 11 Lot 4	7700	360	R6 – SFR
BLOCK 11 Lot 5	7700	360	R6 – SFR
BLOCK 11 Lot 6	7700	360	R6 – SFR
BLOCK 11 Lot 7	7624	353	R6 – SFR
BLOCK 11 Lot 8	7595	350	R6 – SFR
BLOCK 11 Lot 9	5500	320	R6 – SFR
BLOCK 11 Lot 10	5500	320	R6 – SFR
BLOCK 11 Lot 11	5500	320	R6 – SFR
BLOCK 11 Lot 12	5500	320	R6 – SFR
BLOCK 11 Lot 13	5500	320	R6 – SFR

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 11 Lot 14	5500	320	R6 – SFR
BLOCK 11 Lot 15	5500	320	R6 – SFR
BLOCK 11 Lot 16	5500	320	R6 – SFR
BLOCK 11 Lot 17	5500	320	R6 – SFR
BLOCK 11 Lot 18	5500	320	R6 – SFR
BLOCK 11 Lot 19	5500	320	R6 – SFR
BLOCK 12 Lot 2	5412	312	R6 – SFR
BLOCK 12 Lot 3	5500	320	R6 – SFR
BLOCK 12 Lot 4	5500	320	R6 – SFR
BLOCK 12 Lot 5	5500	320	R6 – SFR
BLOCK 12 Lot 6	5500	320	R6 – SFR
BLOCK 12 Lot 7	5500	320	R6 – SFR
BLOCK 12 Lot 8	5500	320	R6 – SFR
BLOCK 12 Lot 9	5500	320	R6 – SFR
BLOCK 12 Lot 10	5500	320	R6 – SFR
BLOCK 12 Lot 11	5500	320	R6 – SFR
BLOCK 12 Lot 12	5500	320	R6 – SFR
BLOCK 12 Lot 13	5500	320	R6 – SFR
BLOCK 12 Lot 14	5597	320	R6 – SFR
BLOCK 12 Lot 16	8156	385	R6 – SFR
BLOCK 12 Lot 17	8319	397	R6 – SFR
BLOCK 12 Lot 18	7233	347	R6 – SFR
BLOCK 12 Lot 19	7260	352	R6 – SFR
BLOCK 12 Lot 20	7260	352	R6 – SFR
BLOCK 12 Lot 21	7260	352	R6 – SFR
BLOCK 12 Lot 22	7260	352	R6 – SFR
BLOCK 12 Lot 23	7260	352	R6 – SFR
BLOCK 12 Lot 24	7260	352	R6 – SFR
BLOCK 12 Lot 25	7260	352	R6 – SFR
BLOCK 12 Lot 26	7260	352	R6 – SFR
BLOCK 12 Lot 27	7172	344	R6 – SFR

Common Lots			
Lot	Area	Perimeter	
BLOCK 1 Lot 1 OPEN	45003	3303	BUFFER
BLOCK 2 Lot 1 OPEN	21476	1591	OPEN
BLOCK 2 Lot 3 OPEN	221156	4820	PARKING
BLOCK 2 Lot 6 OPEN	1152	251	BUFFER
BLOCK 2 Lot 7 OPEN	5504	1121	BUFFER
BLOCK 2 Lot 8 OPEN	25207	2190	PATHWAY/OPEN
BLOCK 2 Lot 11 OPEN	46092	954	OFFICE/REC CENTER
BLOCK 2 Lot 13 OPEN	37086	965	OPEN
BLOCK 4 Lot 21 OPEN	7560	492	PATHWAY
BLOCK 5 Lot 14 OPEN	8526	940	BUFFER
BLOCK 6 Lot 13 OPEN	13418	537	PATHWAY
BLOCK 7 Lot 13 OPEN	15963	585	PATHWAY
BLOCK 8 Lot 1 OPEN	8359	357	BUFFER
BLOCK 8 Lot 19 OPEN	1406	225	BUFFER
BLOCK 9 Lot 1 OPEN	4145	277	BUFFER
BLOCK 9 Lot 19 OPEN	1363	219	BUFFER
BLOCK 10 Lot 1 OPEN	9754	393	BUFFER
BLOCK 10 Lot 17 OPEN	267376	3544	PARK/OPEN
BLOCK 10 Lot 41 OPEN	20959	2152	BUFFER
BLOCK 11 Lot 20 OPEN	15354	742	OPEN
BLOCK 12 Lot 1 OPEN	36453	3780	BUFFER
BLOCK 12 Lot 15 OPEN	6121	334	PATHWAY

100 0 50 100 200
SCALE IN FEET
1"=100'

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PROFESSIONAL ENGINEER REGISTERED 8272 STATE OF IDAHO DAVID A BAILEY
NOT FOR CONSTRUCTION

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: DAB/BEB

REVISED
NO. DATE DESCRIPTION

ZONING MAP

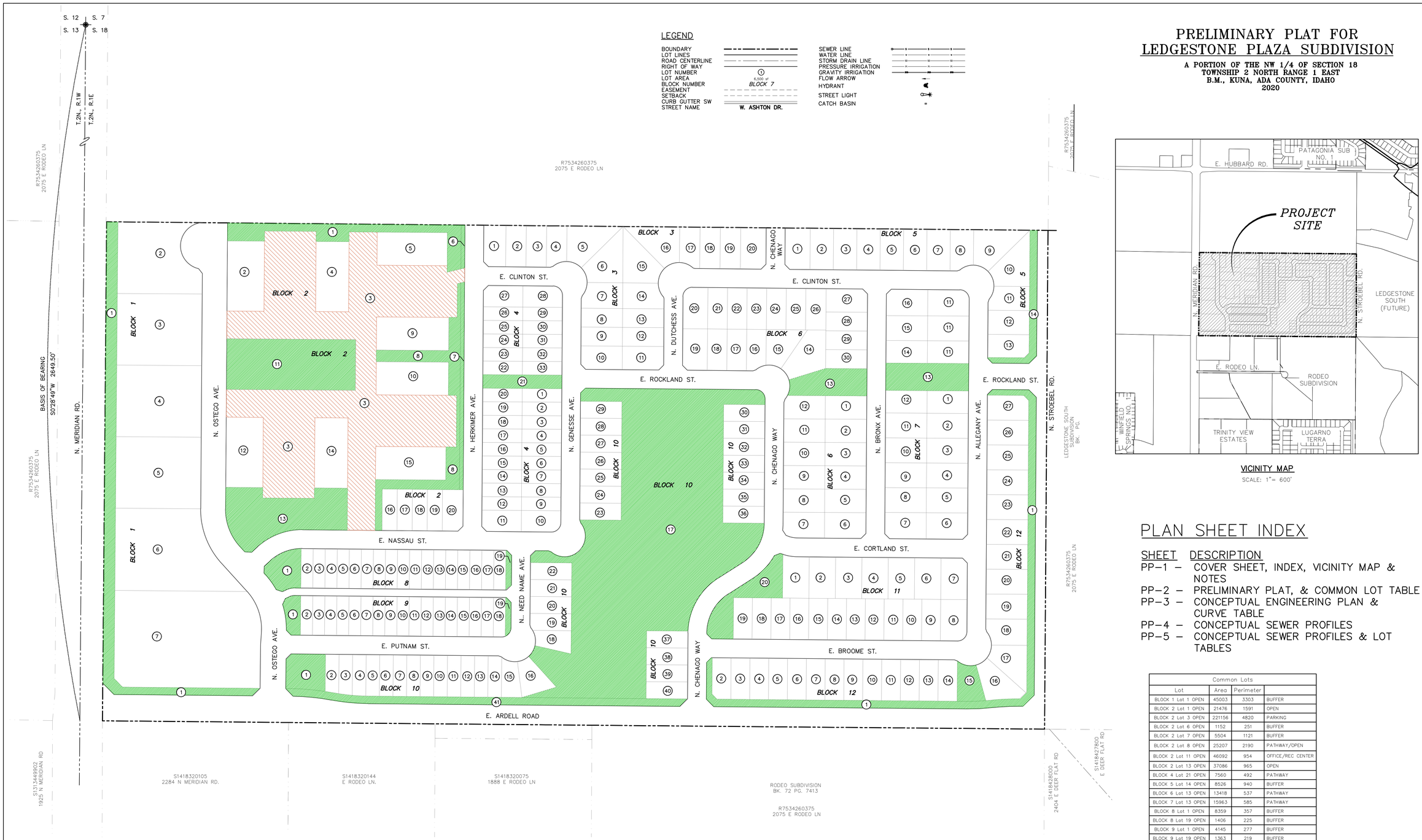
LEDGESTONE PLAZA SUBDIVISION

TRILOGY DEVELOPMENT, INC.

DATE: 05-04-2020
PROJECT: C2019-036
SHEET ZONE

PRELIMINARY PLAT FOR LEDGESTONE PLAZA SUBDIVISION

A PORTION OF THE NW 1/4 OF SECTION 18
TOWNSHIP 2 NORTH RANGE 1 EAST
B.M., KUNA, ADA COUNTY, IDAHO
2020



VICINITY MAP
SCALE: 1"= 600'

PLAN SHEET INDEX

SHEET	DESCRIPTION
PP-1 –	COVER SHEET, INDEX, VICINITY MAP & NOTES
PP-2 –	PRELIMINARY PLAT, & COMMON LOT TABLE
PP-3 –	CONCEPTUAL ENGINEERING PLAN & CURVE TABLE
PP-4 –	CONCEPTUAL SEWER PROFILES
PP-5 –	CONCEPTUAL SEWER PROFILES & LOT TABLES

Common Lots			
Lot	Area	Perimeter	
BLOCK 1 Lot 1 OPEN	45003	3303	BUFFER
BLOCK 2 Lot 1 OPEN	21476	1591	OPEN
BLOCK 2 Lot 3 OPEN	221156	4820	PARKING
BLOCK 2 Lot 6 OPEN	1152	251	BUFFER
BLOCK 2 Lot 7 OPEN	5504	1121	BUFFER
BLOCK 2 Lot 8 OPEN	25207	2190	PATHWAY/OPEN
BLOCK 2 Lot 11 OPEN	46092	954	OFFICE/REC CENTER
BLOCK 2 Lot 13 OPEN	37086	965	OPEN
BLOCK 4 Lot 21 OPEN	7560	492	PATHWAY
BLOCK 5 Lot 14 OPEN	8526	940	BUFFER
BLOCK 6 Lot 13 OPEN	13418	537	PATHWAY
BLOCK 7 Lot 13 OPEN	15963	585	PATHWAY
BLOCK 8 Lot 1 OPEN	8359	357	BUFFER
BLOCK 8 Lot 19 OPEN	1406	225	BUFFER
BLOCK 9 Lot 1 OPEN	4145	277	BUFFER
BLOCK 9 Lot 19 OPEN	1363	219	BUFFER
BLOCK 10 Lot 1 OPEN	9754	393	BUFFER
BLOCK 10 Lot 17 OPEN	267376	3544	PARK/OPEN
BLOCK 10 Lot 41 OPEN	20959	2152	BUFFER
BLOCK 11 Lot 20 OPEN	15354	742	OPEN
BLOCK 12 Lot 1 OPEN	36453	3780	BUFFER
BLOCK 12 Lot 15 OPEN	6121	334	PATHWAY

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.
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 COMMON AREA LOTS SHALL BE OWNED 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 31-3805(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 DOES NOT FALL WITHIN A FEMA FLOOD HAZARD ZONE. REFERENCE FIRM PANEL 16027C0425F EFFECTIVE MAY 24TH, 2011.

DEVELOPMENT FEATURES

ACREAGE
TOTAL PARCEL - 76.03 ACRES
TOTAL LOTS - 269
TOTAL DWELLING UNITS - 425
BUILDABLE LOTS -
SF RESIDENTIAL - 233
COMMON LOTS - 22
APARTMENTS - 8
COMMERCIAL - 6
DENSITY DU/ACRE - 5.6
GROSS COMMON AREA - 18.81 ACRES - 24.7%
OPEN SPACE REQUIRED - 11%
USEABLE OPEN SPACE PROVIDED - 10.46 - ACRES - 13.8%

ZONING
EXISTING - RR
PROPOSED - R-6/ R-12/ COMMERCIAL

PARKING - APARTMENTS
UNIT PARKING - 384
GUEST PARKING - 192
TOTAL PARKING REQUIRED - 576
PARKING PROVIDED - 576
HC PARKING REQUIRED - 2% - 11.52
HC PARKING PROVIDED - 12
COVERED PARKING - 282
TRASH ENCLOSURES - 4

SEWAGE DISPOSAL
KUNA CITY SEWER

WATER SUPPLY
KUNA CITY WATER

CITY
KUNA CITY

SCHOOL DISTRICT
KUNA

FIRE DISTRICT
KUNA

IRRIGATION DISTRICT
NEW YORK IRRIGATION DISTRICT
CITY OF KUNA WILL SUPPLY PI

OWNERS
HUNEMILLER RUSSELL D
16130 N. ELDER ST
NAMPA, ID 83687

GO FOR IT LLC
16130 N ELDER ST
NAMPA, ID 83687

DEVELOPER
TRILOGY DEVELOPMENT, INC.
9839 W CABLE CAR ST
BOISE, ID 83709

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
1119 E. STATE ST., SUITE 210
EAGLE, ID 83616

PLANNER/CONTACT
SHAWN BROWNLEE
TRILOGY DEVELOPMENT, INC.
9839 W CABLE CAR ST
BOISE, ID 83709
208-895-8858

100 0 50 100 200
SCALE IN FEET
1"=100'

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EAGLE, ID 83616
TEL. 208-938-0013
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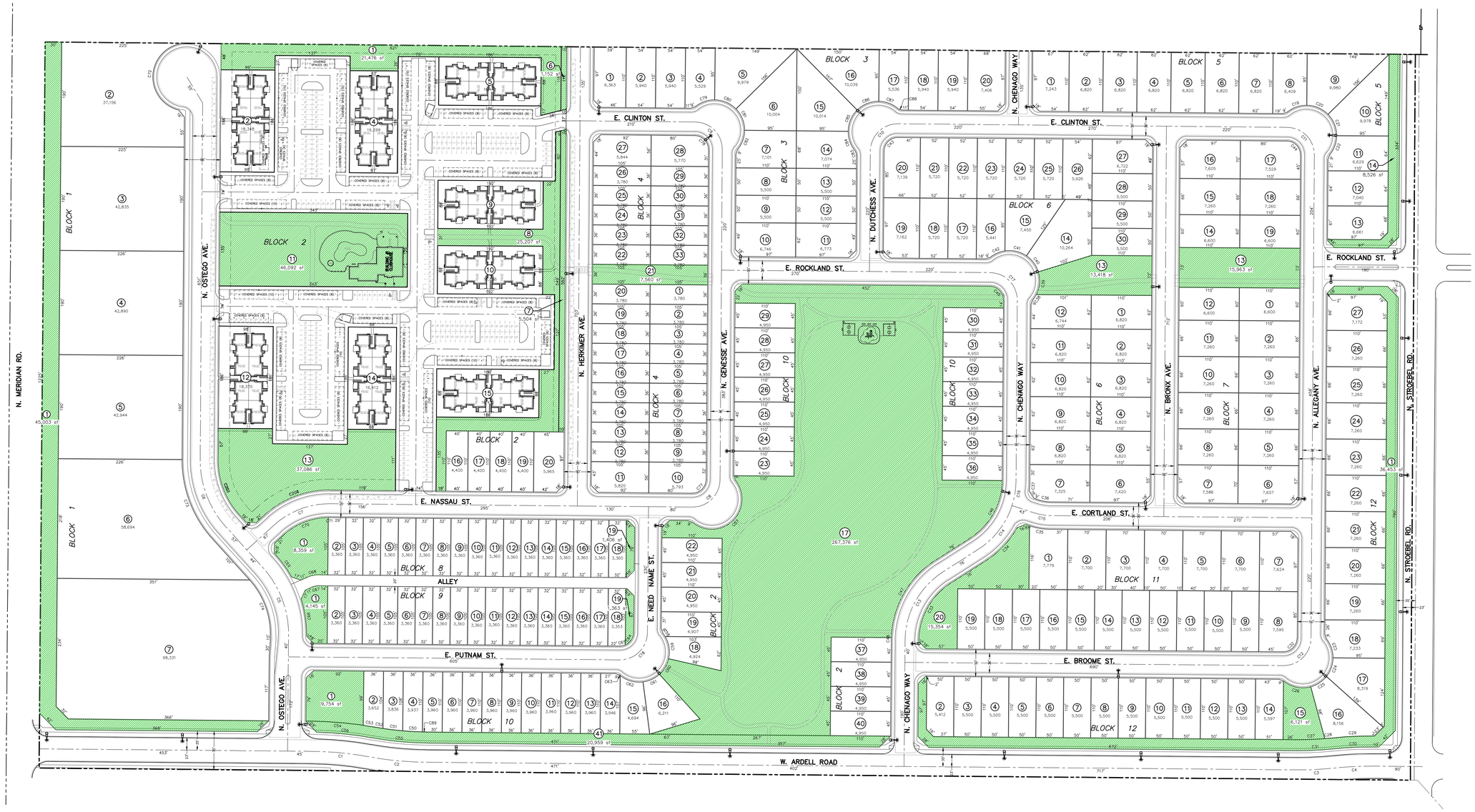
PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO DAVID A BAILEY 8272 CONSTRUCTION

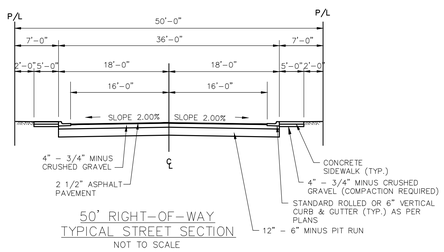
CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: DAB/BEB

REVISED
NO. DATE DESCRIPTION

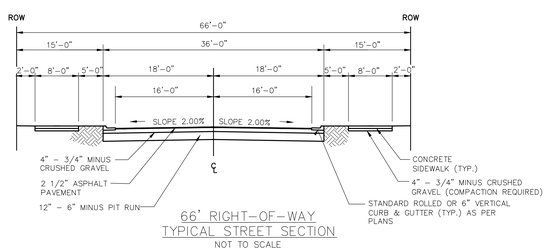
PRELIMINARY PLAT
LEDGESTONE PLAZA SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 05-04-2020
PROJECT: C2019-036
SHEET PP-1



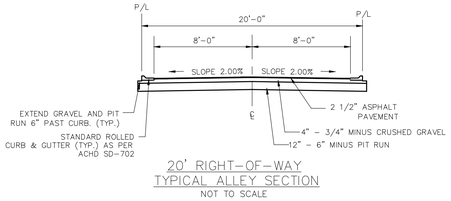


50' RIGHT-OF-WAY
TYPICAL STREET SECTION
NOT TO SCALE



66' RIGHT-OF-WAY
TYPICAL STREET SECTION
NOT TO SCALE

NOTE: STANDARD VERTICAL CURB PER ACHD SD-701 SHALL BE USED WHERE LONGITUDINAL SLOPE EXCEEDS 3.0% OR GREATER FOR A DISTANCE OF 100 FT OR GREATER, PER ACHD 7207.5.5. CURB CUT DRIVEWAYS WILL BE UTILIZED IN THESE AREAS.



20' RIGHT-OF-WAY
TYPICAL ALLEY SECTION
NOT TO SCALE

LEGEND

BOUNDARY		SEWER LINE	
LOT LINES		WATER LINE	
ROAD CENTERLINE		STORM DRAIN LINE	
RIGHT OF WAY		PRESSURE IRRIGATION	
LOT NUMBER	1	GRAVITY IRRIGATION	
LOT AREA	6,000 sf	FLOW ARROW	
BLOCK NUMBER	BLOCK 7	HYDRANT	
EASEMENT		STREET LIGHT	
SETBACK		CATCH BASIN	
CURB GUTTER SW			
STREET NAME	W. ASHTON DR.		

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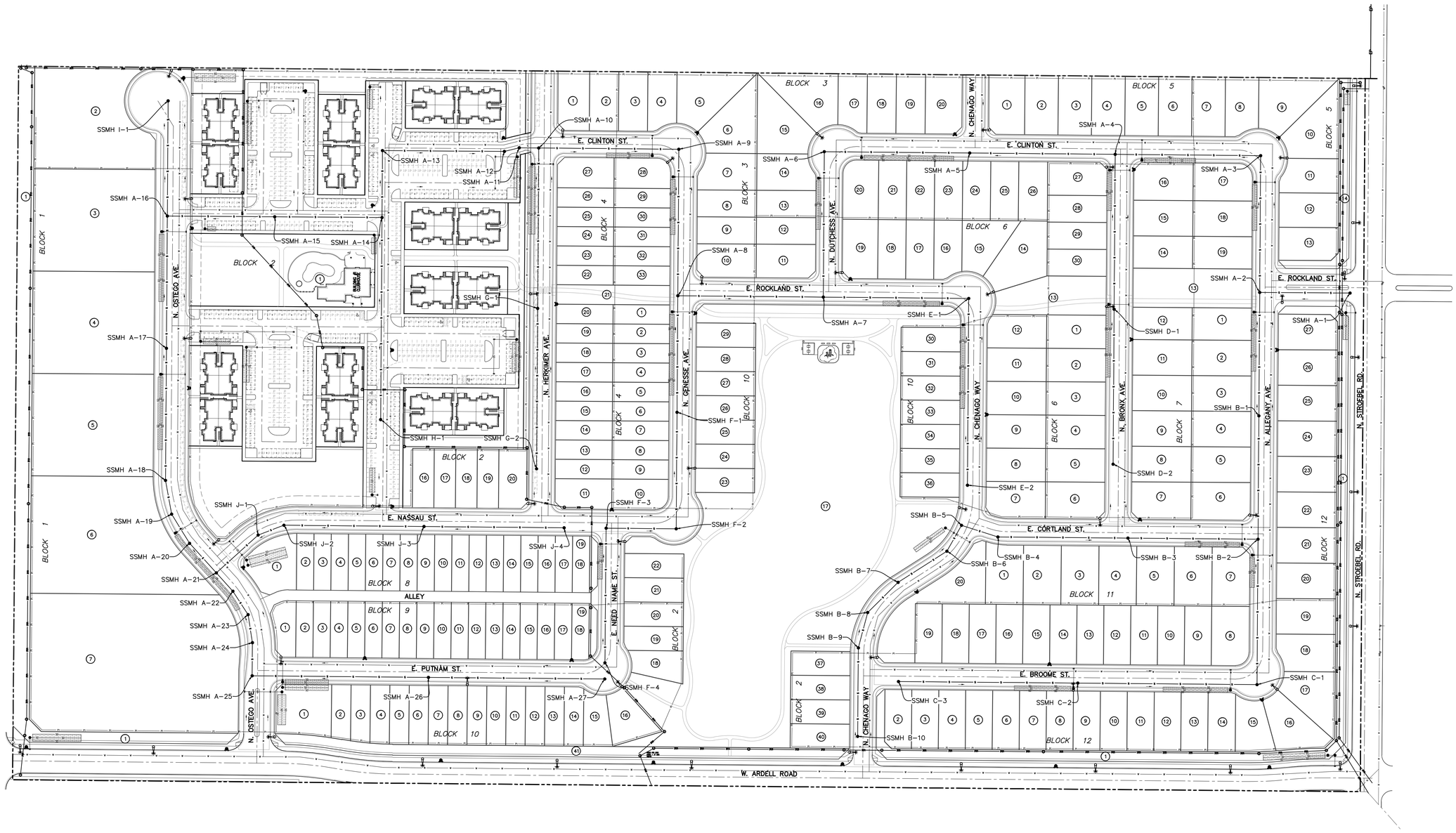
PROFESSIONAL ENGINEER REGISTERED — No. 8272 — CONSTRUCTION — STATE OF IDAHO — DAVID A BAILEY

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: DAB/BEB

REVISED		
NO.	DATE	DESCRIPTION

PRELIMINARY PLAT
LEDGESTONE PLAZA SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 05-04-2020
PROJECT: C2019-036
SHEET PP-2

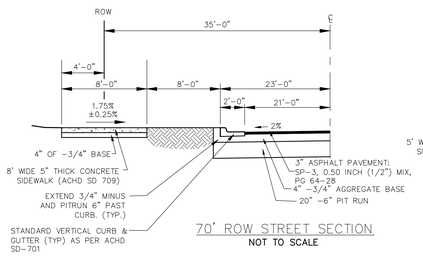


LEGEND

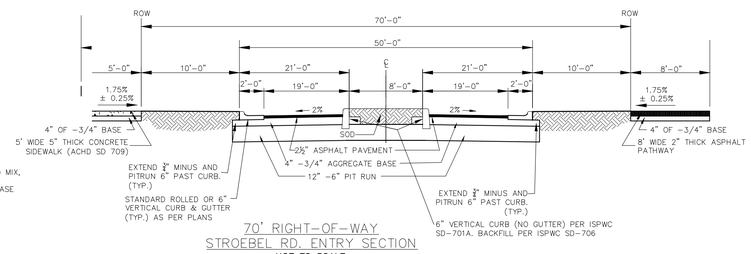
BOUNDARY
LOT LINES
ROAD CENTERLINE
RIGHT OF WAY
LOT NUMBER
LOT AREA
BLOCK NUMBER
EASEMENT
SETBACK
CURB GUTTER SW
STREET NAME

1
6,000 sf
BLOCK 7
W. ASHTON DR.

SEWER LINE
WATER LINE
STORM DRAIN LINE
PRESSURE IRRIGATION
GRAVITY IRRIGATION
FLOW ARROW
HYDRANT
STREET LIGHT
CATCH BASIN



70' ROW STREET SECTION
NOT TO SCALE



70' RIGHT-OF-WAY
STROEBEL RD. ENTRY SECTION
NOT TO SCALE

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	600.00	104.05	103.92	N84°30'42"W	9°56'11"
C2	600.00	104.05	103.92	N84°30'42"W	9°56'11"
C3	600.00	69.32	69.28	S87°11'04"W	6°37'11"
C4	600.00	69.32	69.28	S87°11'04"W	6°37'11"
C5	180.00	134.11	131.03	N20°49'25"W	42°41'17"
C6	180.00	133.71	130.66	N20°53'14"W	42°33'39"
C7	150.00	111.76	109.19	S69°10'35"W	42°41'17"
C8	50.00	78.65	70.79	N45°27'24"E	90°07'38"
C9	50.00	78.43	70.63	N44°32'30"W	89°52'10"
C10	50.00	78.65	70.79	S45°27'30"W	90°07'50"
C11	50.00	78.43	70.63	N44°32'30"W	89°52'10"
C12	50.00	78.63	70.77	N45°26'37"E	90°06'04"
C13	150.00	149.04	142.98	S28°57'30"W	56°55'40"
C14	150.00	103.08	101.06	S37°44'08"W	39°22'25"
C15	100.00	30.64	30.52	N80°43'43"W	17°33'16"
C16	150.00	46.22	46.04	S09°13'15"W	17°39'20"
C17	50.00	78.43	70.63	S44°32'30"E	89°52'10"
C18	50.00	78.54	70.71	S45°31'13"W	90°00'00"
C19	55.00	37.75	37.01	N70°51'45"E	39°19'20"
C20	55.00	43.14	42.05	S67°00'17"E	44°56'37"
C21	55.00	43.13	42.03	S22°04'12"E	44°55'34"
C22	55.00	37.75	37.01	S20°03'15"W	39°19'20"

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C23	55.00	37.66	36.92	S19°13'14"E	39°13'37"
C24	55.00	36.54	35.87	S19°25'32"W	38°03'54"
C25	55.00	34.90	34.32	S56°38'19"W	36°21'41"
C26	55.00	52.70	50.71	N77°43'47"W	54°54'07"
C27	545.00	49.86	49.84	S87°52'25"W	5°14'29"
C28	545.00	13.11	13.11	S84°33'50"W	1°22'42"
C29	655.00	75.67	75.63	S87°11'04"W	6°37'11"
C30	635.00	73.36	73.32	N87°11'04"E	6°37'11"
C31	565.00	65.28	65.24	N87°11'04"E	6°37'11"
C32	25.00	39.31	35.39	N45°26'37"E	90°06'04"
C33	125.00	124.20	119.15	S28°57'30"W	56°55'40"
C34	175.00	84.64	83.82	S43°33'58"W	27°42'43"
C35	125.00	38.30	38.15	N80°43'43"W	17°33'16"
C36	75.00	22.98	22.89	S80°43'43"E	17°33'16"
C37	175.00	18.31	18.30	S03°23'25"W	5°59'39"
C38	55.00	11.89	11.87	S33°31'22"W	12°23'07"
C39	55.00	42.69	41.62	S05°05'43"W	44°28'11"
C40	55.00	36.91	36.22	S36°21'56"E	38°27'06"
C41	55.00	41.30	40.34	S77°06'13"E	43°01'28"
C42	55.00	28.97	28.64	N66°17'34"E	30°10'59"
C43	25.00	39.33	35.40	S45°27'30"W	90°07'50"
C44	25.00	39.21	35.32	N44°32'30"W	89°52'10"

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C45	25.00	39.21	35.32	N44°32'30"W	89°52'10"
C46	125.00	124.42	119.35	N28°54'28"E	57°01'45"
C47	175.00	168.88	162.40	N29°46'37"E	55°17'26"
C48	175.00	5.00	5.00	N01°18'47"E	1°38'14"
C50	545.00	36.04	36.04	N86°55'07"W	3°47'21"
C51	545.00	36.23	36.22	N83°07'11"W	3°48'32"
C52	545.00	15.90	15.90	N80°22'46"W	1°40'19"
C53	655.00	20.55	20.55	N80°26'33"W	1°47'53"
C54	655.00	93.04	92.96	N85°24'38"W	8°08'18"
C55	565.00	97.98	97.86	S84°30'42"E	9°56'11"
C56	635.00	102.37	102.26	S84°09'42"E	9°14'12"
C57	55.00	161.81	109.45	S45°27'24"W	168°33'36"
C58	55.00	7.40	7.39	S34°53'48"E	7°42'13"
C59	55.00	42.15	41.12	S09°05'30"E	43°54'23"
C60	55.00	33.52	33.00	S30°19'09"W	34°54'55"
C61	55.00	33.52	33.00	S65°14'04"W	34°54'55"
C62	55.00	44.36	43.17	N74°12'08"W	46°12'42"
C63	55.00	0.85	0.85	N50°39'13"W	0°53'07"
C64	25.00	28.98	27.39	N33°43'52"E	66°25'19"
C65	25.00	10.29	10.22	N78°43'52"E	23°34'41"
C66	213.00	67.17	66.89	S08°30'48"E	18°04'02"
C67	40.00	16.69	16.57	S78°33'58"W	23°54'30"

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C68	60.00	25.04	24.86	N78°33'58"E	23°54'30"
C69	213.00	48.10	48.00	S35°41'54"E	12°56'19"
C70	125.00	90.06	88.12	S68°28'19"W	41°16'46"
C71	125.00	3.07	3.07	S89°48'58"W	1°24'30"
C72	62.00	176.60	122.67	N05°05'38"E	163°12'00"
C73	213.00	158.22	154.61	N20°53'14"W	42°33'39"
C74	147.00	109.52	107.01	N20°49'25"W	42°41'17"
C77	25.00	39.33	35.39	N45°27'24"E	90°07'38"
C78	25.00	39.21	35.32	N44°32'30"W	89°52'10"
C79	55.00	37.75	37.01	N70°51'45"E	39°19'20"
C80	55.00	43.13	42.04	S67°00'32"E	44°56'05"
C81	55.00	43.27	42.17	S22°00'05"E	45°04'50"
C82	55.00	37.61	36.88	S20°07'38"W	39°10'35"
C83	13.00	8.90	8.72	N19°12'52"W	39°12'54"
C84	55.00	37.78	37.05	N19°08'29"W	39°21'39"
C85	55.00	43.12	42.02	N22°59'55"E	44°55'10"
C86	55.00	43.26	42.15	N67°59'28"E	45°03'55"
C87	55.00	37.64	36.91	S69°52'08"E	39°12'54"
C88	13.00	8.90	8.72	S69°52'08"E	39°12'54"
C89	545.00	6.34	6.34	N89°08'47"W	0°40'00"

80 0 40 80 160
SCALE IN FEET
1"=80'

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE ST. STE 210
EAGLE, ID 83616
TEL. 208-938-0013
www.baileyengineers.com

PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO DAVID A BAILEY 8272 CONSTRUCTION

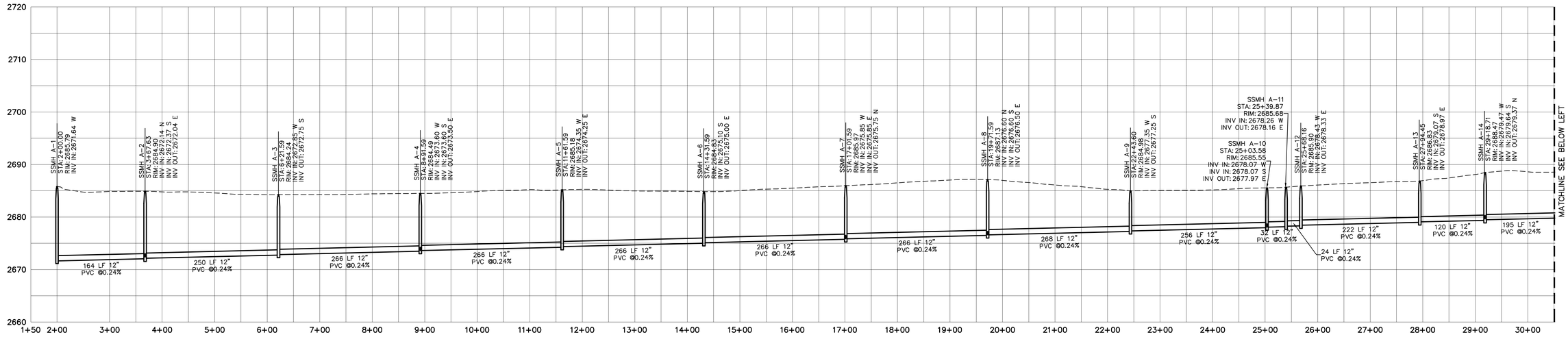
CHECKED BY:
DAVID A. BAILEY P.E.
DRAWN BY:
DAB/BEB

REVISED
NO. DATE DESCRIPTION

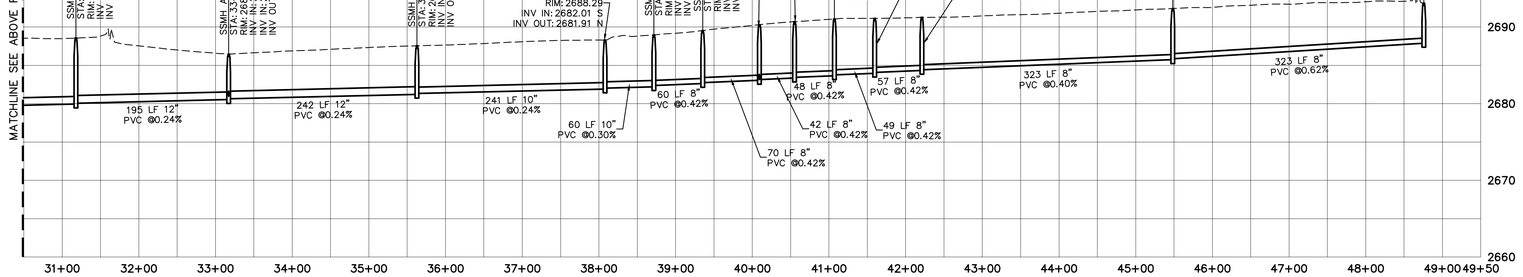
PRELIMINARY PLAT
LEDGESTONE PLAZA SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE:
05-04-2020
PROJECT:
C2019-036
SHEET
PP-3

SEWER LINE–A PROFILE

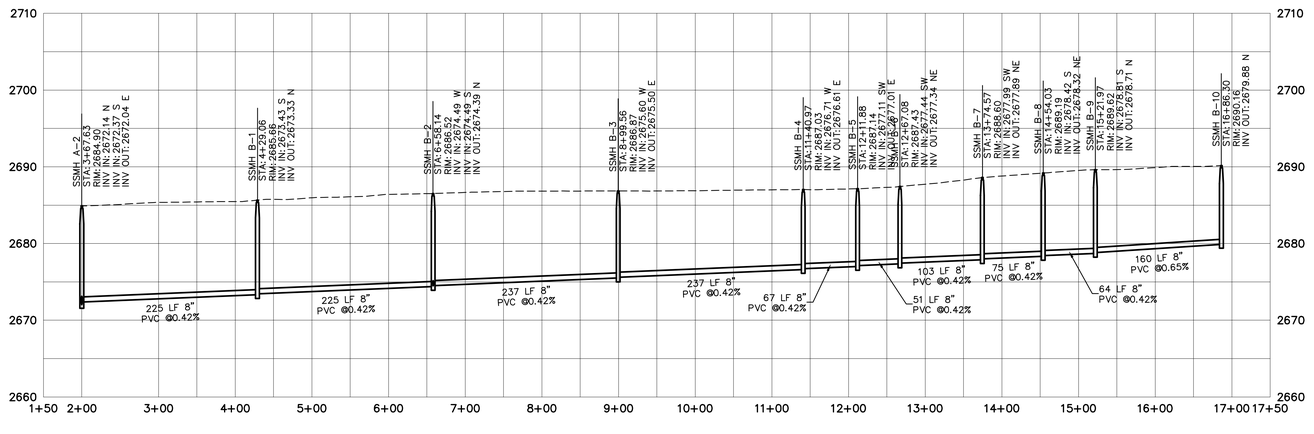


SEWER LINE–A PROFILE



80 0 40 80 160
SCALE IN FEET
1"=80'

SEWER LINE–B PROFILE



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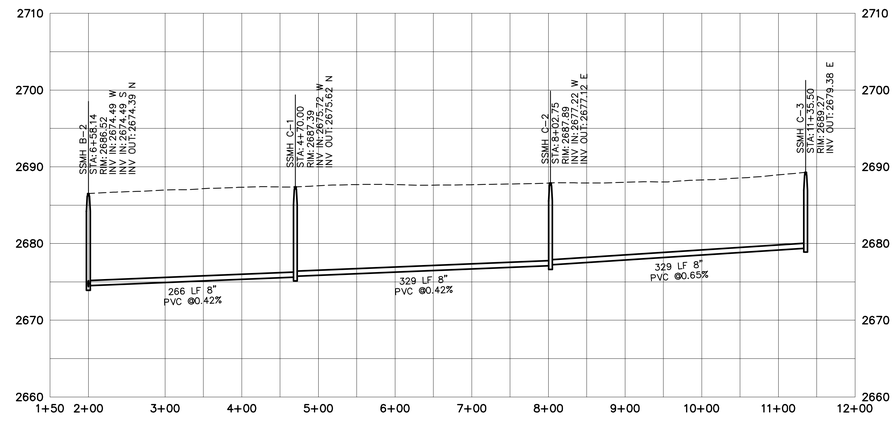

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EAGLE, ID 83616
TEL: 208-938-0013
www.baileyengineers.com

PROFESSIONAL ENGINEER
REGISTERED
No. 8272
STATE OF IDAHO
DAVID A. BAILEY

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
BEB

REVISED

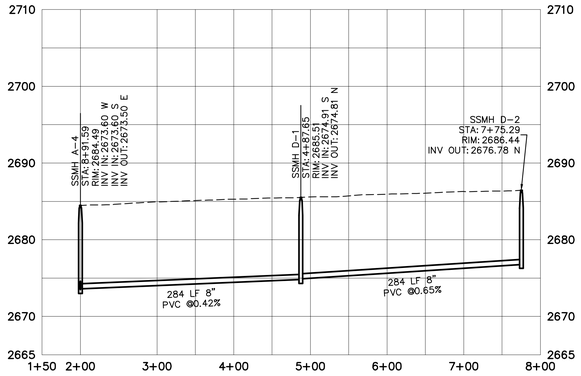
NO.	DATE	DESCRIPTION

CONCEPTUAL SEWER PROFILES
LEDGESTONE PLAZA
TRILOGY DEVELOPMENT, INC.

DATE:
05-04-2020
PROJECT:
C2019-036

SHEET
PP-4

SEWER LINE–D PROFILE



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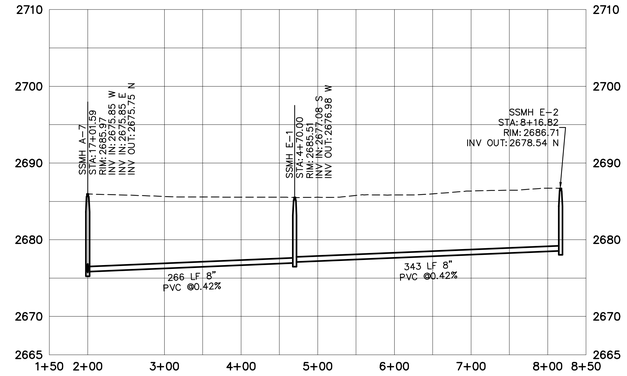

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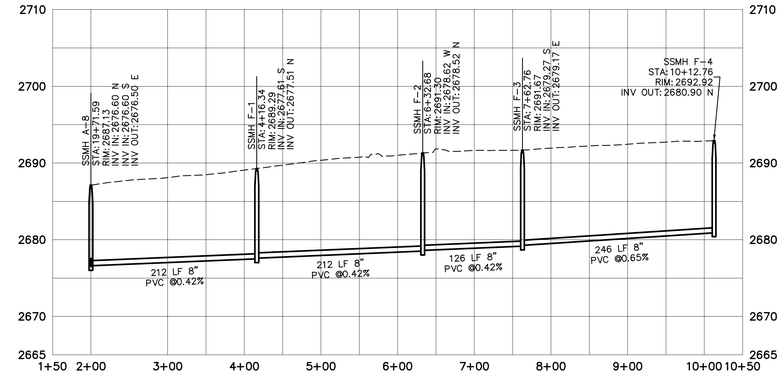

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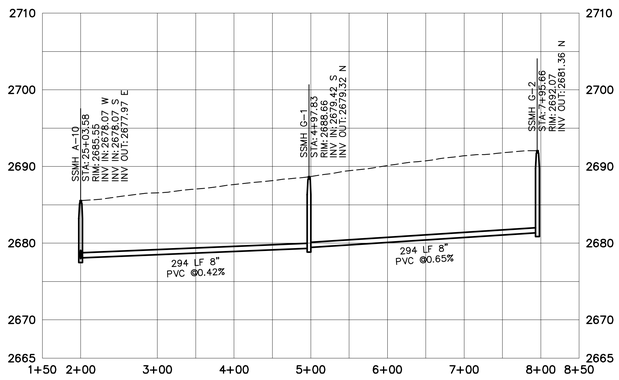

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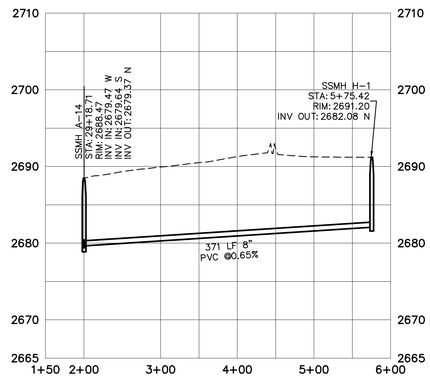

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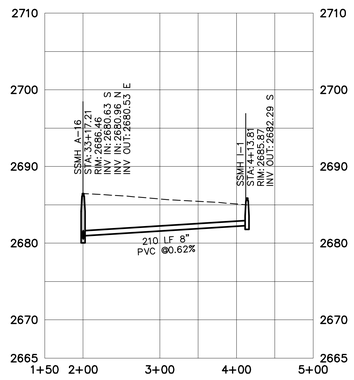

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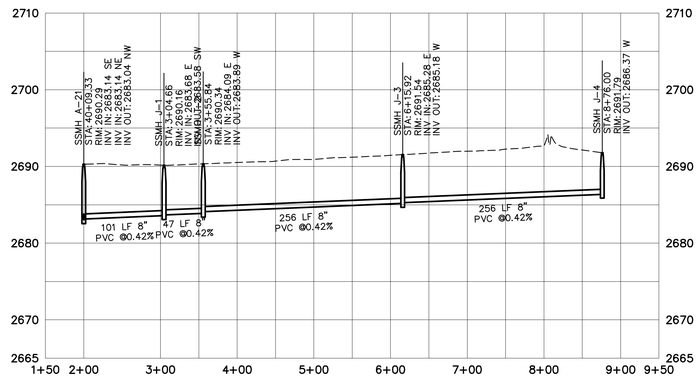

80 0 40 80 160

SCALE IN FEET
1"=80'
VERTICAL SCALE: 1" = 8'

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 1 Lot 2	37156	888	C3 – COMMERCIAL
BLOCK 1 Lot 3	42835	831	C3 – COMMERCIAL
BLOCK 1 Lot 4	42890	831	C3 – COMMERCIAL
BLOCK 1 Lot 5	42944	832	C3 – COMMERCIAL
BLOCK 1 Lot 6	58694	1055	C3 – COMMERCIAL
BLOCK 1 Lot 7	98331	1249	C3 – COMMERCIAL
BLOCK 2 Lot 2	18348	570	R12 – APARTMENTS
BLOCK 2 Lot 4	16299	548	R12 – APARTMENTS
BLOCK 2 Lot 5	16412	549	R12 – APARTMENTS
BLOCK 2 Lot 9	16896	560	R12 – APARTMENTS
BLOCK 2 Lot 10	16896	560	R12 – APARTMENTS
BLOCK 2 Lot 12	18370	570	R12 – APARTMENTS
BLOCK 2 Lot 14	16412	549	R12 – APARTMENTS
BLOCK 2 Lot 15	16412	549	R12 – APARTMENTS
BLOCK 2 Lot 16	4400	300	R12 – SFR
BLOCK 2 Lot 17	4400	300	R12 – SFR
BLOCK 2 Lot 18	4400	300	R12 – SFR
BLOCK 2 Lot 19	4400	300	R12 – SFR
BLOCK 2 Lot 20	5965	322	R12 – SFR
BLOCK 3 Lot 1	6363	330	R6 – SFR
BLOCK 3 Lot 2	5940	328	R6 – SFR
BLOCK 3 Lot 3	5940	328	R6 – SFR
BLOCK 3 Lot 4	5529	316	R6 – SFR
BLOCK 3 Lot 5	9979	443	R6 – SFR
BLOCK 3 Lot 6	10004	444	R6 – SFR
BLOCK 3 Lot 7	7101	345	R6 – SFR
BLOCK 3 Lot 8	5500	320	R6 – SFR
BLOCK 3 Lot 9	5500	320	R6 – SFR
BLOCK 3 Lot 10	6746	337	R6 – SFR
BLOCK 3 Lot 11	6773	337	R6 – SFR
BLOCK 3 Lot 12	5500	320	R6 – SFR
BLOCK 3 Lot 13	5500	320	R6 – SFR
BLOCK 3 Lot 14	7074	344	R6 – SFR
BLOCK 3 Lot 15	10014	444	R6 – SFR
BLOCK 3 Lot 16	10039	445	R6 – SFR
BLOCK 3 Lot 17	5536	316	R6 – SFR

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 3 Lot 18	5940	328	R6 – SFR
BLOCK 3 Lot 19	5940	328	R6 – SFR
BLOCK 3 Lot 20	7406	349	R6 – SFR
BLOCK 4 Lot 1	3780	282	R12 – SFR
BLOCK 4 Lot 2	3780	282	R12 – SFR
BLOCK 4 Lot 3	3780	282	R12 – SFR
BLOCK 4 Lot 4	3780	282	R12 – SFR
BLOCK 4 Lot 5	3780	282	R12 – SFR
BLOCK 4 Lot 6	3780	282	R12 – SFR
BLOCK 4 Lot 7	3780	282	R12 – SFR
BLOCK 4 Lot 8	3780	282	R12 – SFR
BLOCK 4 Lot 9	3780	282	R12 – SFR
BLOCK 4 Lot 10	5793	312	R12 – SFR
BLOCK 4 Lot 11	5820	315	R12 – SFR
BLOCK 4 Lot 12	3780	282	R12 – SFR
BLOCK 4 Lot 13	3780	282	R12 – SFR
BLOCK 4 Lot 14	3780	282	R12 – SFR
BLOCK 4 Lot 15	3780	282	R12 – SFR
BLOCK 4 Lot 16	3780	282	R12 – SFR
BLOCK 4 Lot 17	3780	282	R12 – SFR
BLOCK 4 Lot 18	3780	282	R12 – SFR
BLOCK 4 Lot 19	3780	282	R12 – SFR
BLOCK 4 Lot 20	3780	282	R12 – SFR
BLOCK 4 Lot 22	3780	282	R12 – SFR
BLOCK 4 Lot 23	3780	282	R12 – SFR
BLOCK 4 Lot 24	3780	282	R12 – SFR
BLOCK 4 Lot 25	3780	282	R12 – SFR
BLOCK 4 Lot 26	3780	282	R12 – SFR
BLOCK 4 Lot 27	5844	315	R12 – SFR
BLOCK 4 Lot 28	5770	312	R12 – SFR
BLOCK 4 Lot 29	3780	282	R12 – SFR
BLOCK 4 Lot 30	3780	282	R12 – SFR
BLOCK 4 Lot 31	3780	282	R12 – SFR
BLOCK 4 Lot 32	3780	282	R12 – SFR
BLOCK 4 Lot 33	3780	282	R12 – SFR
BLOCK 5 Lot 1	7243	346	R6 – SFR

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 5 Lot 2	6820	344	R6 – SFR
BLOCK 5 Lot 3	6820	344	R6 – SFR
BLOCK 5 Lot 4	6820	344	R6 – SFR
BLOCK 5 Lot 5	6820	344	R6 – SFR
BLOCK 5 Lot 6	6820	344	R6 – SFR
BLOCK 5 Lot 7	6820	344	R6 – SFR
BLOCK 5 Lot 8	6409	332	R6 – SFR
BLOCK 5 Lot 9	9980	443	R6 – SFR
BLOCK 5 Lot 10	9978	443	R6 – SFR
BLOCK 5 Lot 11	6629	336	R6 – SFR
BLOCK 5 Lot 12	7040	348	R6 – SFR
BLOCK 5 Lot 13	6661	335	R6 – SFR
BLOCK 6 Lot 1	6820	344	R6 – SFR
BLOCK 6 Lot 2	6820	344	R6 – SFR
BLOCK 6 Lot 3	6820	344	R6 – SFR
BLOCK 6 Lot 4	6820	344	R6 – SFR
BLOCK 6 Lot 5	6820	344	R6 – SFR
BLOCK 6 Lot 6	7420	349	R6 – SFR
BLOCK 6 Lot 7	7325	345	R6 – SFR
BLOCK 6 Lot 8	6820	344	R6 – SFR
BLOCK 6 Lot 9	6820	344	R6 – SFR
BLOCK 6 Lot 10	6820	344	R6 – SFR
BLOCK 6 Lot 11	6820	344	R6 – SFR
BLOCK 6 Lot 12	6744	337	R6 – SFR
BLOCK 6 Lot 14	10264	415	R6 – SFR
BLOCK 6 Lot 15	7450	371	R6 – SFR
BLOCK 6 Lot 16	5441	313	R6 – SFR
BLOCK 6 Lot 17	5720	324	R6 – SFR
BLOCK 6 Lot 18	5720	324	R6 – SFR
BLOCK 6 Lot 19	7162	344	R6 – SFR
BLOCK 6 Lot 20	7139	341	R6 – SFR
BLOCK 6 Lot 21	5720	324	R6 – SFR
BLOCK 6 Lot 22	5720	324	R6 – SFR
BLOCK 6 Lot 23	5720	324	R6 – SFR
BLOCK 6 Lot 24	5720	324	R6 – SFR
BLOCK 6 Lot 25	5720	324	R6 – SFR

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 6 Lot 26	5926	328	R6 – SFR
BLOCK 6 Lot 27	6722	336	R6 – SFR
BLOCK 6 Lot 28	5500	320	R6 – SFR
BLOCK 6 Lot 29	5500	320	R6 – SFR
BLOCK 6 Lot 30	5500	320	R6 – SFR
BLOCK 7 Lot 1	6600	340	R6 – SFR
BLOCK 7 Lot 2	7260	352	R6 – SFR
BLOCK 7 Lot 3	7260	352	R6 – SFR
BLOCK 7 Lot 4	7260	352	R6 – SFR
BLOCK 7 Lot 5	7260	352	R6 – SFR
BLOCK 7 Lot 6	7607	352	R6 – SFR
BLOCK 7 Lot 7	7586	352	R6 – SFR
BLOCK 7 Lot 8	7260	352	R6 – SFR
BLOCK 7 Lot 9	7260	352	R6 – SFR
BLOCK 7 Lot 10	7260	352	R6 – SFR
BLOCK 7 Lot 11	7260	352	R6 – SFR
BLOCK 7 Lot 12	6600	340	R6 – SFR
BLOCK 7 Lot 14	6600	340	R6 – SFR
BLOCK 7 Lot 15	7260	352	R6 – SFR
BLOCK 7 Lot 16	7605	352	R6 – SFR
BLOCK 7 Lot 17	7529	349	R6 – SFR
BLOCK 7 Lot 18	7260	352	R6 – SFR
BLOCK 7 Lot 19	6600	340	R6 – SFR
BLOCK 8 Lot 2	3360	274	R12 – SFR
BLOCK 8 Lot 3	3360	274	R12 – SFR
BLOCK 8 Lot 4	3360	274	R12 – SFR
BLOCK 8 Lot 5	3360	274	R12 – SFR
BLOCK 8 Lot 6	3360	274	R12 – SFR
BLOCK 8 Lot 7	3360	274	R12 – SFR
BLOCK 8 Lot 8	3360	274	R12 – SFR
BLOCK 8 Lot 9	3360	274	R12 – SFR
BLOCK 8 Lot 10	3360	274	R12 – SFR
BLOCK 8 Lot 11	3360	274	R12 – SFR
BLOCK 8 Lot 12	3360	274	R12 – SFR
BLOCK 8 Lot 13	3360	274	R12 – SFR
BLOCK 8 Lot 14	3360	274	R12 – SFR

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 8 Lot 15	3360	274	R12 – SFR
BLOCK 8 Lot 16	3360	274	R12 – SFR
BLOCK 8 Lot 17	3360	274	R12 – SFR
BLOCK 8 Lot 18	3360	274	R12 – SFR
BLOCK 9 Lot 2	3360	274	R12 – SFR
BLOCK 9 Lot 3	3360	274	R12 – SFR
BLOCK 9 Lot 4	3360	274	R12 – SFR
BLOCK 9 Lot 5	3360	274	R12 – SFR
BLOCK 9 Lot 6	3360	274	R12 – SFR
BLOCK 9 Lot 7	3360	274	R12 – SFR
BLOCK 9 Lot 8	3360	274	R12 – SFR
BLOCK 9 Lot 9	3360	274	R12 – SFR
BLOCK 9 Lot 10	3360	274	R12 – SFR
BLOCK 9 Lot 11	3360	274	R12 – SFR
BLOCK 9 Lot 12	3360	274	R12 – SFR
BLOCK 9 Lot 13	3360	274	R12 – SFR
BLOCK 9 Lot 14	3360	274	R12 – SFR
BLOCK 9 Lot 15	3360	274	R12 – SFR
BLOCK 9 Lot 16	3360	274	R12 – SFR
BLOCK 9 Lot 17	3360	274	R12 – SFR
BLOCK 9 Lot 18	3353	272	R12 – SFR
BLOCK 10 Lot 2	3652	275	R12 – SFR
BLOCK 10 Lot 3	3836	285	R12 – SFR
BLOCK 10 Lot 4	3937	290	R12 – SFR
BLOCK 10 Lot 5	3960	292	R12 – SFR
BLOCK 10 Lot 6	3960	292	R12 – SFR
BLOCK 10 Lot 7	3960	292	R12 – SFR
BLOCK 10 Lot 8	3960	292	R12 – SFR
BLOCK 10 Lot 9	3960	292	R12 – SFR
BLOCK 10 Lot 10	3960	292	R12 – SFR
BLOCK 10 Lot 11	3960	292	R12 – SFR
BLOCK 10 Lot 12	3960	292	R12 – SFR
BLOCK 10 Lot 13	3960	292	R12 – SFR
BLOCK 10 Lot 14	3946	289	R12 – SFR
BLOCK 10 Lot 15	4694	302	R12 – SFR
BLOCK 10 Lot 16	6211	335	R12 – SFR

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 10 Lot 18	4924	305	R6 – SFR
BLOCK 10 Lot 19	4907	305	R6 – SFR
BLOCK 10 Lot 20	4950	310	R6 – SFR
BLOCK 10 Lot 21	4950	310	R6 – SFR
BLOCK 10 Lot 22	4950	310	R6 – SFR
BLOCK 10 Lot 23	4950	310	R6 – SFR
BLOCK 10 Lot 24	4950	310	R6 – SFR
BLOCK 10 Lot 25	4950	310	R6 – SFR
BLOCK 10 Lot 26	4950	310	R6 – SFR
BLOCK 10 Lot 27	4950	310	R6 – SFR
BLOCK 10 Lot 28	4950	310	R6 – SFR
BLOCK 10 Lot 29	4950	310	R6 – SFR
BLOCK 10 Lot 30	4950	310	R6 – SFR
BLOCK 10 Lot 31	4950	310	R6 – SFR
BLOCK 10 Lot 32	4950	310	R6 – SFR
BLOCK 10 Lot 33	4950	310	R6 – SFR
BLOCK 10 Lot 34	4950	310	R6 – SFR
BLOCK 10 Lot 35	4950	310	R6 – SFR
BLOCK 10 Lot 36	4950	310	R6 – SFR
BLOCK 10 Lot 37	4950	310	R6 – SFR
BLOCK 10 Lot 38	4950	310	R6 – SFR
BLOCK 10 Lot 39	4950	310	R6 – SFR
BLOCK 10 Lot 40	4950	310	R6 – SFR
BLOCK 11 Lot 1	7779	367	R6 – SFR
BLOCK 11 Lot 2	7700	360	R6 – SFR
BLOCK 11 Lot 3	7700	360	R6 – SFR
BLOCK 11 Lot 4	7700	360	R6 – SFR
BLOCK 11 Lot 5	7700	360	R6 – SFR
BLOCK 11 Lot 6	7700	360	R6 – SFR
BLOCK 11 Lot 7	7624	353	R6 – SFR
BLOCK 11 Lot 8	7595	350	R6 – SFR
BLOCK 11 Lot 9	5500	320	R6 – SFR
BLOCK 11 Lot 10	5500	320	R6 – SFR
BLOCK 11 Lot 11	5500	320	R6 – SFR
BLOCK 11 Lot 12	5500	320	R6 – SFR
BLOCK 11 Lot 13	5500	320	R6 – SFR

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 11 Lot 14	5500	320	R6 – SFR
BLOCK 11 Lot 15	5500	320	R6 – SFR
BLOCK 11 Lot 16	5500	320	R6 – SFR
BLOCK 11 Lot 17	5500	320	R6 – SFR
BLOCK 11 Lot 18	5500	320	R6 – SFR
BLOCK 11 Lot 19	5500	320	R6 – SFR
BLOCK 12 Lot 2	5412	312	R6 – SFR
BLOCK 12 Lot 3	5500	320	R6 – SFR
BLOCK 12 Lot 4	5500	320	R6 – SFR
BLOCK 12 Lot 5	5500	320	R6 – SFR
BLOCK 12 Lot 6	5500	320	R6 – SFR
BLOCK 12 Lot 7	5500	320	R6 – SFR
BLOCK 12 Lot 8	5500	320	R6 – SFR
BLOCK 12 Lot 9	5500	320	R6 – SFR
BLOCK 12 Lot 10	5500	320	R6 – SFR
BLOCK 12 Lot 11	5500	320	R6 – SFR
BLOCK 12 Lot 12	5500	320	R6 – SFR
BLOCK 12 Lot 13	5500	320	R6 – SFR
BLOCK 12 Lot 14	5597	320	R6 – SFR
BLOCK 12 Lot 16	8156	385	R6 – SFR
BLOCK 12 Lot 17	8319	397	R6 – SFR
BLOCK 12 Lot 18	7233	347	R6 – SFR
BLOCK 12 Lot 19	7260	352	R6 – SFR
BLOCK 12 Lot 20	7260	352	R6 – SFR
BLOCK 12 Lot 21	7260	352	R6 – SFR
BLOCK 12 Lot 22	7260	352	R6 – SFR
BLOCK 12 Lot 23	7260	352	R6 – SFR
BLOCK 12 Lot 24	7260	352	R6 – SFR
BLOCK 12 Lot 25	7260	352	R6 – SFR
BLOCK 12 Lot 26	7260	352	R6 – SFR
BLOCK 12 Lot 27	7172	344	R6 – SFR

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PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO DAVID A. BAILEY 8272 CONSTRUCTION

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: BEB

REVISED		
NO.	DATE	DESCRIPTION

CONCEPTUAL SEWER PROFILES
LEDGESTONE PLAZA
TRILOGY DEVELOPMENT, INC.

DATE: 05–04–2020
PROJECT: C2019–036
SHEET PP–5

DEVELOPMENT DATA

TOTAL AREA	76.03 ACRES
RESIDENTIAL LOTS	233
COMMON LOTS	15
APARTMENTS LOTS	1
COMMERCIAL LOTS	6
TOTAL LOTS	255
GROSS COMMON AREA	12.7 ACRES (16.7%)
USABLE OPEN SPACE	9.6 ACRES (12.6%)
EXISTING ZONING	RR
PROPOSED ZONING	R-6 / R-12 / COMMERCIAL

NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT (PROVIDED BY BUILDER AND/OR DEVELOPER).
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. 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 (IF PRESENT).
4. NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION 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 AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
5. LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
6. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
	EVERGREEN TREES		
	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B&B
	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6-8' HT B&B
	BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	6-8' HT B&B
	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	6-8' HT B&B
	NORWAY SPRUCE	PICEA ABIES	6-8' HT B&B
	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B
	STREET TREES (CLASS III)		
	LONDON PLANETREE	PLATANUS x ACERIFOLIA	2" CAL B&B
	RED OAK	QUERCUS RUBRA	2" CAL B&B
	STREET TREES (CLASS II)		
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B&B
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B
	LITTLELEAF LINDEN	TILIA CORDATA	2" CAL B&B
	AMERICAN SWEETGUM	LIQUIDAMBER STYRACIFLUA	2" CAL B&B
	TULIP TREE	LIRODENDRON TULIPIFERA	2" CAL B&B
	ORNAMENTAL TREES (CLASS I)		
	AMUR MAPLE	ACER GINNALA 'FLAME'	2" CAL B&B
	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B&B
	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KWS'	2" CAL B&B
	SPRINGSNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B&B

SYM	COMMON NAME	BOTANICAL NAME	SIZE
	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS		
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL. 24" O.C.
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	2 GAL
	CREEPING MAHONIA	MAHONIA REPENS	3 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	3 GAL
	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	5 GAL
	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	1 GAL
	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	3 GAL
	EMERALD 'N' GOLD EUONYMUS	EUONYMUS FORTUNEI 'EMERALD 'N' GOLD'	5 GAL
	ENDLESS SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'PIIHM-I'	3 GAL
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
	GOLDFLAME SPIREA	SPIRAEA x BUMALDA 'GOLDFLAME	3 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	5 GAL
	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	3 GAL
	OTTO LUYKEN LAUREL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	5 GAL
	PJM RHODODENDRON	RHODODRENDRON 'PJM'	5 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL
	LAWN	6' VINYL LATTICE TOP FENCE ALONG PERIMETER PROPERTY LINES, COMMON LOTS, AND SIDE LOTS (TYP).	

LANDSCAPE CALCULATIONS

RESIDENTIAL LANDSCAPE BUFFERS ARE REQUIRED TO BE PLANTED WITH THE FOLLOWING PLANTS PER 100 LINEAR FEET: TWO (2) SHADE TREES, THREE (3) EVERGREEN TREES, AND TWELVE (12) SHRUBS. COMMERCIAL LANDSCAPE BUFFERS REQUIRE ONE (1) SHADE TREE AND FIVE (5) SHRUBS PER 35 LINEAR FEET. EACH REQUIRED SHADE TREE MAY BE SUBSTITUTED FOR TWO (2) FLOWERING/ORNAMENTAL OR TWO (2) EVERGREEN TREES.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
S. STROEBEL RD.	20'	1145' / 100' =	23 TREES	24.5 TREES (19 SHADE TREES + 11 ORNAMENTAL TREES)
			34 EVERGREENS	35 EVERGREENS
			137 SHRUBS	137+ SHRUBS
N. MERIDIAN RD.	30'	1235' / 35' =	35 TREES	43.5 TREES (22 SHADE TREES + 15 EVERGREENS + 13 ORNAMENTAL TREES)
			176 SHRUBS	176+ SHRUBS
ARDELL RD.	30'	1900' / 100' =	38 TREES	43.5 TREES (32 SHADE TREES + 23 ORNAMENTAL TREES)
			57 EVERGREENS	57 EVERGREENS
			228 SHRUBS	228+ SHRUBS
ARDELL RD. (COMMERCIAL)	30'	390' / 35' =	11 TREES	11 TREES (9 SHADE TREES + 4 ORNAMENTAL TREES)
			56 SHRUBS	176+ SHRUBS

TOTAL NUMBER OF BUFFER TREES:	240 TREES
TOTAL NUMBER OF APARTMENT TREES:	263 TREES
TOTAL NUMBER OF COMMON AREA TREES:	287 TREES
TOTAL NUMBER OF TREES	790 TREES

LEDGESTONE PLAZA SUBDIVISION

KUNA, ID

PRELIMINARY PLAT LANDSCAPE PLAN

OWNER OF RECORD
HUNEMILLER, RUSSEL D.
16130 N. ELDER ST.
NAMPA, IDAHO 83687

GO FOR IT LLC
16130 N. ELDER ST.
NAMPA, IDAHO 83687

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9839 W. CABLE CAR ST.
BOISE, IDAHO 83709

PLANNER/CONTACT
SHAWN BROWNLEE
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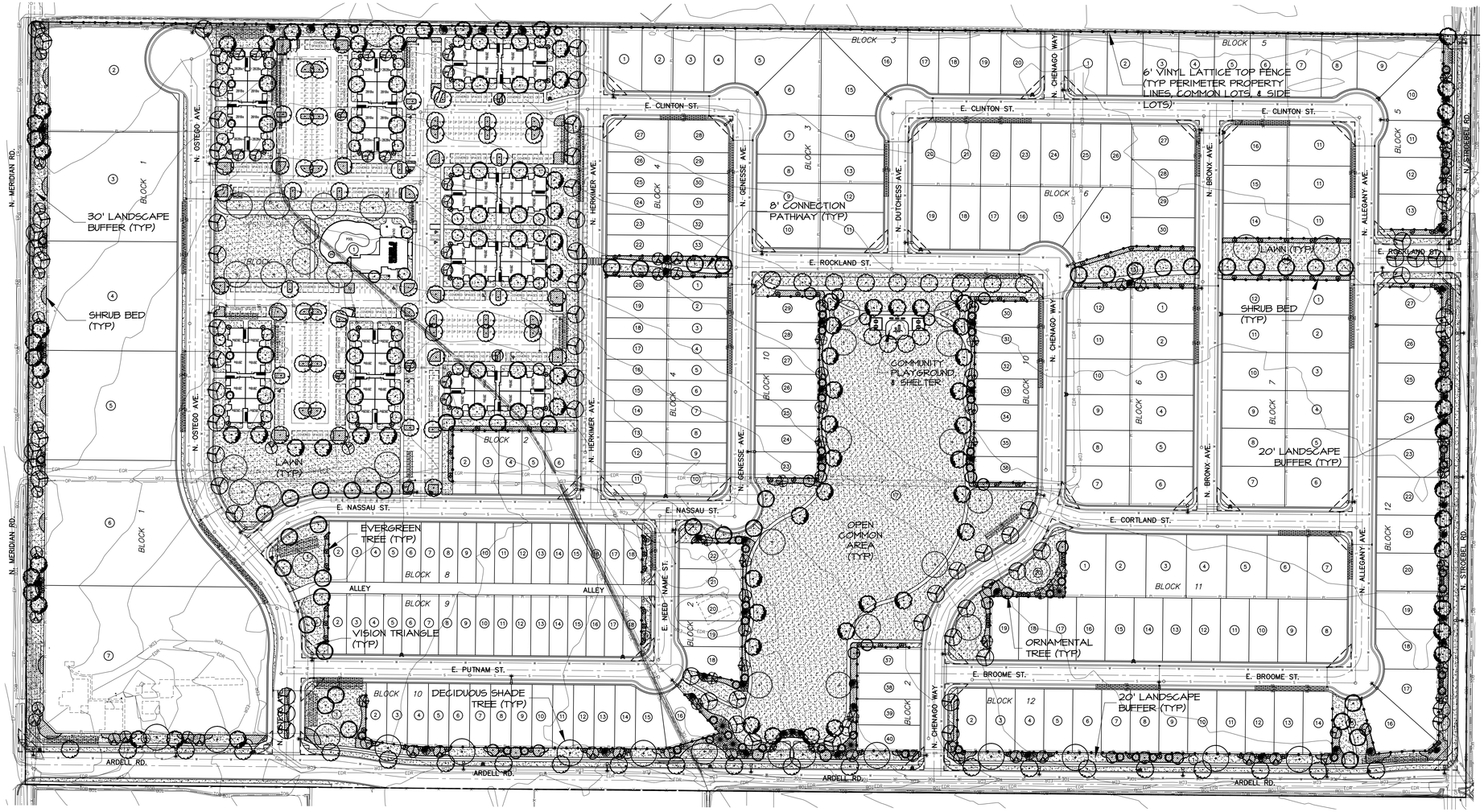
JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1509 Tyrell Lane, Ste 130 Boise, ID 83706
Ph. (208) 343-7975 www.jensenbelts.com

MAY 1, 2020

NORTH

0' 100' 200' 300'

SCALE 1" = 100'



DEVELOPMENT DATA

TOTAL AREA	76.03 ACRES
RESIDENTIAL LOTS	233
COMMON LOTS	15
APARTMENTS LOTS	1
COMMERCIAL LOTS	6
TOTAL LOTS	255
GROSS COMMON AREA	12.7 ACRES (16.7%)
USABLE OPEN SPACE	9.6 ACRES (12.6%)
EXISTING ZONING	RR
PROPOSED ZONING	R-6 / R-12 / COMMERCIAL

NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT (PROVIDED BY BUILDER AND/OR DEVELOPER).
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. 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 (IF PRESENT).
4. NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION 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 AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
5. LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
6. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
	EVERGREEN TREES		
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	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6-8' HT B&B
	BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	6-8' HT B&B
	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	6-8' HT B&B
	NORWAY SPRUCE	PICEA ABIES	6-8' HT B&B
	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B
	STREET TREES (CLASS III)		
	LONDON PLANETREE	PLATANUS x ACERIFOLIA	2" CAL B&B
	RED OAK	QUERCUS RUBRA	2" CAL B&B
	STREET TREES (CLASS II)		
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B&B
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	TULIP TREE	LIRODENDRON TULIPIFERA	2" CAL B&B
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	AMUR MAPLE	ACER GINNALA 'FLAME'	2" CAL B&B
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	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	5 GAL
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	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	3 GAL
	OTTO LUYKEN LAUREL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	5 GAL
	PJM RHODODENDRON	RHODODRENDRON 'PJM'	5 GAL
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LEDGESTONE PLAZA SUBDIVISION

KUNA, ID

PRELIMINARY PLAT LANDSCAPE PLAN

OWNER OF RECORD
HUNEMILLER, RUSSEL D.
16130 N. ELDER ST.
NAMPA, IDAHO 83687

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JENSENBELTS ASSOCIATES
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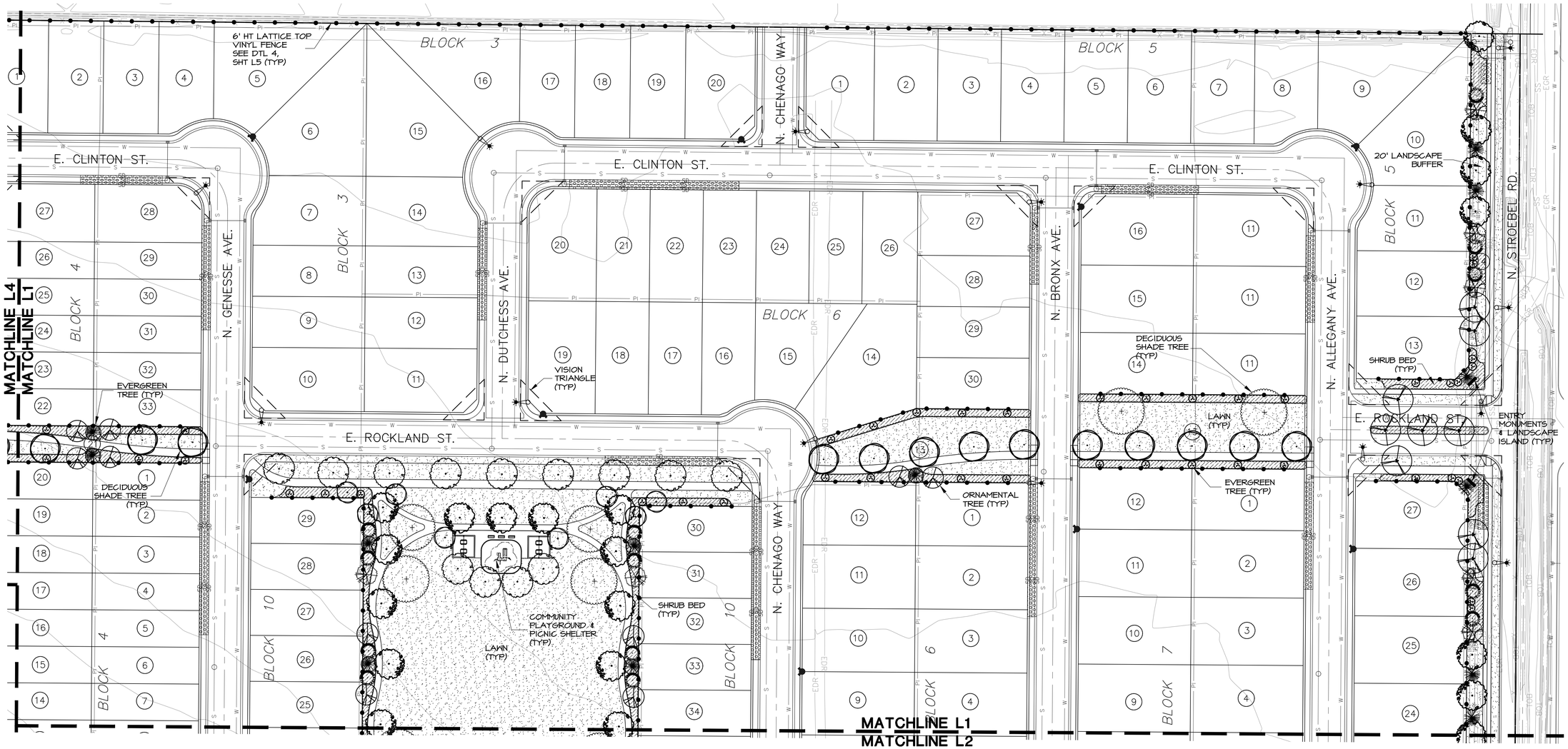
Ph. (208) 343-7578 www.jensenbelts.com

MAY 1, 2020

NORTH

0' 100' 200' 300'
SCALE 1" = 100'



PLANT PALETTE

(REFERENCE SHT L5)

SYM	COMMON NAME
	EVERGREEN TREES
	AUSTRIAN PINE
	BLACK HILLS SPRUCE
	BLUE SPRUCE
	MOONGLOW JUNIPER
	NORWAY SPRUCE
	VANDERWOLFS PINE
	STREET TREES (CLASS III)
	LONDON PLANETREE
	RED OAK
	STREET TREES (CLASS II)
	AUTUMN PURPLE ASH
	SKYLINE HONEYLOCUST
	LITTLELEAF LINDEN
	AMERICAN SWEETGUM
	TULIP TREE
	ORNAMENTAL TREES (CLASS I)
	AMUR MAPLE
	CHANTICLEER PEAR
	ROYAL RAINDROPS CRABAPPLE
	SPRINGSNOW CRABAPPLE

SYM	COMMON NAME
	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS
	BLACK EYED SUSAN
	BLUE RUG JUNIPER
	CREEPING MAHONIA
	RED FLOWER CARPET ROSE
	DWARF FOUNTAIN GRASS
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	EMERALD 'N' GOLD EUONYMUS
	ENDLESS SUMMER HYDRANGEA
	FINE LINE BUCKTHORN
	GOLDFLAME SPIREA
	GRO-LOW SUMAC
	IVORY HALO DOGWOOD
	KARL FOERSTER REED GRASS
	LITTLE DEVIL NINEBARK
	HIDCOTE BLUE ENGLISH LAVENDER
	OTTO LUYKEN LAUREL
	P.J.M RHODODENDRON
	MAIDEN GRASS
	SUMMERWINE NINEBARK

SYM	
	LAWN
	6' VINYL LATTICE TOP FENCE ALONG PERIMETER PROPERTY LINES, COMMON LOTS, AND SIDE LOTS (TYP). SEE DTL 4, SHT L5.

NOTES

1. REFER TO SHEET L5 FOR PLANT PALETTE, DEVELOPMENT DATA, LANDSCAPE CALCULATIONS, LANDSCAPE DETAILS, AND FENCING DETAILS.

NORTH

SCALE 1" = 50'

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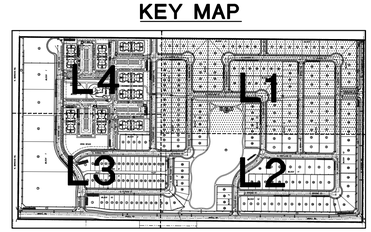
Ph. (208) 343-776 www.jensenbelts.com

KEY MAP



Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL: 208.938.0013
www.baileyengineers.com

STATE OF IDAHO — KENNETH C. SLEGGERATH — 6535 — REGISTERED LANDSCAPE ARCHITECT

CHECKED BY: KCS
DRAWN BY: JJN

REVISED

NO.	DATE	DESCRIPTION

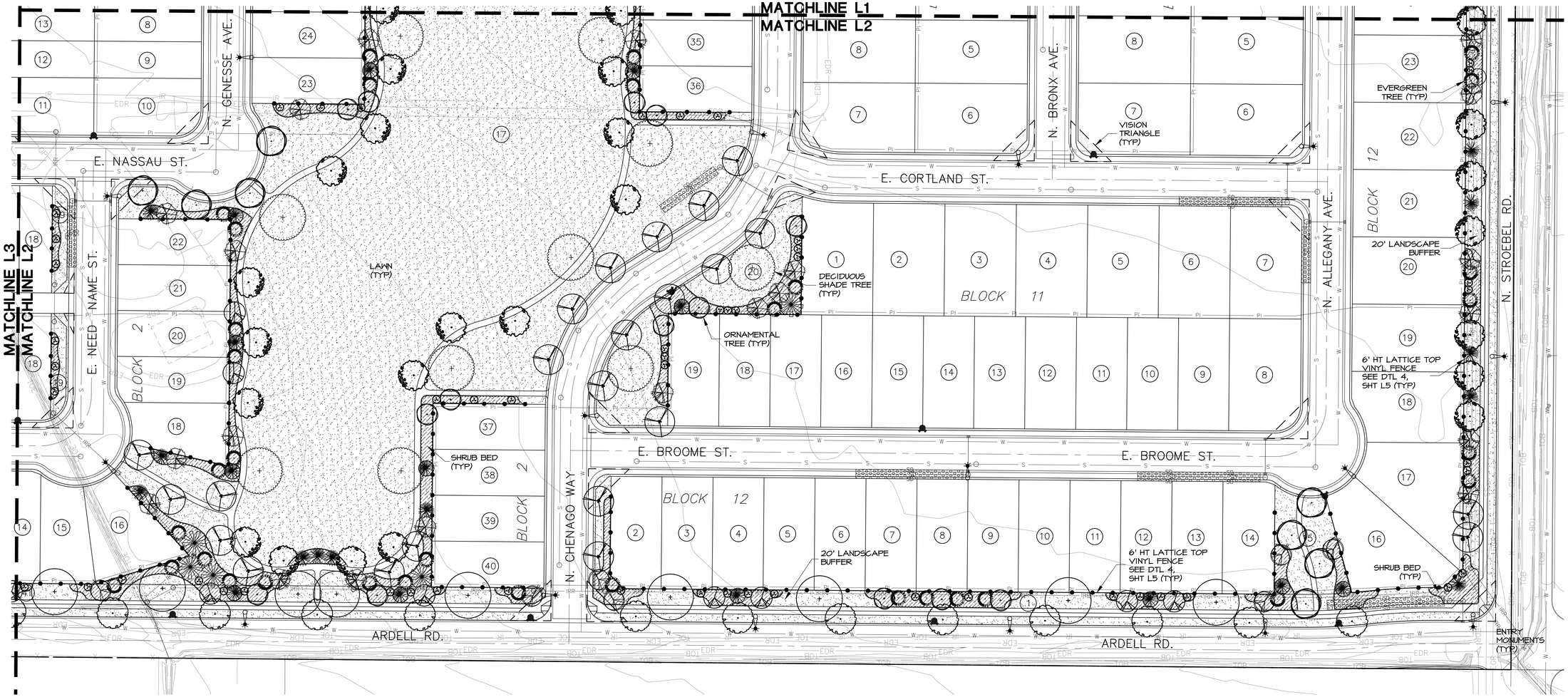
PRELIMINARY PLAT LANDSCAPE PLAN

LEDGESTONE PLAZA SUBDIVISION

TRILOGY DEVELOPMENT, INC.

DATE: 05-01-2020
PROJECT: JBA-2030

SHEET L1



PLANT PALETTE

(REFERENCE SHT L5)

SYM	COMMON NAME
	EVERGREEN TREES
	AUSTRIAN PINE
	BLACK HILLS SPRUCE
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	MIDGOTE BLUE ENGLISH LAVENDER
	OTTO LUYKEN LAUREL
	PJM RHODODENDRON
	MAIDEN GRASS
	SUMMERWINE NINEBARK

SYM	
	LAWN
	6' VINYL LATTICE TOP FENCE ALONG PERIMETER PROPERTY LINES, COMMON LOTS, AND SIDE LOTS (TYP). SEE DTL 4, SHT L5.

NOTES

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NORTH

0' 50' 100' 150'

SCALE 1" = 50'

JENSENBELTS ASSOCIATES

Site Planning / Landscape Architecture

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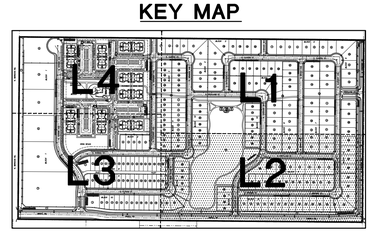
KEY MAP



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CHECKED BY: KGS

DRAWN BY: JJN

REVISED

NO.	DATE	DESCRIPTION

PRELIMINARY PLAT LANDSCAPE PLAN

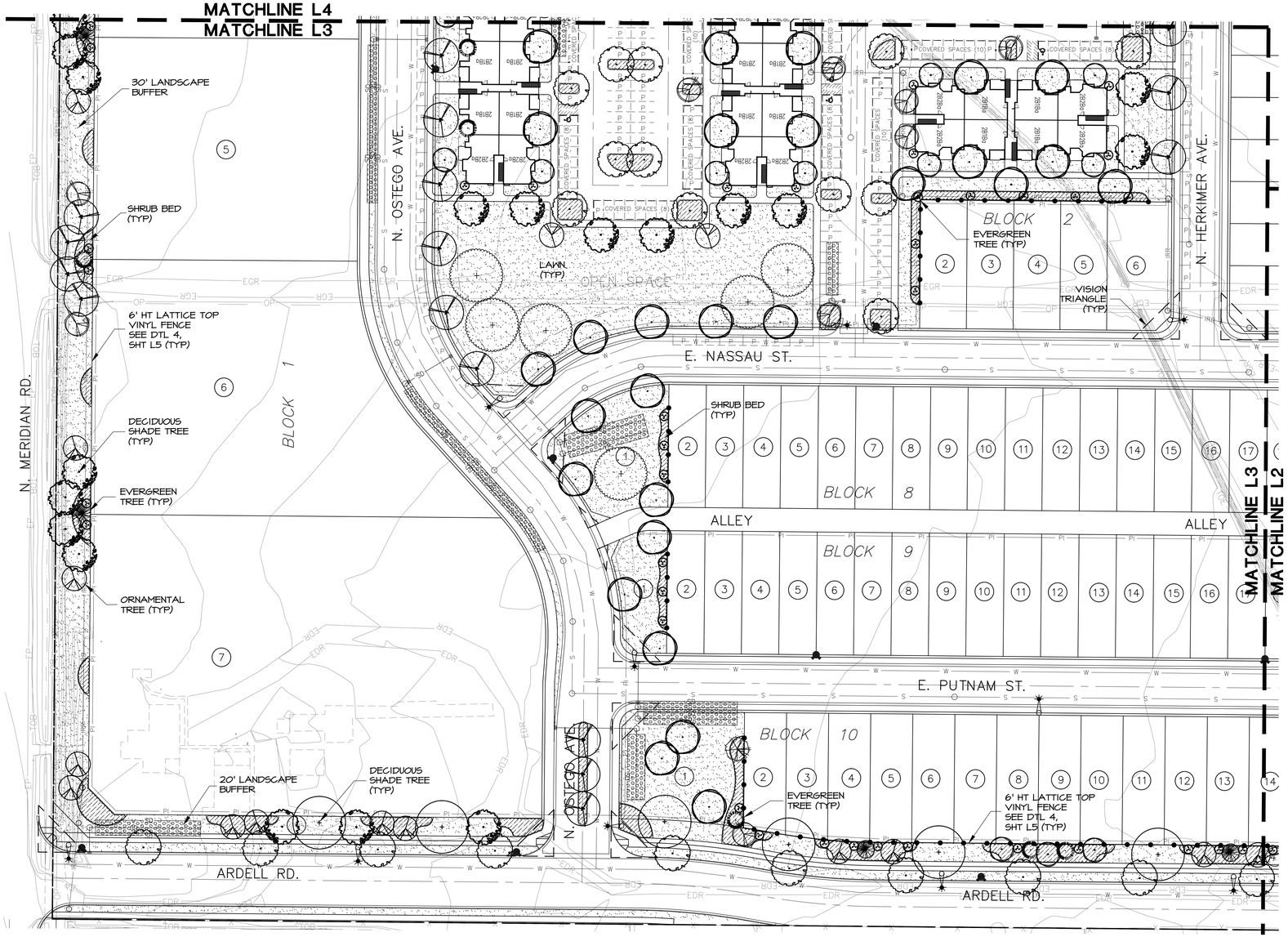
LEDGESTONE PLAZA SUBDIVISION

TRILOGY DEVELOPMENT, INC.

DATE: 05-01-2020

PROJECT: JBA-2030

SHEET L2



PLANT PALETTE

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SYM	COMMON NAME
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	BLACK HILLS SPRUCE
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	MOONGLOW JUNIPER
	NORWAY SPRUCE
	VANDERWOLFS PINE
	STREET TREES (CLASS III)
	LONDON PLANETREE
	RED OAK
	STREET TREES (CLASS II)
	AUTUMN PURPLE ASH
	SKYLINE HONEYLOCUST
	LITTLELEAF LINDEN
	AMERICAN SWEETGUM
	TULIP TREE
	ORNAMENTAL TREES (CLASS I)
	AMUR MAPLE
	CHANTICLEER PEAR
	ROYAL RAINDROPS CRABAPPLE
	SPRINGSNOW CRABAPPLE

SYM	COMMON NAME
	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS
	BLACK EYED SUSAN
	BLUE RUG JUNIPER
	CREEPING MAHONIA
	RED FLOWER CARPET ROSE
	DWARF FOUNTAIN GRASS
	DARTS GOLD NINEBARK
	STELLA D'ORO DAYLILY
	EMERALD 'N' GOLD EUONYMUS
	ENDLESS SUMMER HYDRANGEA
	FINE LINE BUCKTHORN
	GOLDFLAME SPIREA
	GRO-LOW SUMAC
	IVORY HALO DOGWOOD
	KARL FOERSTER REED GRASS
	LITTLE DEVIL NINEBARK
	HIDCOTE BLUE ENGLISH LAVENDER
	OTTO LUYKEN LAUREL
	PJM RHODODENDRON
	MAIDEN GRASS
	SUMMERWINE NINEBARK

SYM	
	LAWN
	6' VINYL LATTICE TOP FENCE ALONG PERIMETER PROPERTY LINES, COMMON LOTS, AND SIDE LOTS (TYP). SEE DTL 4, SHT L5.

NOTES

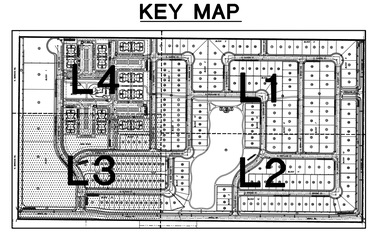
1. REFER TO SHEET L5 FOR PLANT PALETTE, DEVELOPMENT DATA, LANDSCAPE CALCULATIONS, LANDSCAPE DETAILS, AND FENCING DETAILS.

NORTH

0' 50' 100' 150'

SCALE 1" = 50'

KEY MAP



JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
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Ph. (208) 345-7175 www.jensenbelts.com

Bailey Engineering, Inc.
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EAGLE, ID 83616
TEL: 208-938-0013
www.baileyengineers.com

STATE OF IDAHO — KRISTOPHER S. STARR — 16535 — REGISTERED LANDSCAPE ARCHITECT

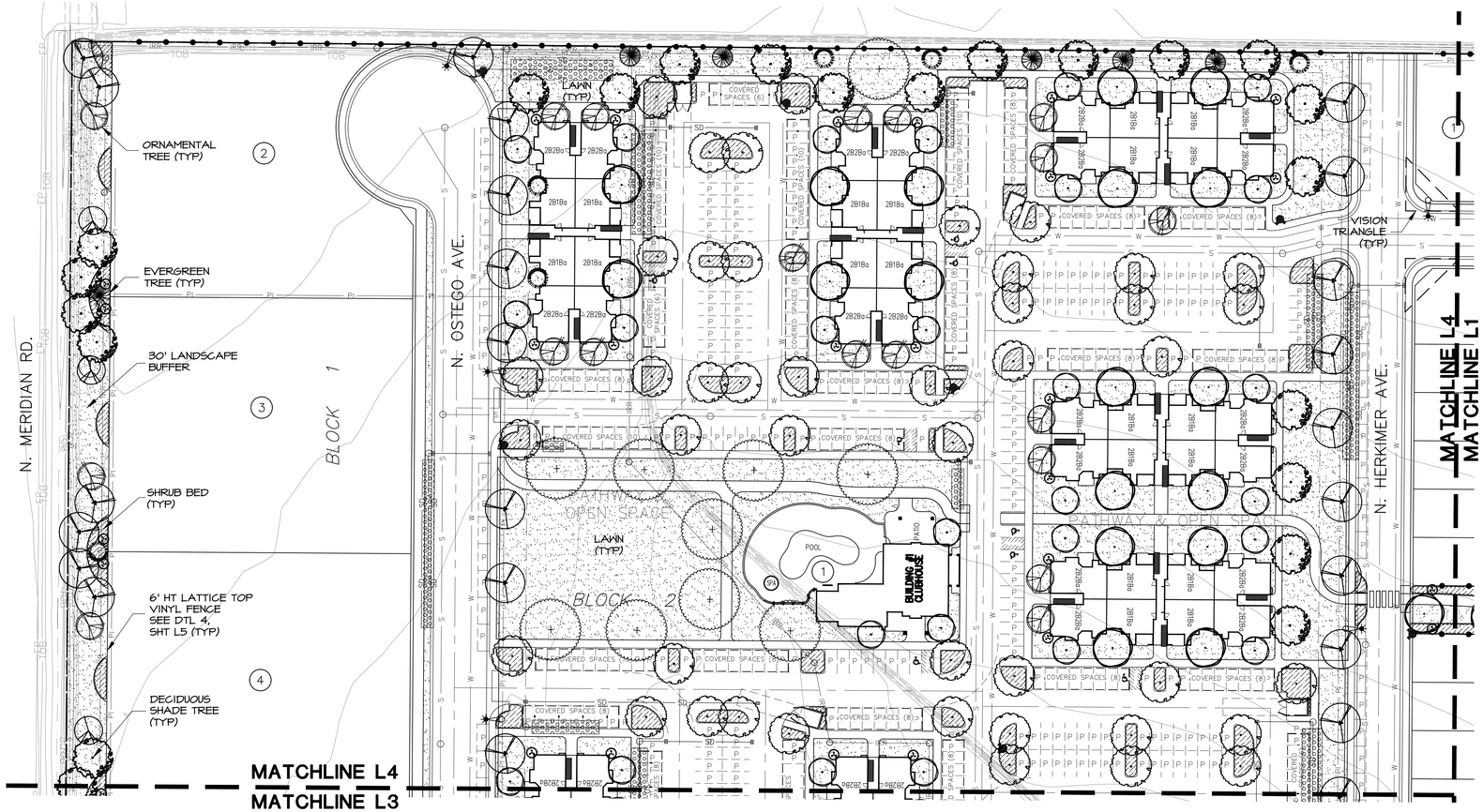
CHECKED BY: KSS
DRAWN BY: JJN

REVISED
NO. DATE DESCRIPTION

PRELIMINARY PLAT LANDSCAPE PLAN
LEDGESTONE PLAZA SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 05-01-2020
PROJECT: JBA-2030

SHEET L3



PLANT PALETTE

(REFERENCE SHT L5)

SYM	COMMON NAME
	EVERGREEN TREES
	AUSTRIAN PINE
	BLACK HILLS SPRUCE
	BLUE SPRUCE
	MOONGLOW JUNIPER
	NORWAY SPRUCE
	VANDERWOLFS PINE
	STREET TREES (CLASS III)
	LONDON PLANETREE
	RED OAK
	STREET TREES (CLASS II)
	AUTUMN PURPLE ASH
	SKYLINE HONEYLOCUST
	LITTLELEAF LINDEN
	AMERICAN SWEETGUM
	TULIP TREE
	ORNAMENTAL TREES (CLASS I)
	AMUR MAPLE
	CHANTICLEER PEAR
	ROYAL RAINDROPS CRABAPPLE
	SPRINGSNOW CRABAPPLE

SYM	COMMON NAME
	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS
	BLACK EYED SUSAN
	BLUE RUG JUNIPER
	CREEPING MAHONIA
	RED FLOWER CARPET ROSE
	DWARF FOUNTAIN GRASS
	DARTS GOLD NINEBARK
	STELLA D'ORO DAYLILY
	EMERALD 'N' GOLD EUONYMUS
	ENDLESS SUMMER HYDRANGEA
	FINE LINE BUCKTHORN
	GOLDFLAME SPIREA
	GRO-LOW SUMAC
	IVORY HALO DOGWOOD
	KARL FOERSTER REED GRASS
	LITTLE DEVIL NINEBARK
	HIDCOTE BLUE ENGLISH LAVENDER
	OTTO LUYKEN LAUREL
	PJM RHODODENDRON
	MAIDEN GRASS
	SUMMERWINE NINEBARK

SYM	
	LAWN
	6' VINYL LATTICE TOP FENCE ALONG PERIMETER PROPERTY LINES, COMMON LOTS, AND SIDE LOTS (TYP). SEE DTL 4, SHT L5.

NOTES

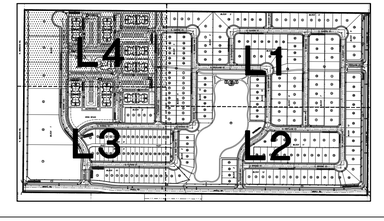
1. REFER TO SHEET L5 FOR PLANT PALETTE, DEVELOPMENT DATA, LANDSCAPE CALCULATIONS, LANDSCAPE DETAILS, AND FENCING DETAILS.

NORTH

0' 50' 100' 150'

SCALE 1" = 50'

KEY MAP



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STATE OF IDAHO — 6535 — REGISTERED LANDSCAPE ARCHITECT

CHECKED BY: KGS
DRAWN BY: JJN

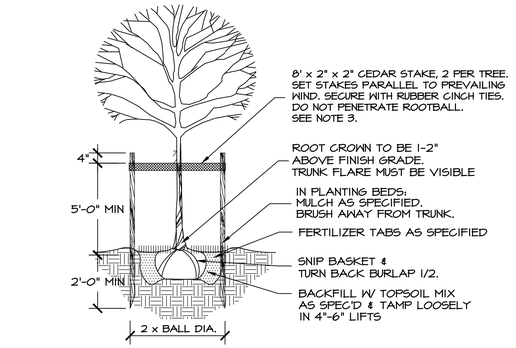
REVISED

NO.	DATE	DESCRIPTION

PRELIMINARY PLAT LANDSCAPE PLAN
LEDGESTONE PLAZA SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 05-01-2020
PROJECT: JBA-2030

SHEET L4



NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/2 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
4. TREE TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK.

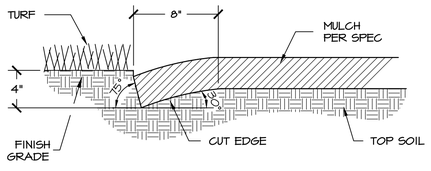
(1) TREE PLANTING/STAKING

NOT TO SCALE

NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

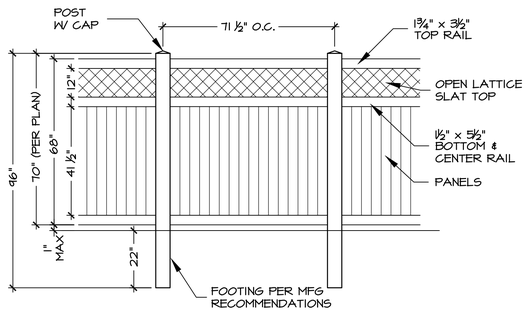
(2) SHRUB PLANTING

NOT TO SCALE



(3) PLANTER CUT BED EDGE

NOT TO SCALE



NOTES:
1. ALL END CAP AND PATHWAY FENCE TO STOP 24' FROM PROPERTY LINE.

(4) VINYL LATTICE TOP FENCE

NOT TO SCALE

LANDSCAPE CALCULATIONS

RESIDENTIAL LANDSCAPE BUFFERS ARE REQUIRED TO BE PLANTED WITH THE FOLLOWING PLANTS PER 100 LINEAR FEET: TWO (2) SHADE TREES, THREE (3) EVERGREEN TREES, AND TWELVE (12) SHRUBS. COMMERCIAL LANDSCAPE BUFFERS REQUIRE ONE (1) SHADE TREE AND FIVE (5) SHRUBS PER 35 LINEAR FEET. EACH REQUIRED SHADE TREE MAY BE SUBSTITUTED FOR TWO (2) FLOWERING/ORNAMENTAL OR TWO (2) EVERGREEN TREES.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
S. STROEBEL RD.	20'	1145' / 100' =	23 TREES	24.5 TREES (19 SHADE TREES + 11 ORNAMENTAL TREES)
			34 EVERGREENS	35 EVERGREENS
			137 SHRUBS	137+ SHRUBS
N. MERIDIAN RD.	30'	1235' / 35' =	35 TREES	43.5 TREES (22 SHADE TREES + 15 EVERGREENS + 13 ORNAMENTAL TREES)
			176 SHRUBS	176+ SHRUBS
ARDELL RD.	30'	1900' / 100' =	38 TREES	43.5 TREES (32 SHADE TREES + 23 ORNAMENTAL TREES)
			57 EVERGREENS	57 EVERGREENS
			228 SHRUBS	228+ SHRUBS
ARDELL RD. (COMMERCIAL)	30'	340' / 35' =	11 TREES	11 TREES (9 SHADE TREES + 4 ORNAMENTAL TREES)
			56 SHRUBS	176+ SHRUBS
TOTAL NUMBER OF BUFFER TREES:				240 TREES
TOTAL NUMBER OF APARTMENT TREES:				263 TREES
TOTAL NUMBER OF COMMON AREA TREES:				287 TREES
TOTAL NUMBER OF TREES				790 TREES

DEVELOPMENT DATA

TOTAL AREA	76.03 ACRES
RESIDENTIAL LOTS	233
COMMON LOTS	15
APARTMENTS LOTS	1
COMMERCIAL LOTS	6
TOTAL LOTS	255
COMMON AREA	12.7 ACRES (16.7%)
USABLE OPEN SPACE	9.6 ACRES (12.6%)
EXISTING ZONING	RR
PROPOSED ZONING	R-6/R-12/COMMERCIAL

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE
	EVERGREEN TREES			
	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B&B	50' HT x 20' W
	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6-8' HT B&B	25' HT x 12' W
	BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	6-8' HT B&B	15' HT x 15' W
	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	6-8' HT B&B	20' HT x 8' W
	NORWAY SPRUCE	PICEA ABIES	6-8' HT B&B	50' HT x 25'W
	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B	30' HT x 15' W
	STREET TREES (CLASS III)			
	LONDON PLANETREE	PLATANUS x ACERIFOLIA	2" CAL B&B	75' HT x 60' W
	RED OAK	QUERCUS RUBRA	2" CAL B&B	70' HT x 45' W
	STREET TREES (CLASS II)			
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B&B	45' HT x 35' W
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B	45' HT x 30' W
	LITTLELEAF LINDEN	TILIA CORDATA	2" CAL B&B	40' HT x 30' W
	AMERICAN SWEETGUM	LIQUIDAMBER STYRACIFLUA	2" CAL B&B	60' HT x 40' W
	TULIP TREE	LIRODENDRON TULIPIFERA	2" CAL B&B	50' HT x 30' W
	ORNAMENTAL TREES (CLASS I)			
	AMUR MAPLE	ACER GINNALA 'FLAME'	2" CAL B&B	20' HT x 25' W
	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B&B	30' HT x 15' W
	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KW5'	2" CAL B&B	20' HT x 15' W
	SPRINGSNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B&B	20' HT x 15' W
	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL. 24" O.C.	2' HT x 2' W
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	2 GAL	6" HT x 6' W
	CREEPING MAHONIA	MAHONIA REPENS	3 GAL	18" HT x 3' W
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	3 GAL	3' HT x 3' W
	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	5 GAL	2' HT x 2' W
	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	1 GAL	4' HT x 4' W
	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	3 GAL	1.5' HT x 2' W
	EMERALD 'N' GOLD EUONYMUS	EUONYMUS FORTUNEI 'EMERALD 'N' GOLD'	5 GAL	2' HT x 4' W
	ENDLESS SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'PIIHM-I'	3 GAL	4' HT x 4' W
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL	6' HT x 2.5' W
	GOLDFLAME SPIREA	SPIRAEA x BUMALDA 'GOLDFLAME	3 GAL	4' HT x 4' W
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL	2.5' HT x 6' W
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL	5' HT x 6' W
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL	4' HT x 2' W
	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	5 GAL	3' HT x 3' W
	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	3 GAL	3' HT X 3' W
	OTTO LUYKEN LAUREL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	5 GAL	3' HT x 6' W
	PJM RHODODENDRON	RHODODRENDRON 'P.JM'	5 GAL	4' HT x 4' W
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL	7' HT x 4' W
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL	6' HT x 6' W

LAWN

6' VINYL LATTICE TOP FENCE ALONG PERIMETER PROPERTY LINES, COMMON LOTS, AND SIDE LOTS (TYP). SEE DTL 4, THIS SHT.

NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT (PROVIDED BY BUILDER AND/OR DEVELOPER).
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. 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 (IF PRESENT).
4. NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION 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 AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
5. LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
6. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.

OWNER OF RECORD
HUNEMILLER, RUSSEL D.
16130 N. ELDER ST.
NAMPA, IDAHO 83687

GO FOR IT LLC
16130 N. ELDER ST.
NAMPA, IDAHO 83687

DEVELOPER
TRILOGY DEVELOPMENT, INC.
9839 W. CABLE CAR ST.
BOISE, IDAHO 83709

PLANNER/CONTACT
SHAWN BROWNLEE
TRILOGY DEVELOPMENT, INC.
9839 W. CABLE CAR ST.
BOISE, IDAHO 83709

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STATE OF IDAHO — KEVIN S. KOCH — 10535 — REGISTERED LANDSCAPE ARCHITECT

CHECKED BY: KSK
DRAWN BY: JJN

REVISED
NO. DATE DESCRIPTION

PRELIMINARY PLAT LANDSCAPE PLAN
LEDGESTONE PLAZA SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 05-01-2020
PROJECT: JBA-2030

SHEET L5

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

COMMITMENT TO PROPERTY POSTING

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 Kun a City Code 5-1A-8.

Jane Sayer — Applicant/agent signature:

6/5/20 — Date:

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: rezone and preliminary plat for a mixed use development

Date and time of neighborhood meeting: 2/24/20 at 6 pm

Location of neighborhood meeting: Kuna High School

SITE INFORMATION:

Location: Quarter: ____ Section: 18 Township: 2N Range: 1E Total Acres: 76

Subdivision Name: Ledgestone Plaza Lot: ____ Block: ____

Site Address: 2400 N. Meridian Road, plus adjacent property
Kuna, Idaho

Tax Parcel Number(s): S1418234000
S1418233650

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

CURRENT PROPERTY OWNER:

Name: Russell Hunemiller / Go For It, LLC

Address: 16130 N. Elder Street City: Nampa State: Idaho Zip: 83687

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

Name: Jane Suggs Business (if applicable): Gem State Planning

Address: 9840 W. Overland Road, Suite 120 City: Boise State: Idaho Zip: 83709

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	rezone to C-3, R-12 and R-6
Subdivision (Sketch Plat and/or Prelim. Plat)	preliminary plat for mixed use development
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: Jane Suggs / Gem State Planning

Address: 9840 W. Overland Road, Suite 120

City: Boise State: Idaho Zip: 83709

Telephone: 208-602-6941 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) Jane Suggs Date 6/3/20

Gem State Planning, LLC

February 14, 2020

Subject: Ledgestone Plaza – a new mixed-use development on Hwy 69

Dear Neighbors:

You are invited to attend a neighborhood meeting to discuss the plans to develop Ledgestone Plaza, located on the northeast corner of Hwy 69 and the extension of Ardell Road. Ledgestone Plaza will include a mix of land uses on the 76-acre property, including a commercial lot, apartments and a mix of single-family residential lot sizes.

Our meeting will be held on **Monday, February 24, 2020**, **at 6 pm at the Kuna High School,** 637 E. Deer Flat Road. We will be meeting in the cafeteria.

If you have any questions about the meeting or the proposed community, please do not hesitate to e-mail me at jane@gemstateplanning.com or call me at 208-602-6941.

Sincerely,

Jane Suggs

Jane Suggs
Planner

Ledgestone Plaza Subdivision

Neighborhood Meeting

Monday, February 24, 2020

6 pm

	Name	Address	Email / Phone
1.	Dan & Shirley Grothaus 208-890-2234	2404 E. Deer Flat	d.grothaus@q.com
2.			
3.			
4.			
5.			
6.			
7.			
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16.			
17.			
18.			
19.			
20.			

NEIGHBORHOOD MEETING MINUTES

Meeting Date: 2/24/20 @ 6pm Number of Attendees: 2

Meeting Location: Kuna High School

Description of Project Presented:

mixed use development with commercial, apartments and single family homes - central open space

Attendee's comments:

Dan & Shirly Grothaus did not attend the Ledgestone South neighborhood meeting, so we mostly discussed the Ledgestone South project, since they are adjacent to it. Not alot of discussion or comments on Ledgestone Plaza

I hereby certify that the above information is complete and correct to the best of by knowledge.

Jane Suggs

Printed Name

Jane Suggs

Signature

4/13/20

Date

DocuSign Envelope ID: 88F1246E-38B0-46D1-B886-2F1F0EECC3EC

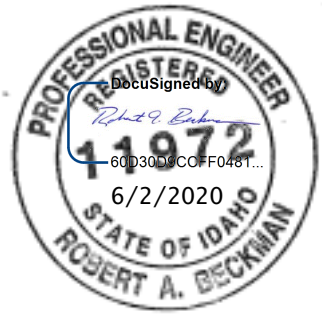
Traffic Impact Study
Ledgestone Plaza Subdivision
June 2020

Prepared For:

Trilogy Development, Inc.
9839 W. Cable Car Street
Ste. 101
Boise, ID 83709

Prepared By:

WHPacific, an NV5 Company
690 S Industry Way
Ste. 10
Meridian, ID 83642



TRILOGY DEVELOPMENT

WHPacific
AN NV5 COMPANY

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1.0 EXECUTIVE SUMMARY

This study was prepared in accordance with the Ada County Highway District's *(ACHD)* requirements for a Traffic Impact Study listed in Section 7106 of the current *ACHD Policy Manual.* It evaluates the traffic impacts associated with the Ledgestone Plaza Subdivision located in Kuna, Idaho. 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 discussion with ACHD, Idaho Transportation Department (ITD) and review of the surrounding area. The study's principal findings and recommendations are summarized below.

Proposed Development

1. Ledgestone Plaza Subdivision is a proposed development consisting of 234 single-family dwelling units, 192 multi-family units, and 6 commercial lots on a 76.0-acre parcel located along the east side of S Meridian Road, south of Hubbard Road in Kuna, Idaho.

2. The proposed development is to be constructed over a two to three-year period and completed by the year 2025. Due to the short duration of buildout, an interim evaluation was not required.

3. The proposed development is estimated to generate 4003 daily trips, 308 AM peak hour trips, and 398 PM peak hour trips.

4. The primary roadway network serving this proposed development includes the following intersections and roadway segments:
    - Intersections
        - S Meridian Rd (SH-69) & Hubbard Road
        - Locust Grove Road & Deer Flat Road
        - Locust Grove Road & Hubbard Road
        - Locust Grove Road & Columbia Road
        - Locust Grove Road & Lake Hazel Road
        - All site accesses

    - Segments
        - S Meridian Road between Columbia Road and Hubbard Road
        - S Meridian Road between Hubbard Road and Ardell Road
        - Hubbard Road between S Meridian Road and Locust Grove Road
        - Hubbard Road between Locust Grove Road and Eagle Road
        - Locust Grove Road between Deer Flat Road and Hubbard Road
        - Locust Grove Road between Hubbard Road and Columbia Road
        - Locust Grove Road between Columbia Road and Lake Hazel Road
        - Locust Grove Road between Lake Hazel Road and Amity Road
        - All internal collectors

5. Primary access to the site will be provided via two new access points. One located along S Meridian Road at Ardell Road and one located along Hubbard Road at Stroebel Road.

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Proposed Mitigation for Existing Traffic

6. For the existing traffic conditions analyzed with the existing roadway configuration, all study area roadway segments meet minimum operational thresholds. No roadway improvements are needed to mitigate the existing traffic.

7. For the existing traffic conditions analyzed with the existing intersection control, signal timing, and lane configuration, the intersection of S Meridian Road/Hubbard Road does not meet minimum operational thresholds. All other intersections meet minimum requirements.

8. The following mitigation measures are recommended for these intersections:
    - S Meridian Road/Hubbard Road
        - SB/NB right-turn lane, signal timing adjustment.

Proposed Mitigation for 2025 Background Traffic

9. For the 2025 Background traffic conditions analyzed with the existing roadway lane configuration, the roadway segments of S Meridian Rd between Columbia Rd to Hubbard Rd, Hubbard Rd between S Meridian Rd and Locust Grove Rd, Locust Grove Rd between Deer Flat Rd and Hubbard Rd, Hubbard Rd between Locust Grove Rd and Eagle Rd, Locust Grove Rd between Hubbard Rd and Columbia Rd, and Locust Grove Rd between Lake Hazel and Amity do not meet minimum operational thresholds.

10. The following mitigation measures are recommended for these roadway segments.
    - S. Meridian Rd between Columbia Rd and Hubbard Rd
        - Additional NB/SB through lane
    - Hubbard Rd between S Meridian Rd and Locust Grove Rd
        - Additional EB/WB though lane
        - Addition of a continuous left-turn lane
    - Locust Grove Rd between Deer Flat Rd and Hubbard Rd
        - Addition of a continuous left-turn lane
    - Hubbard Rd between Locust Grove Rd and Eagle Rd
        - Addition of a continuous left-turn lane
    - Locust Grove Rd between Hubbard Rd and Columbia Rd
        - Addition of a continuous left-turn lane
    - Locust Grove Rd between Lake Hazel Rd and Amity Rd
        - Additional NB/SB though lane
        - Addition of a continuous left-turn lane

    With these improvements, the roadway segments minimum operational thresholds.

11. For the 2025 Background traffic conditions analyzed with the existing intersection controls and lane configurations, or with the proposed improvements to mitigate existing traffic the intersections of Locust Grove/Hubbard, Locust Grove/Columbia, and Locust Grove/Lake Hazel do not meet minimum operational thresholds. All other intersections meet minimum requirements.

12. The following mitigation measures are recommended for these intersections:
    - Locust Grove/Hubbard
        - Traffic Signal
    - Locust Grove/Columbia
        - Traffic Signal

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- Locust Grove/Lake Hazel
  - Traffic Signal

Proposed Mitigation for 2025 Site Plus Background Traffic

13. For the 2025 Site Plus Background traffic condition analyzed with the existing lane configurations, or with the proposed improvements to mitigate background traffic, all study area roadway segments meet minimum operational thresholds. No roadway improvements are needed to mitigate the site plus background traffic.

14. For the 2025 Site Plus Background traffic conditions analyzed with the existing intersection control and lane configuration, or with the proposed improvements to mitigate existing/2025 background traffic, all intersections meet minimum requirements.

15. A turn-lane analysis was completed for the two site access locations. The intersection of S Meridian Road and Ardell Road warrants a north-bound right-turn lane. The intersection of Hubbard Road and Stroebel Road warrants a west bound left-turn lane.

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NV5

Delivering Solutions
Improving Lives

Jace Hellman

From: Jace Hellman
Sent: Tuesday, July 7, 2020 2:17 PM
To: Ada County Engineer; Ada County Highway District; Adam Ingram; Becky Rone - Kuna USPS Addressing; Bob Bachman; Bobby Withrow; Boise Project Board of Control (TRitthaler@boiseproject.org); Brent Moore (Ada County); Cable One t.v.; Central District Health Dept. CDHD; COMPASS; David Reinhart; DEQ (Alicia.martin@deq.idaho.gov); Eric Adolfson; Idaho Power; Idaho Power Easements; 'Idaho Power Easments 2'; Intermountain Gas; ITD; J&M Sanitation - Chad Gordon; Jim Obert; jmcdaniel@adaweb.net; Julie Stanely - Regional Address Mgmt.; Krystal Hinkle; Kuna Postmaster - Marc C. Boyer; Lisa Holland; Megan Leatherman; Nampa Meridian Irrigation District; New York Irrigation; Paul Stevens; Phil Roberts; Planning Mgr: Ada County Development Services; Reggie Edwards; Wendy
Subject: Kuna Planning and Zoning Request for Comment - Case Nos. 20-03-ZC (Rezone), 20-06-S (Preliminary Plat) and 20-14-DR (Design Review) - Ledgestone Plaza
Attachments: Ledgestone Plaza Agency Packet - 20-06-S, 20-03-ZC and 20-14-DR.pdf

Agency Transmittal

July 7, 2020

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

File Number & Case Name:	20-03-ZC (Rezone), 20-06-S (Preliminary Plat) & 20-14-DR (Design Review) – Ledgestone Plaza.
Project Description	Trilogy Development, Inc and Gem State Planning request to subdivide approximately 76.03 acres into 275 total lots (247 residential buildable lots, six commercial buildable lots and 22 common lots). Additionally, the applicant proposes to rezone the 76.03 acres from its current zoning district classification of C-1 (neighborhood commercial) to C-3 (service commercial), R-12 (high-density residential) and R-6 (medium-density residential) zoning district classifications. The subject sites are located at 2400 N Meridian Road and N Meridian Road, within Section 18, Township 2 North, Range 1 East; (APNs: S1418234000 and S1418233650).
Site Location	Meridian Road/Highway 69 and future extension of Ardell Road (see parcel numbers above).
Applicant	**Trilogy Development, Inc** 9839 W. Cable Car St., Suite 101 Boise, ID 83709 208-895-8858

Exhibit B1

Representative	**Gem State Planning -** **Jane Suggs** 9840 W. Overland Road, Suite 120 Boise, ID 83709 208-602-6941 jane@gemstateplanning.com
Tentative Public Hearing Date	Tuesday, **September 22, 2020** 6:00 pm Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Jace Hellman, Planner II jhellman@kunaid.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.*	

Jace Hellman
Planner II
751 W 4th St
Kuna, ID 83634
jhellman@kunaid.gov

KUNA
Planning & Zoning

RON PLATT
CHAIRMAN OF THE BOARD

BRIAN MCDEVITT
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

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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

08 July 2020

City of Kuna
751 W. 4th St.
Kuna, Idaho 83634

RE: Ledgestone Plaza, Trilogy Development
2400 N Meridian Rd.., Kuna 83634
New York Irrigation District
Perry 2.7 Lateral 23+60
Sec. 18, T2N, R1W, BM.

20-03-ZC, 20-14-DR

NY-230-001-00, 230-001-00

Jace Hellman, Planner II:

There are no Boise Project facilities located on the above-mentioned property, however it does in fact possess a valid water right with two irrigation districts.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

The developer must contact New York Irrigation District as soon as possible as to who will own and operate the pressurized irrigation system for this development.

Boise Project must receive confirmation from New York Irrigation District as to who will own and operate the PI system prior to any approval of a drainage and irrigation plan.

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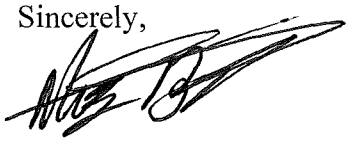
Exhibit
B2

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

Sincerely,



Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc: Clint McCormick — Watermaster, Div.2 BPBC
Terri Hasson — Secretary-Treasurer, NYID
File

ADA COUNTY
Development Services Department

Richard Beck
Interim Director

Ada County Courthouse
200 West Front Street
Boise ID 83702
208.287.7900
Fax 208.287.7909
www.adacounty.id.gov

Department Divisions
Building
Community Planning
Engineering & Surveying
Permitting

Ada County Commissioners
Diana Lachiondo, First District
Patrick Malloy, Second District
Kendra Kenyon, Third District

July 13, 2020

Jace Hellman
Kuna City Hall
751 W 4th Street
Kuna, ID 83634

RE: Ledgestone Plaza Subdivision / 2400 N. Meridian Road / 20-03-ZC & 20-06-S

Jace,

The City of Kuna has requested feedback regarding a proposed rezone and preliminary plat for the Ledgestone Plaza Subdivision, which would include 233 single-family homes, 192 apartment units and six commercial lots on 76 acres of land located at 2400 N. Meridian Road. The property is located within Kuna's Area of City Impact B, which was approved by Ada County in 2017 as part of an agreement with the City of Kuna that it would be subject to Ada County's Future Land Use map and Comprehensive Plan.

Ada County finds the proposed development to not be in conformance with the Future Land Use map adopted by Ada County for Kuna's Area of City Impact B, as it designates the subject property as *Agriculture (Irrigated)*. The Comprehensive Plan discourages residential development within this designation and lists farmland, cropland, vineyards, pastures, orchards and other low intensity agricultural uses as primary uses.

Much of the subject property is currently being irrigated for agriculture, and portions are designated as Prime Farmland by the U.S. Department of Agriculture, which are lands that have been identified as having the best combination of physical and chemical characteristics for the production of crops that are still available for farming. As *Goal 2.5b* of the Ada County Comprehensive Plan supports the conservation of prime agricultural land and irrigated farmland, the County would like to see this property preserved for agricultural use as long as possible, and for urban developments such as this to occur closer to Kuna's downtown, within its Area of City Impact A. The preservation of existing agricultural land is especially important at this time due to the significant loss of farmland the region has experienced due to growth, and the development pressures that continue to affect agricultural lands in the County.

Exhibit
B3

received
7.13.2020

The County feels the impact on schools, roads and other service providers will be significant enough to warrant reconsideration of expanding urban land uses to this area as this time. The demand for urban services the proposal will generate will be more costly and inefficient for service providers and existing customers due to the project's distance from existing facilities and infrastructure. This will include an increased demand on Ada County services such as the Sheriff, Paramedics, Coroner, Mosquito Abatement, and others. Approval of urban development in this location also has the potential to incentivize and enable the development of surrounding rural and agricultural lands further compounding the impact on service providers.

Ada County looks forward to continuing to work with Kuna to best develop a workable land use vision within Kuna's Area of City Impact B that balances the need for economic development with an interest in providing efficient public facilities and preserving public and agricultural lands.

Thank you for this opportunity to provide feedback.

Sincerely,

Brent Moore

Brent Moore, MCMP, AICP
Community & Regional Planner
Ada County Development Services

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

Paul A. Stevens, P.E.
Kuna City Engineer

MEMORANDUM

Date: 13 July 2020

From: Paul A. Stevens, P.E.

To: Wendy Howell, Planning and Zoning Director

RE: 20-03-ZC (Zone Change),20-06-S (Preliminary Plat) & 20-14-DR (Design Review) – Ledgestone Plaza.

The 20-03-ZC (Zone Change),20-06-S (Preliminary Plat) & 20-14-DR (Design Review) – Ledgestone Plaza. Request dated 16 June 2020 has been reviewed. The application provides a preliminary plat, a narrative explaining the developers vision for the subdivision, a landscape plan, and various explanatory maps and pictures. These comments apply to the preliminary plat and the rezone as they affect public works infrastructure. Landscaping, population density, parking requirements, emergency access, intense pedestrian and vehicular traffic and similar topics are evaluated by the Planning and Zoning Department. Review and evaluation of civil design drawings is accomplished separately, when received.

These comments may be expanded or refined based on future land-use actions. The following comments apply considering current, effective requirements:

1. **General**
   a. Ledgestone Plaza. Subdivision is zoned C-1. The site is approximately 76 acres. The rezone requests changing the zoning to C-3, R-12, & R-6. The preliminary plat contains 247 residential lots and 22 common lots. The proposed net density is 5.59 Dwelling Units per Acre (DUA).
   b. Typical dwelling units are reckoned at approximately 3.18 people per household. At this rate the projected population for this subdivision will be approximately 786 people or 10 people per acre.
   c. A commensurate impact on the City of Kuna's pressurized irrigation, sewer, and water utilities will result.
   d. A commensurate impact to traffic volumes and densities will follow.
   e. Access to Ledgestone Plaza Subdivision is shown as three access points along Ardell Road, one on Stroebel Road and up to three access points on the adjoining property. Streets are not specified on the adjoining property. Phases should be configured so that at least two access points are available for each development phase.
   f. It is imperative that E. Ardell Road is preserved as an unhindered, through road.
   g. While a walking path and other areas for outside activities are incorporated into the project, connection to the City of Kuna pathways is not yet available.
   h. A plan approval letter will be required if this project affects any local irrigation districts.
   i. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Grading plans are required for the subdivision.

Exhibit B4

j. Where lots have to be stair stepped to accommodate grades, the privacy fence must be on the high side of the lot's property line such that privacy is actually achieved.
k. State the vertical datum used for elevations on all drawings. A local grid is not acceptable. All elevations must be state plane coordinate system elevations.
l. Provide engineering certification on all final engineering drawings.

2. Inspection Fees

a. An inspection fee will be levied for City inspection of water, sewer and irrigation facilities construction associated with this development. The current inspection fee is $1.00 per lineal foot of sewer, water and pressure irrigation pipe. Payment is due and payable prior to City's approval of final construction plans.
b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built (record) drawings to the City. IDAPA 10.01.02 lists the professional engineer's project responsibilities.
c. The developer's engineer and the City's inspector are permitted to coordinate inspections.

3. Right-of-Way

a. Ledgestone Plaza Subdivision will impact travel on S. Stroebel Road, E. Ardell Road, & N Meridian Road.
a. All street construction must meet or exceed ACHD and City of Kuna development standards.
b. Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
c. Approaches onto classified streets must comply with ACHD approach policies.
d. Approaches onto Meridian Road must meet ITD approach policies.
e. Sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.
f. All city mainlines crossing proposed lots, running along the back of lots and sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.

4. Sanitary Sewer & Potable Water

a. It is recommended that this application be conditioned to conform to the sewer and water master plans as applicable.
b. The applicant's property is presently uninhabited, is not connected to City services and is subject to connection fees for the ultimate connected sewer load and water demand as provided in the City's Standard Tables. City Code (6-4-2) requires connection to the City sewer system for all sanitary sewer needs. City Code (6-4-2X) requires connection to City water services.
c. City code 5-16-3: B.2 states that applicant shall extend public sewer and water to each parcel when water and sewer are available within three hundred (300) feet of the parcels.
d. All sewer and water infrastructure must meet or exceed City of Kuna requirements.
e. Water and sewer flow models will be required to verify adequate water supply and fire suppression and sewage removal. The Developer shall be responsible for developing the infrastructure model modifications. Currently the City of Kuna is utilizing Keller Associates for this function.
f. Sewer and water connection fees apply to each lot containing a home or other facility.
g. Ledgestone Plaza Sewage is anticipated to flow to Patagonia Lift Station. The sewage is subsequently lifted at Danskin Lift Station. **Neither lift station can support this project as currently configured.** The developer may be asked to participate in the cost to develop additional capacity. Improvements may include the lift station, force and gravity sewer mainlines.

h. All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality requirements. Documentation shall be provided to the City of Kuna.
i. All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.

5. Pressurized Irrigation

a. It is recommended that this application be conditioned to conform to the Pressure Irrigation Master Plan.
b. The applicant's property is not connected to the City's pressurized irrigation system. Relying on drinking water for irrigation purposes conflicts with City Code (6-4-2).
c. Condition this project to require connection and annexation to the City's Pressurized Irrigation system.
d. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
e. Pressurized irrigation valves shall be easily accessible by the lot using the irrigation service.
f. Annexation into the municipal irrigation district and pooling of water rights is a requirement of the final plat approval. This site is served by Boise Kuna Irrigation District.
g. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
h. Pressurized irrigation flow model will be required to verify adequate pressurized irrigation supply.
i. All residential, common lots and open areas with irrigation are required to connect to the pressurized irrigation system and to pay the associated connection fee.

6. Grading and Storm Drainage

a. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
b. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
c. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
d. Provide a storm water disposal & treatment plan which accounts for increased storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.
e. Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed by the City Engineer in conjunction with the Civil Engineering construction improvements review.

7. As-Built Drawings

a. 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.

8. Property Description

a. The applicant provided a preliminary plat and supporting documents as part of the application.

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 North Orchard • Boise, ID 83706 • (208) 373-0550

Brad Little, Governor
John H. Tippets, Director

July 16, 2020

City of Kuna Planning & Zoning Dept.
P.O. Box 13
Kuna, ID 83634

RE: Ledgestone Plaza, 20-03-ZC, 20-06-S, & 20-14-DR

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: deq.idaho.gov/assistance-resources/environmental-guide-for-local-govts.

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

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

     All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.

     DEQ recommends the city/county require the development and submittal of a dust prevention and control plan prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites. Information on fugitive dust control plans can be found at: http://www.deq.idaho.gov/media/61833-dust_control_plan.pdf

   - Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

     Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

     For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. **Wastewater and Recycled Water**

Exhibit B5

received 7.16.2020

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.

  All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.

- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. <u>Drinking Water</u>

- 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: 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 Valerie Greear, Water Quality Engineering Manager at (208) 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. A Construction General Permit from EPA may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.

- 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 (208) 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 Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- 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 (208) 373-0550.

6. **Additional Notes**
   - If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website 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 of our technical staff at (208) 373-0550.

Sincerely,

Aaron Scheff

Aaron Scheff
Regional Administrator
Boise Regional Office

ec: CM#2020AEK183

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

- ☐ ACZ
- ☐ Boise
- ☐ Eagle
- ☐ Garden City
- ☐ Meridian
- ☒ Kuna
- ☐ Star

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat _____

Ledgestone Plaza

☐ 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 approvals from appropriate entities are submitted, we can approve this proposal for:
☒ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☒ central water
☐ individual sewage ☐ individual water

☒ 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 CDH.

☐ 14. _____

_____

_____

Reviewed By: Lora Bailey

Date: 7/22/2020

received
7.22.2020

Exhibit B6

Your Safety • Your Mobility
Your Economic Opportunity

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

July 15, 2020

Shawn Brownlee
Trilogy Development
9839 W. Cable car Street, Ste 101
Boise, ID 83709
shawn@trilogyidaho.com

VIA EMAIL

RE: Ledgestone Plaza Subdivision – ITD Development Condition Memo

Dear Mr. Brownlee,

I really appreciate the work you are doing to help those who are living in this beautiful area of Kuna, ID. The Ledgestone Plaza Subdivision Traffic Impact Study (TIS) provided by WHPacific has been reviewed. The trips generated by your development adds congestion to SH-69. ITD is working with the city of Kuna to enter into an agreement to collect a proportionate share contribution from each new development for impacts to the state highway system. As two agencies we will work together to accelerate highway construction on State highways within Kuna's impact area to accommodate new development growth. ITD values your contribution to the transportation system so we can help keep goods, services and the public moving efficiently.

The proposed public road access at the mid-mile between Hubbard Road and Deer Flat Road (SH-69 MP 3.62, right) is reflected in ACHD's master transportation plan and in alignment with ITD's ongoing SH-69 Corridor Study. The SH-69 Corridor Study proposes that all mid-mile public roads be limited to a right-in, right-out, left-in by 2040 to reduce excessive travel time on the corridor. The submitted TIS shows that the intersection functions acceptably as a full access intersection at full build out. ITD is willing to temporarily permit the proposed mid-mile public road as full access, with the understanding that at some point in the future the turning movements will be limited.

A northbound right turn lane for the proposed public road was found not to be warranted per ITD's Traffic Manual warrants. The TIS used a NCHRP warrant to make the recommendation that a right turn lane was needed. It is highly likely that any additional developments off of Ardell Road will result in the right turn lane being warranted.

The TIS determined that the subdivision's added traffic to the intersection of SH-69 and Hubbard Road increases delay and results in the intersection not meeting acceptable levels of operation. ITD calculated Ledgestone Plaza Subdivision's proportionate share contribution to be $117,935 (6.5%). This is based off site trips vs. 2025 total intersection trips for adding a northbound and southbound auxiliary lane through the intersection of SH-69 / Hubbard Road. See calculation and cost estimate details in the *Staff Technical Report*.

Exhibit
B7

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

It has not been determined at this point whether the proportionate share contribution shall be paid to ITD directly. ITD has started discussions with the city of Kuna regarding creation of an interagency agreement to hold the developer's proportionate share contribution for use in a future project. Determination of which agency shall be responsible for holding the funds will be determined prior to issuance of an ITD encroachment permit.

Please proceed with submitting engineered drawings including a traffic control plan for the construction of the public road and removal of two existing paved approaches on the parcel. See *TIS Review Committee Meeting Minutes* for details. Final approval of the permit application is determined once all required documentation has been provided and the permit is signed.

Thank you again for your partnership. If there are any questions or concerns please don't hesitate to email me at Justin.Price@itd.idaho.gov or give me a call at 208-334-8340.

Sincerely,

Justin Price

Justin Price
ITD District 3 Traffic Engineer

Cc:
Troy Behunin – City of Kuna
Mindy Wallace – ACHD

Development: Ledgestone Plaza Subdivision

Lead Agency: City of Kuna
Troy Behunin
tbehunin@kunaid.gov
Phone: 208-922-527

Location: Mid-mile access on east side of SH-69 between Hubbard Road and Deer Flat Road.
SH-69 MP 3.62, right

Applicant: Shawn Brownlee
Trilogy Development
9839 W. Cable Car Street, Ste 101
Boise, ID 83709
shawn@trilogyidaho.com
Phone: 208-895-8858

Consultant: Bob Beckman
WHPacific
690 S Industry Way, Ste 10
Meridian, ID 83642
Rbeckman@whpacific.com
Phone: 208-275-8715

Staff Contact: Erika Bowen
Traffic Technical Engineer
Erika.Bowen@itd.idaho.gov
Phone: 208-265-4312 ext. #7

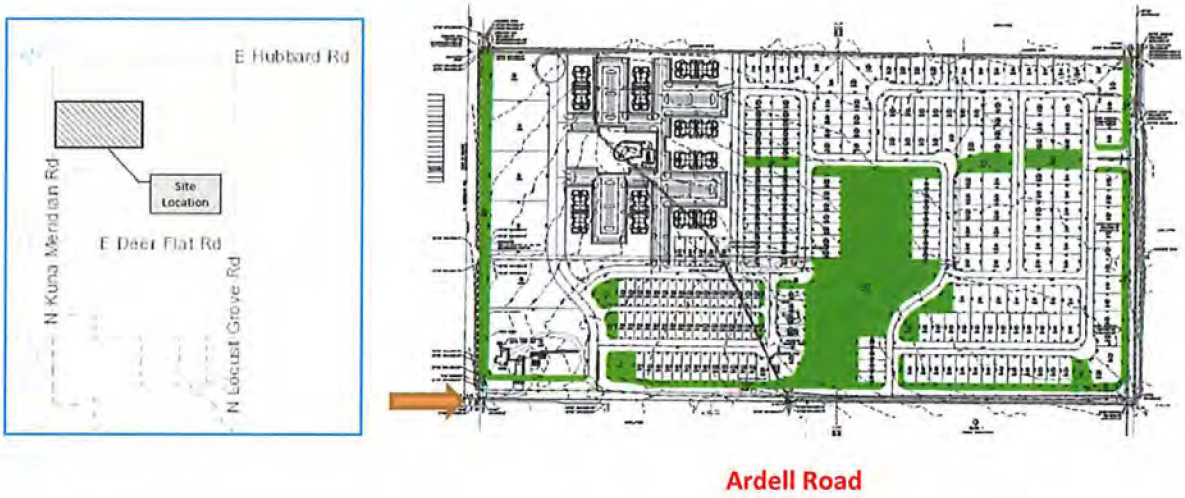
Traffic Findings for Consideration

1. Proposed Development

The proposed Ledgestone Plaza Subdivision includes 234 single-family homes, 192 multifamily units, and 24,000sqft of small office on 76 acres in Kuna, ID. The expected buildout is 2025.

The development is requesting a full access approach onto SH-44 directly across from the new StoneCrest Development approach at approximately 1,050ft east of Can Ada Road (MP 9.77).

2. Vicinity Map



3. Trip Generation:

Table 10 – Trip Generation Summary

Land Use Category	ITE Code	Size	Period	Trip Rate	Total Trips	Enter		Exit	
Single-Family Housing	220	234 Units	Weekday (vpd)	9.44	2209	50%	1105	50%	1104
			AM Peak (vph)	0.74	173	25%	43	75%	130
			PM Peak (vph)	0.99	232	63%	146	37%	86
Multi-Family Housing	220	192 Units	Weekday (vpd)	7.32	1405	50%	702	50%	703
			AM Peak (vph)	0.46	88	23%	20	77%	68
			PM Peak (vph)	0.56	108	63%	68	37%	40
Small Office	712	24,000 Sq. Ft.	Weekday (vpd)	16.19	389	50%	195	50%	194
			AM Peak (vph)	1.92	47	83%	38	18%	8
			PM Peak (vph)	2.45	59	32%	19	68%	40
Total Trips			Weekday (vpd)	4003		2002		2001	
			AM Peak (vph)	308		102		206	
			PM Peak (vph)	398		233		165	

4. Trip Distribution

Site traffic was distributed in consideration of existing travel patterns. The following preliminary assumptions were made.

- North (Locust Grove) 25%
- North (Meridian) 50%
- South (Locust Grove) 5%
- South (Meridian) 10%
- East (Hubbard) 10%

Figure F illustrates the resultant site traffic distribution.

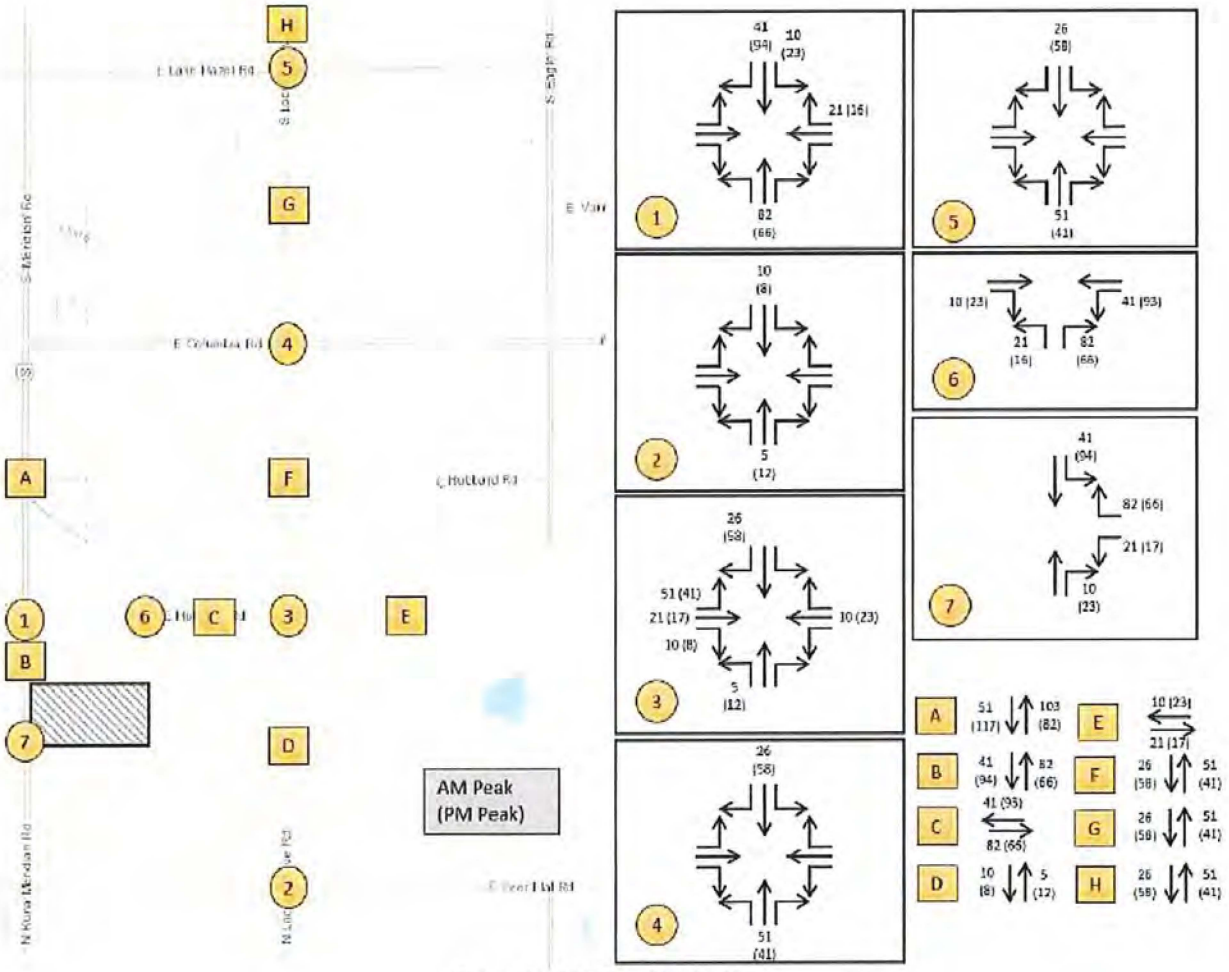


Figure F – Site Trip Distribution

5. Traffic Impact Study

Dated: June 2, 2020

a. Executive Summary

WHPacific prepared a traffic impact study for the proposed Ledgestone Plaza Subdivision. Below is an executive summary of the findings as presented by WHPacific. The following executive summary is not the opinion of ITD staff. ITD Staff has reviewed the submitted traffic impact study for consistency with ITD policies and practices and may have additional and/or varied requirements beyond what is noted in the summary.

Proposed Mitigation for Existing Traffic

6. For the existing traffic conditions analyzed with the existing roadway configuration, all study area roadway segments meet minimum operational thresholds. No roadway improvements are needed to mitigate the existing traffic.

7. For the existing traffic conditions analyzed with the existing intersection control, signal timing, and lane configuration, the intersection of S Meridian Road/Hubbard Road does not meet minimum operational thresholds. All other intersections meet minimum requirements.

8. The following mitigation measures are recommended for these intersections:
    - S Meridian Road/Hubbard Road
        - SB/NB right-turn lane, signal timing adjustment.

Proposed Mitigation for 2025 Background Traffic

9. For the 2025 Background traffic conditions analyzed with the existing roadway lane configuration, the roadway segments of S Meridian Rd between Columbia Rd to Hubbard Rd, Hubbard Rd between S Meridian Rd and Locust Grove Rd, Locust Grove Rd between Deer Flat Rd and Hubbard Rd, Hubbard Rd between Locust Grove Rd and Eagle Rd, Locust Grove Rd between Hubbard Rd and Columbia Rd, and Locust Grove Rd between Lake Hazel and Amity do not meet minimum operational thresholds.

10. The following mitigation measures are recommended for these roadway segments.
    - S. Meridian Rd between Columbia Rd and Hubbard Rd
        - Additional NB/SB through lane
    - Hubbard Rd between S Meridian Rd and Locust Grove Rd
        - Additional EB/WB though lane
        - Addition of a continuous left-turn lane
    - Locust Grove Rd between Deer Flat Rd and Hubbard Rd
        - Addition of a continuous left-turn lane
    - Hubbard Rd between Locust Grove Rd and Eagle Rd
        - Addition of a continuous left-turn lane
    - Locust Grove Rd between Hubbard Rd and Columbia Rd
        - Addition of a continuous left-turn lane
    - Locust Grove Rd between Lake Hazel Rd and Amity Rd
        - Additional NB/SB though lane
        - Addition of a continuous left-turn lane

    With these improvements, the roadway segments minimum operational thresholds.

11. For the 2025 Background traffic conditions analyzed with the existing intersection controls and lane configurations, or with the proposed improvements to mitigate existing traffic the intersections of Locust Grove/Hubbard, Locust Grove/Columbia, and Locust Grove/Lake Hazel do not meet minimum operational thresholds. All other intersections meet minimum requirements.

12. The following mitigation measures are recommended for these intersections:
    - Locust Grove/Hubbard
        - Traffic Signal
    - Locust Grove/Columbia
        - Traffic Signal
    - Locust Grove/Lake Hazel
        - Traffic Signal

Proposed Mitigation for 2025 Site Plus Background Traffic

13. For the 2025 Site Plus Background traffic condition analyzed with the existing lane configurations, or with the proposed improvements to mitigate background traffic, all study area roadway segments meet minimum operational thresholds. No roadway improvements are needed to mitigate the site plus background traffic.

14. For the 2025 Site Plus Background traffic conditions analyzed with the existing intersection control and lane configuration, or with the proposed improvements to mitigate existing/2025 background traffic, all intersections meet minimum requirements.

15. A turn-lane analysis was completed for the two site access locations. The intersection of S Meridian Road and Ardell Road warrants a north-bound right-turn lane. The intersection of Hubbard Road and Stroebel Road warrants a west bound left-turn lane.

6. ITD Policy Review

a. IDAPA Access Spacing

Public road spacing on a Regional route in a transitional area is 1,320ft. The proposed Ardell Rd is at 2,640ft spacing. This is consistent with the SH-69 corridor plan that is currently being developed.

TABLE 1 – ACCESS SPACING*

HIGHWAY TYPE	AREA TYPE	Signalized Road Spacing	Public Road Spacing (A)	Driveway Distance Upstream From Public Road Intersection (B)	Driveway Distance Downstream From Unsignalized Public Road Intersection (C)	Distance Between Unsignalized Accesses Other Than Public Roads (D)
Regional Route	Rural	5,280 ft	2,640 ft	1,000 ft	650 ft	650 ft
	Transitional	2,640 ft	1,320 ft	690 ft	360 ft**	360 ft**
	Urban >35 mph	2,640 ft	660 ft	660 ft	360 ft**	360 ft**
	Urban ≤35 mph	2,640 ft	660 ft	660 ft	250 ft**	250 ft**

IDAPA states *"traffic movements into and out of a business shall be designed, whenever possible, to utilize existing local roads."*

b. Right Left Turn Lane Warrant

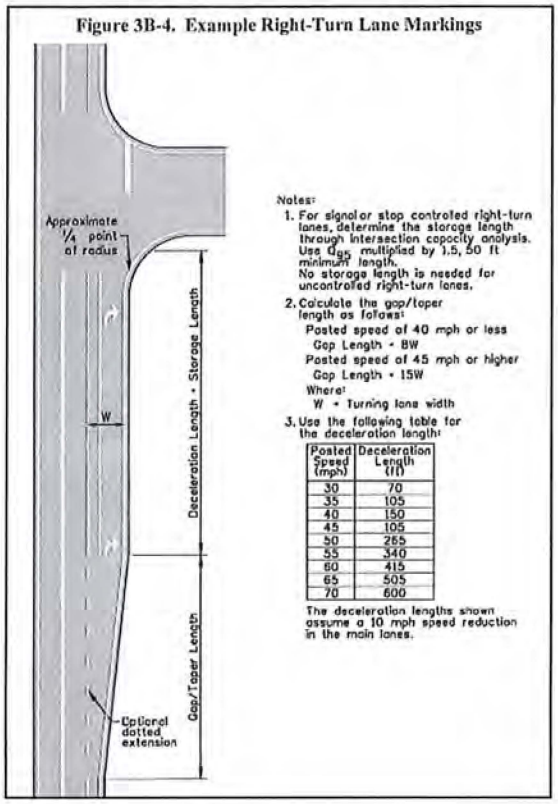
Per the Ledgestone Plaza TIS, a northbound right turn lane is warranted at the intersection of SH-69 / Ardell Road. See warrant in Appendix A.

c. Right Turn Lane Design

Length:
- Speed Zone = 55 MPH
- Deceleration = 340ft
- Taper = 180ft
- Total Right Turn Lane Length = 520ft

Shoulder:
- Width = 6ft

Right-of-way:
- 12ft dedication the length of the turn lane.



a. Existing Approaches

The parcels have two existing SH-69 approaches that shall be removed as part of the permitting process. Paved approaches are to be removed and area re-graded to match existing drainage features.

1.) Remove agricultural approach approximately 550ft north of Ardell Road
2.) Remove residential approach approximately 30ft north of Ardell Road

b. Proportionate Share Contribution

ITD District 3 has issued *Memo 39-Development Proportionate Share Contribution* as a means to request equitable contribution from developers to improve public facilities needed to serve new growth and development.

c. Jurisdictional Authority

ITD does not have jurisdictional authority to require improvements from the developer. A formal letter of request will be sent to the City of Kuna requesting them to include any mitigation to the State highway system in their development agreement.

7. Staff Comments & Recommendations

Intersection of SH-69 and Proposed Approach (Ardell Road)

Per the TIS analysis, the proposed approach at Ardell Road / SH-69 functions at an acceptable level as a full access approach. See Appendix B for model outputs.

Staff recommends the approach be full access with the following conditions.

Approach shall be constructed with the following:

- A right turn lane shall be designed and constructed to meet the ITD Traffic Manual standards for a 55MPH speed zone.
    - Turn lane shall have 6ft shoulders
    - 12ft right-of-way dedication required for length of turn lane

The parcels two existing paved approaches on SH-69, located approximately 550ft north and 30ft north of Ardell Road, shall be removed and the area re-graded to match existing drainage features.

Intersection of SH-69 and Hubbard Road

ITD has not completed the SH-69 corridor plan. As such, for intersections not meeting acceptable levels of operations, ITD has asked that the TIS provide a recommended mitigation solution.

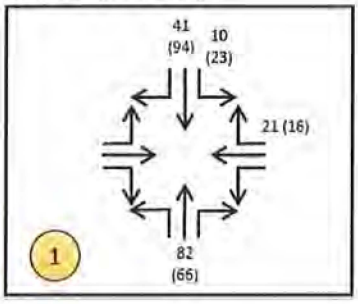
The TIS Analysis states that the NB and SB thru movements on SH-69 / Hubbard Road fail in existing conditions. Intersection delay increases by 2025 due to background traffic and development traffic. The TIS recommends adding a NB and SB thru lane to bring the intersection up to an acceptable level of service.

ITD estimates the design, construction and R/W costs of adding an auxiliary NB and SB thru lane at the intersection of SH-69 / Hubbard Road to be approximately $1,814,378.

ITD calculates a proportionate share cost of the SH-69 widening improvement as 6.5% based on total development trips vs 2025 intersection trips.

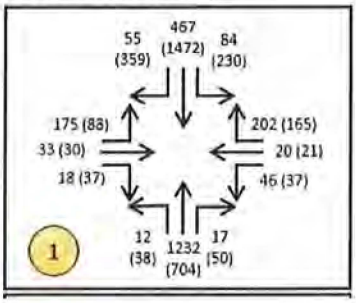
2025 Site Traffic

AM Peak (PM Peak)



2025 Total Traffic

AM Peak (PM Peak)



AM Site = 154	*AM Total = 2,361*	*AM % = 6.5*
PM Site = 209	*PM Total = 3,231*	*PM % = 6.5*
Proportionate Share for SH-69 / Hubbard Road Intersection Improvements		*Avg % = 6.5*

Staff recommends the developer contribute a proportionate share of 117,935 (6.5%) for adding a northbound and southbound auxiliary lane through the intersection of SH-69 / Hubbard Road.

**ITD Staff Recommendations are intended to assure that the proposed development will not place an undue burden on the existing State Highway system within the vicinity impacted by the proposed development.*

*** Recommendations included in ITD's Staff Technical Report along with any development conditions (see associated Permit Committee Agenda/Minutes) is only valid for the period of one year from the date of the TIS report. ITD reserves the right to request an updated TIS to reflect current traffic conditions if an approved encroachment application and/or proportionate share contribution are not obtained/provided within one year.*

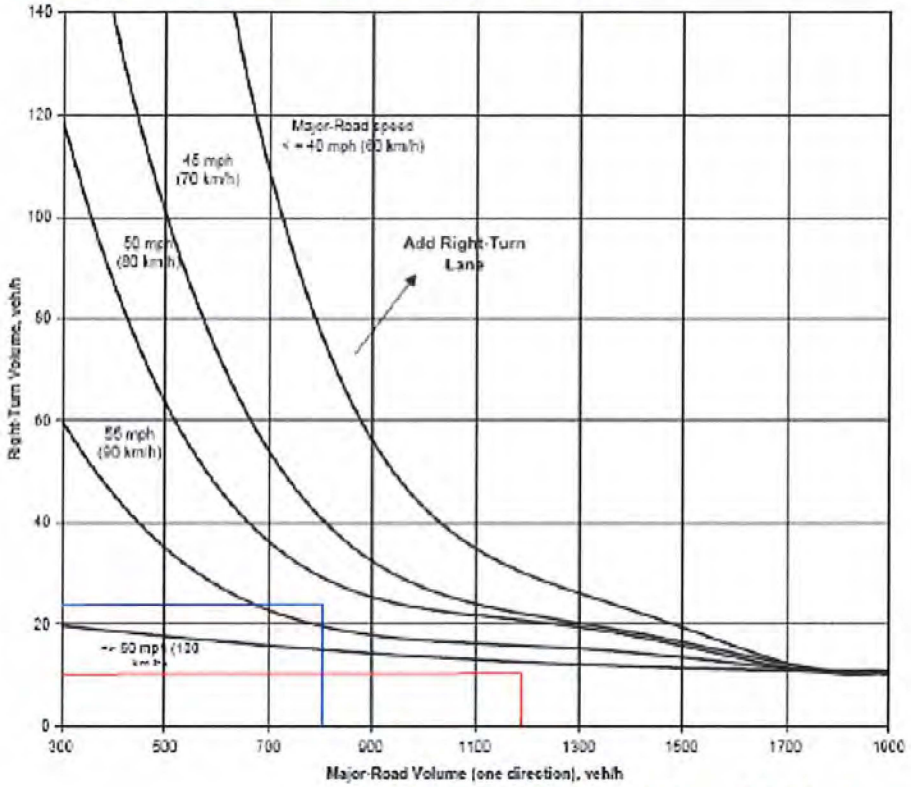
6. Appendices

Appendix A	Right Turn Lane Warrant
Appendix B	2025 Buildout AM & PM – HCM reports
Appendix C	Cost Estimate – NB & SB Auxiliary Lane at SH-69 / Hubbard Road

Appendix A

Right Turn Lane warrant

Figure 7 – Right-Turn Lane Guidelines for Four-Lane Roadways



S Meridian/Ardell - North Bound Right Turn Lane

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 not warranted 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

Appendix B

2025 Buildout AM & PM – HCM reports

HCM 6th TWSC
7: Meridian Rd & Ardell Rd 05/29/2020

Intersection	
Int Delay, s/veh	2.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	21	82	1179	10	41	490
Future Vol, veh/h	21	82	1179	10	41	490
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	300	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	23	91	1310	11	46	544

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1680	661	0	0	1321	0
Stage 1	1316	-	-	-	-	-
Stage 2	364	-	-	-	-	-
Critical Hdwy	6.86	6.96	-	-	4.16	-
Critical Hdwy Stg 1	5.86	-	-	-	-	-
Critical Hdwy Stg 2	5.86	-	-	-	-	-
Follow-up Hdwy	3.53	3.33	-	-	2.23	-
Pot Cap-1 Maneuver	85	403	-	-	514	-
Stage 1	213	-	-	-	-	-
Stage 2	671	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	77	403	-	-	514	-
Mov Cap-2 Maneuver	77	-	-	-	-	-
Stage 1	213	-	-	-	-	-
Stage 2	611	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	39	0	1
HCM LOS	E		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	216	514	-
HCM Lane V/C Ratio	-	-	0.53	0.089	-
HCM Control Delay (s)	-	-	39	12.7	-
HCM Lane LOS	-	-	E	B	-
HCM 95th %tile Q(veh)	-	-	2.8	0.3	-

Total AM 2025 2:47 pm 05/05/2020 Synchro 11 Report
Page 4

Intersection	
Int Delay, s/veh	1.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	17	66	726	23	93	1452
Future Vol, veh/h	17	66	726	23	93	1452
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	300	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	19	73	807	26	103	1613

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1833	417	0	0	833	0
Stage 1	820	-	-	-	-	-
Stage 2	1013	-	-	-	-	-
Critical Hdwy	6.86	6.96	-	-	4.16	-
Critical Hdwy Stg 1	5.86	-	-	-	-	-
Critical Hdwy Stg 2	5.86	-	-	-	-	-
Follow-up Hdwy	3.53	3.33	-	-	2.23	-
Pot Cap-1 Maneuver	67	582	-	-	789	-
Stage 1	391	-	-	-	-	-
Stage 2	309	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	58	582	-	-	789	-
Mov Cap-2 Maneuver	58	-	-	-	-	-
Stage 1	391	-	-	-	-	-
Stage 2	269	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	36.4	0	0.6
HCM LOS	E		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	204	789	-
HCM Lane V/C Ratio	-	-	0.452	0.131	-
HCM Control Delay (s)	-	-	36.4	10.2	-
HCM Lane LOS	-	-	E	B	-
HCM 95th %tile Q(veh)	-	-	2.1	0.5	-

Appendix C

Cost Estimate – NB & SB Auxiliary Lane at SH-69 / Hubbard Road

Conceptual Cost Estimate

Estimated By: Dan Block Date: 7/01/2020
Checked By: Date:
Location: SH-69, Intersection Hubbard Rd (Segment 002150, MP 4.119)

Scope:
Widen SH-69 to accommodate the following lane configuration:
1 NB Left, 2 NB Thru, 1 NB Thru/Right (auxiliary)
1 SB Left, 2 SB Thru, 1 SB Thru/Right (auxiliary)

Widen Hubbard Rd to accommodate storage requirements for signalized intersections:
1 EB Left, 1 EB Thru/Right (extend EB LT turn lane to meet minimum storage for signalized intersections)
1 WB Left, 1 WB Thru/Right (extend WB LT turn lane to meet minimum storage for signalized intersections)

Work on SH-69 extends 1,850-FT north and south of the intersection. This length is comprised of 200-FT between the intersection and the first lane reduction sign, followed by 1,650-FT of lane reduction markings and taper per the ITD Standard Detail - Lane Reduction Arrow Placement for 55 mph. Hubbard Rd is widened to the east and west to provide minimum deceleration and storage length for left turn lanes. This estimate assumes the NE and SW signal poles will be relocated as part of this widening work.

This estimate assumes that minor right-of-way purchase will be required on all 4 intersection legs.

	Item	Quantity	Unit Price	Cost	Note
SECTION 1					
201-010A	CLEARING & GRUBBING	1.00 LS	$ 10,000.00	$ 10,000.00	KN 18872
203-130A	REMOVAL OF PAVEMENT MARKINGS	1,187.00 FT	$ 1.00	$ 1,187.00	KN 18852
205-005A	EXCAVATION	3,154.00 CY	$ 15.25	$ 48,098.50	KN 18872
203-015A	REM OF BITUMINOUS SURFACE	4,925.00 SY	$ 3.15	$ 15,513.75	KN 13030
301-005A	GRANULAR SUBBASE	7,384.00 TON	$ 15.90	$ 117,405.60	KN 18872
303-021A	3/4" AGGR TY A FOR BASE	5,446.00 TON	$ 18.30	$ 99,661.80	KN 18872
401-020A	CSS-1 DIL EMUL ASPH FOR TACK COAT	1,336.00 GAL	$ 3.48	$ 4,649.28	KN 18872
405-435A	SUPERPAVE HMA PAV INCL ASPH&ADD CL SP-3	3,582.00 TON	$ 70.00	$ 250,740.00	KN 18872
621-005A	SEED BED PREPARATION	1.54 ACRE	$ 4,000.00	$ 6,160.00	KN 13387
621-010A	SEEDING	1.54 ACRE	$ 2,400.00	$ 3,696.00	KN 13387
630-025A	LONGITUDINAL PAVEMENT MARKING	53,528.00 FT	$ 0.12	$ 6,423.36	KN 18852
656-005A	TRAF SIGNAL INSTALLATION	1.00 LS	$ 129,166.67	$ 129,166.67	KN 19965 50%
S656-15A	MULTIPLE APPROACH RADAR DETECTION SYSTEM	1.00 LS	$ 37,666.67	$ 37,666.67	KN 19965 50%
675-005A	SURVEY	1.00 LS	$ 45,000.00	$ 45,000.00	KN 18852
SP	RELOCATE IRRIGATION STRUCTURES	1.00 LS	$ 15,000.00	$ 15,000.00	ROM
	Traffic Control	1.00 LS	$ 81,000.00	$ 81,000.00	KN 18852
	Miscellaneous Minor Items	5%		$ 43,568.43	
	Mobilization	10%		$ 87,136.86	
	SECTION 1 Sub-Total			$ 1,002,073.92	
SECTION 2					
	CN Change Order / Quantity Variance	5%		$ 50,103.70	
	CN Non-Bid Items	3.5%		$ 35,072.59	
	SECTION 2 Sub-Total			$ 85,176.28	

SUMMARY		
Sub-Total: SECTION 1 & SECTION 2		$ 1,087,250.20
Contingency - Scoping Level	30%	$ 326,175.06
TOTAL CONSTRUCTION COST		**$ 1,413,425.26**

Summary of Project Costs		Amount	Note
Construction		$ 1,413,425.26	
Design Services	10%	$ 141,342.53	
Construction Services	12%	$ 169,611.03	
Right-of-Way	0.90 ACRES	$ 90,000.00	ROM
Total Cost		$ 1,814,378.82	

CONCEPTUAL LAYOUT: SH-69, HUBBARD RD INTERSECTION	IDAHO TRANSPORTATION DEPARTMENT	PROJECT NO.	SH-69, HUBBARD RD ADA CO	COUNTY ADA KEY NUMBER SHEET OF

D3 TIS Review Committee

7/7/2020 2:30pm (MT)

Meeting called by	Erika Bowen	Please read: Ledgestone Plaza TIS Star Albertsons TIS
Attendees Caleb Lakey Justin Price Sarah Arjona	 Ken Couch Andrew Linder Travis Dodd	

Agenda Items

	Topic	Presenter	Time allotted
✓	Ledgestone Plaza TIS	Erika Bowen	10 min
✓	Star Albertsons TIS	Erika Bowen	10 min
✓	Quarry Village Overview	Erika Bowen	10 min
☐	Proportionate Share Contribution Discussion	Justin Price	20 min
☐	Follow-up Questions	Team	5 min

Details / Decisions

Ledgestone Plaza TIS - Mid-mile access on east side of SH-69 between Hubbard Road and Deer Flat Road. SH-69, MP 3.62, right *(Kuna, ID)*

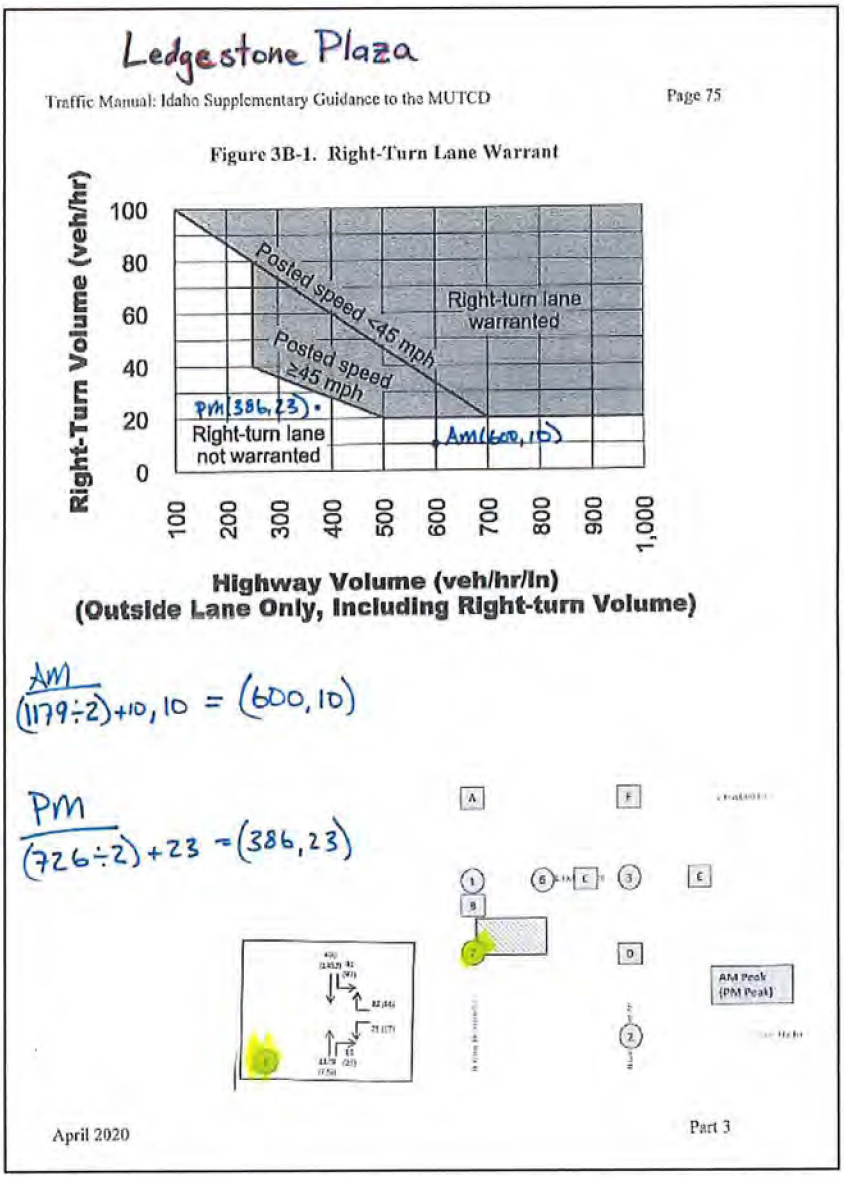
Committee Discussion

There are three existing approaches within the length of the proposed northbound right turn lane. This results in a safety concern with vehicles slowing down for homes rather than the future public road. The first two approaches are within the 12ft deceleration lane. The most southern approach is within the taper. May be able to design around the most southern approach. Northern parcel is adjacent to future Ardell Road and could access from the local road.

Need to follow-up on status of the approaches.

- Are approaches permitted or deeded?
- Work with Jake Melder on public involvement process for changing/eliminating access to adjacent approaches.

7/13/2020 Update – Right turn lane warrant in the Ledgestone TIS was not the one identified in ITD's Traffic Manual. Erika calculated ITD's right turn lane warrant and determined ITD's method shows the turn lane is not warranted. ITD will not require the right turn lane with this permit. The next development along the new public road will warrant a right turn lane. Justin/Jayme will follow-up with Kuna to start discussion that a plan is needed on how to address a future northbound right turn lane at Ardell Road and move the existing approaches.



The proposed public road is at the mid-mile. Per ITD's SH-69 corridor plan, mid-mile public roads are proposed as an RCUT (right-in, right-out, left-in). In the future, the full access shown to be acceptable at full buildout per the Ledgestone TIS will be restricted per the SH-69 Corridor Plan.

- This will be included and addressed clearly in the Development Condition Memo.

Committee Decisions

YES / NO Proposed approach located at the mid- mile between Hubbard Road and Deer Flat Road shall be full access.

YES / NO ~~Proposed approach shall have a right turn lane that is designed and constructed to meet the ITD Traffic Manual standards for a 55MPH speed zone.~~

- ~~Turn lane shall have 6ft shoulders~~
- ~~12ft right-of-way dedication required for length of turn lane~~

YES / NO Remove the parcel's two existing paved approaches on SH-69. The area shall be re-graded to match existing drainage features.

- One approach located approximately 550ft north of Ardell Road
- One approach located approximately 30ft north of Ardell Road

YES / NO Developer to contribute a proportionate share of $117,935 (6.5%) towards future improvements to the State highway system along the SH-69 corridor. Proportionate share cost estimate based off site trips vs. 2025 total intersection trips for adding a northbound and southbound auxiliary lane through the intersection of SH-69 / Hubbard Road.

YES / NO Proportionate share shall be provided prior to issuance of an ITD encroachment permit for the development.

Star Albertson's TIS - *North of SH-44 between Highbrook Way and Center Street (Star, ID)*

SH-44, MP 10.18, left

Committee Discussion

Caleb met with the city of Star's mayor to discuss Albertsons, Noterra, and 10580 State Street Star Commercial developments. The city believes that a reduction should be granted to commercial developments, but did not have a method or percentage in mind. Caleb and the city are coordinating to meet with the developer's and determine appropriate mitigation improvements.

A STAR agreement for the Star Albertson's development may be beneficial given the large commercial developments on that site and proportionate share contribution amount calculated by ITD.

The Committee did not discuss the specific improvements for Star Albertson's. These were covered at a high level as being similar to the Noterra Development covered during the 6/25/2020 meeting. Mitigation improvements to be included in the permit will be identified during the ITD/Star/developer meeting.

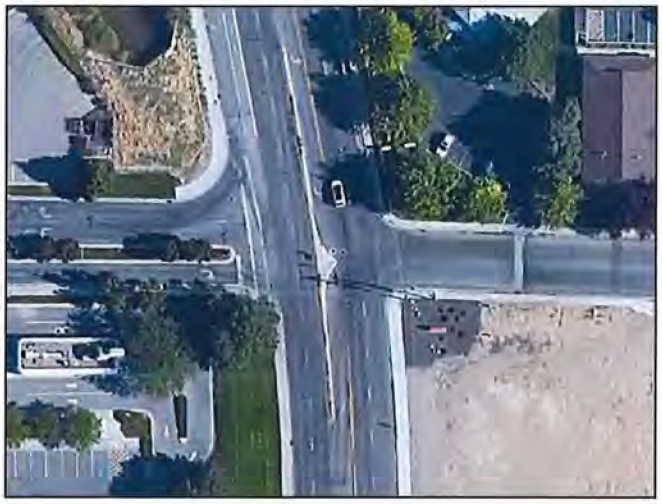
Development	Total Net New Trips	Mitigation
Noterra	6,764	$748,061 in proportionate share + Highbrook Signal
Star Albertson's	11,258 (Est.)	$1,177,080 in proportionate share + Highbrook Signal
Costco	11,635	STAR Agreement: Widening US 20/26 from SH-16 to Linder Road (2.5 miles), Black Cat Signal
Linder Village	11,133	STAR Agreement: Widening US 20/26 from Linder Road to Locust Grove (2 miles)
Dry Creek	20,518	Brookside Signal, SH-55 Widening from Brookside to Beacon Light (2 miles), future proportionate share for grade separated interchange
Payette River Orchards	2,481	$325,801 in proportionate share
Rosti Farm	5,832	$869,000 in proportionate share
Hormachea	8,090	$646,582 in proportionate share

Committee Decisions

Intersection of SH-44 and Proposed Approach

YES / NO Proposed approach at MP 10.18 (left) shall be limited to right-in, right-out.

- Concrete traffic separator shall extend 100ft in either direction from the center of the approach and resemble the following.



Intersection of Denton Street and Cole Road *(near Boise Towne Square Mall)*

YES / NO Proposed approach shall have a right turn lane that is designed and constructed to meet the ITD Traffic Manual standards for a 35MPH speed zone.

- Right turn lane shall have 6ft shoulders
- 12ft right-of-way dedication is required for length of turn lane

Intersection of SH-44 and Highbrook Way

YES / NO Developer is responsible to design and construct a traffic signal at Highbrook Way during Phase 1 of the development.

- The traffic signal shall be designed to ACHD standards including fiber and technology to interconnect to the ACHD Traffic Management Center (TMC)
- The intersection configuration shall include the following:
  - Dedicated EB left turn lane and EB thru-right
  - Dedicated WB left turn lane, dedicated WB right turn lane, WB thru
  - Dedicated NB left turn lane, NB thru-right
  - Dual Dedicated SB left turn lanes, SB thru-right
- Intersection requires the design and construction of a second eastbound receiving lane. The receiving lane shall extend 1323ft east of the Highbrook intersection.
  - Right-of-way dedication is needed to accommodate pavement widening, right turn lanes as identified below, and drainage.

YES / NO Developer shall rebuild the Dairy Queen right turn lane to match existing length.

- Developer may provide analysis of whether the right turn lane is warranted with two eastbound thru lanes on SH-44. If the analysis shows that a dedicated right turn lane is not warranted with two eastbound thru lanes, ITD will not require it to be rebuilt.

YES / NO Developer shall rebuild the right turn lane to match existing conditions for the next easterly approach due to safety concerns of deceleration in the merge section.

- Approach shall be limited to RIRO with temporary shur-curb in the median

YES / NO Most eastern approach in merge taper shall remain full access.

SH-44 Roadway Segment: Pavement Widening from Can Ada Road to Star Road

YES / NO Developer to contribute a proportionate share of $407,271 (10.2%) towards future improvements to the State highway system along the SH-44 Corridor. Proportionate share cost estimate based off site trips vs. 2045 total roadway traffic volumes for pavement widening between Can Ada Road to Star Road on SH-44.

YES / NO Proportionate share shall be provided prior to issuance of encroachment permit.

Intersection of SH-44 and Star Road

YES / NO Developer to contribute a proportionate share of $643,637 (8.7%) towards future improvements to the State highway system along the SH-44 Corridor. Proportionate share cost estimate based off site trips vs. 2045 total roadway traffic volumes at the intersection of SH-44 / Star Road for the future ¼ continuous flow intersection (1/4 CFI).

YES / NO Proportionate share shall be provided prior to issuance of encroachment permit.

Intersection of SH-44 and Center Street

YES / NO Developer to contribute a proportionate share of $151,832 (83.1%) towards future improvements to the State highway system along the SH-44 Corridor. Proportionate share cost estimate based off site trips vs. 2025 total roadway traffic volumes at the intersection of SH-44 / Center Street for the westbound right turn lane.

YES / NO Proportionate share shall be provided prior to issuance of encroachment permit.

Quarry Village – Northeast corner of Sh-55 and Hill Road. (Eagle, ID)
SH-55, MP 45.75, right

Committee Discussion

ACHD and ITD submitting joint preliminary comments. Will need response from developer before proceeding forward with a TIS Committee Review.

Developer has a public hearing with the city of Eagle at the end of August. They are not asking for direct access. Any mitigation improvements requested will be in the form of proportionate share.

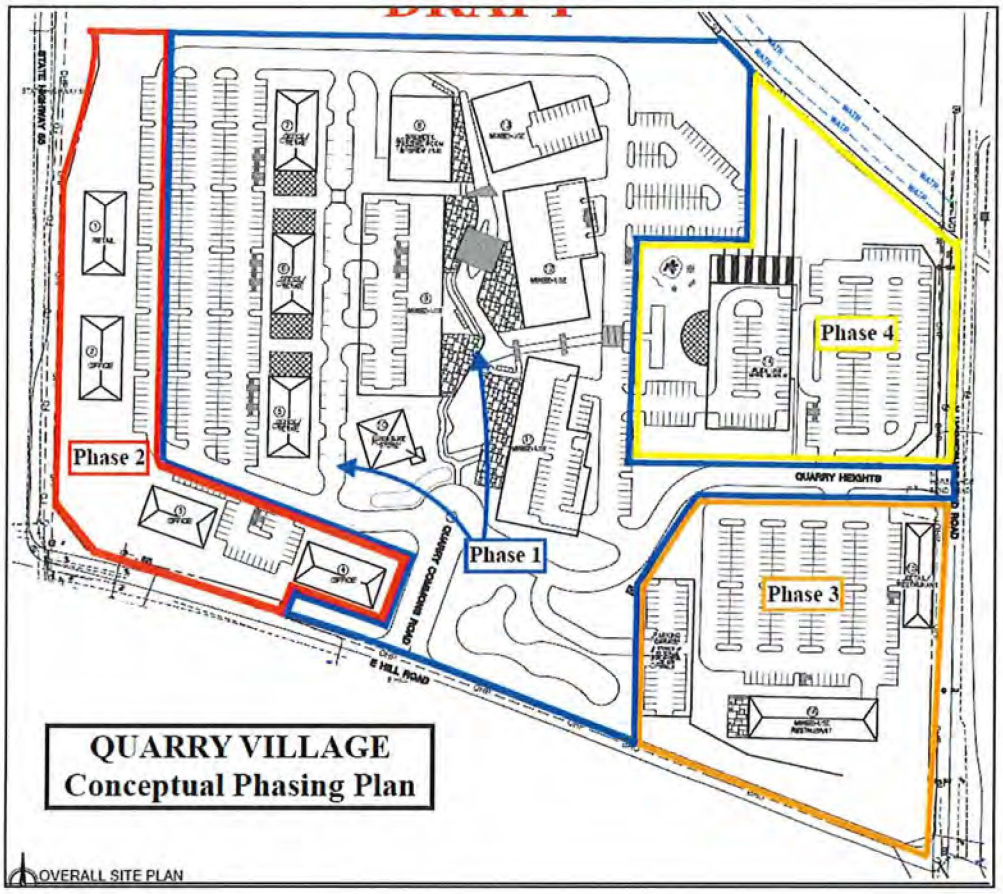


Table 1 -Build-Out Trip Generation Summary

Land Use	ITE Code	Size	Unit	Trip Rate per Unit	Total Trips	Internal Capture Trips	Pass-By Trips	Total	Primary Trips Entering		Exiting	
Weekday Daily (vpd)												
Residential	220	196	DU	7.32	1,435			1,435	50%	717	50%	717
Hotel	310	90	Rooms	8.36	752			752	50%	376	50%	376
Office	710	73.88	1000SF	9.74	720			720	50%	360	50%	360
Retail	820	67.58	1000SF	37.75	2,551			2,551	50%	1,276	50%	1,276
Restaurant	931	30.56	1000SF	83.84	2,562			2,562	50%	1,281	50%	1,281
Brewery	925	5	1000SF	NA	NA			NA	NA	NA	NA	NA
Bowling Alley	437	8	Lanes	NA	NA			NA	NA	NA	NA	NA
Weekday Daily Total Trips					**8,020**			**8,020**		**4,010**		**4,010**
Original TIS (12/21/18)					12,588			12,588		6,294		6,294
Business Park	770	650	1000SF	12.44	8,086			8,086	50%	4,043	50%	4,043

Proportionate Share Contribution Reduction

Justin Price requested the committee consider the possibility of reducing proportionate share costs based on land use. ACHD's impact fee calculation includes a trip length adjustment table that essentially reduces costs in a similar fashion.

LAND USE TRIP LENGTH ADJUSTMENTS	
	Land Use Category
0.90	Shopping Center, Specialty Retail
0.75	Mobile Home Park, Movie Theater, Car Sales
0.50	Auto Parts & Service, Church, Public Park, High Turnover Restaurant
0.25	Bank, Convenience Market, Day Care, Pharmacy, Fast Food Restaurant, Supermarket, Car Wash, Quick Lube

This discussion is brought forth because a commercial development in Star, ID claims their development is not viable if required to pay the proportionate fee calculated by ITD.

Committee Discussion

Previous discussion:

ACHD's impact fee calculation and ITD's proportionate share calculation are not similar. ACHD calculates fees based on a development's new trip lengths to the system whereas ITD determines proportionate share contributions at specific intersections based on the number of new development site trips through that intersection as described by the TIS. Additional consideration is needed on how an adjustment to proportionate share is determined and whether appropriate.

Staff recommended that Justin Price meet with the mayor of Star and Star's transportation council to determine if the city is unwilling to support ITD's proportionate share calculation. Justin should also provide an overview of how ITD's proportionate share contributions are calculated to include a comparison of subdivision versus commercial trips.

7/7/2020 meeting:

Topic continues to be tabled Caleb Lakey is in discussion with the city of Star on what may/may not be appropriate for reducing proportionate share for commercial developments.

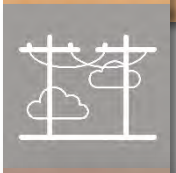
Communities in Motion 2040 2.0 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040 2.0* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 2.0 goals.

Development Name: Ledgestone Plaza **Agency: Kuna**

CIM Vision Category: Future Neighborhoods

New households: 425 **New jobs: ±150** **Exceeds CIM forecast: Yes**

CIM Corridor: **State Highway 69** Pedestrian level of stress: **R** Bicycle level of stress: **R**	Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with **G or PG** ratings better support bicyclists and pedestrians of all ages and comfort levels.
Housing within 1 mile: **920** Jobs within 1 mile: **340** Jobs/Housing Ratio: **0.4**	A good jobs/housing balance – a ratio between **1 and 1.5** – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.
 Nearest police station: **3.1 miles** Nearest fire station: **2.3 miles**	Developments within **1.5 miles** of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.
Farmland consumed: **Yes** Farmland within 1 mile: **1,219 acres**	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.
Nearest bus stop: **>4 miles** Nearest public school: **1.4 miles** Nearest public park: **1.0 miles** Nearest grocery store: **0.7 miles**	Residents who live or work less than **½ mile** from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.

Recommendations

This proposal exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands. The proposal is on the fringe of urban development in a farmland area, removed from employment centers and existing public transportation. The closest transit services are located more than two miles away. ValleyConnect 2.0 proposes bus service from downtown Kuna to the Boise Research Center with the route along Linder Road, approximately one mile west of this proposal.

However, the proposal is a mix of land uses, a mix of housing stock, and includes internal pathways. These things can mitigate increased congestion by decreasing the amount of single occupancy vehicle trips generated on the transportation network and encourage non-motorized travel.

More information about COMPASS and *Communities in Motion 2040 2.0*:
Web: www.compassidaho.org
Email info@compassidaho.org
More information about the development review process:
http://www.compassidaho.org/dashboard/devreview.htm

COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

Project/File: **Ledgestone Plaza/ KPP20-0009/ 20-06-S, 20-03-ZC, 20-14-DR**
This is a rezone application to rezone 76.03 acres to C-1, C-3, R-12 an R-6, and a design review and preliminary plat application to develop 247 residential lots, 22 common lots and 6 commercial lots on 76.03 acres.

Lead Agency: City of Kuna

Site address: 2400 N. Meridian Road

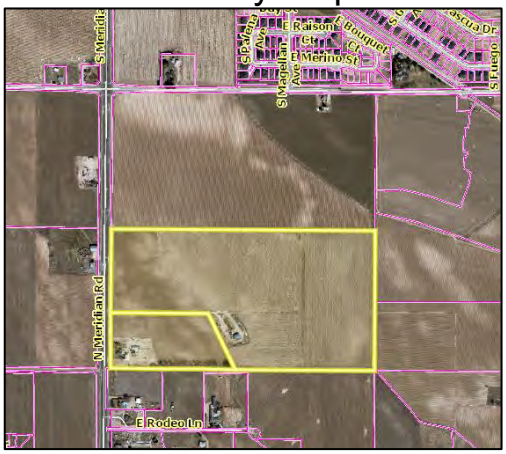
Staff Approval: October 9, 2020

Applicant: Trilogy Development, Inc.
9839 W. Cable Car Street, Suite 101
Boise, ID 83709

Representative: Jane Suggs
Gem State Planning
9840 W. Overland Road, Suite 120
Boise, ID 83709

Staff Contact: Paige Bankhead, E.I.
Phone: 387-6293
E-mail: pbankhead@achdidaho.org

Vicinity Map



A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a rezone application to rezone 76.03 acres to C-1 (Neighborhood Commercial), C-3 (Service Commercial), R-12 (High-Density Residential) and R-6 (Medium-Density Residential). The applicant is also requesting approval of a design review and preliminary plat application to develop 247 residential lots for 233 single family homes and 192 apartments, 6 commercial lots and 22 common lots on 76.03 acres.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Rural Residential	RR
South	Medium Density Residential	R-6
East	Medium Density Residential and High Density Residential proposed	R-6/R-8
West	Rural Residential	RR

3. **Site History:** ACHD staff previously reviewed this site as an annexation application in May 2019. The requirements of this staff report are consistent with those of the prior action.

4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:

- Ledgestone South Subdivision, a 393 residential lot subdivision on 96.6 acres directly east of the site and was approved by ACHD on August 3, 2020.
- Ledgestone Subdivision, a 298 residential lot subdivision on 61 acres located to the northeast of the site and was approved by ACHD on January 14, 2019.

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 2.03 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):**
   - Hubbard Road between SH-69 and Locust Grove Road is listed in the 2020 CIP to be widened to 3-lanes between 2036 and 2040.
   - Locust Grove Road between Lake Hazel Road and Amity Road is listed in the 2020 CIP to be widened to 3-lanes between 2036 and 2040.
   - The intersection of Lake Hazel Road and Locust Grove Road is listed in the 2020 CIP to be reconstructed as a roundabout with 4-lanes on the east and west legs and 2-lanes on the north and south legs between 2036 and 2040.
   - The intersection of Locust Grove Road and Columbia Road is listed in the 2020 CIP to be reconstructed as a roundabout with 2-lanes on all legs between 2036 and 2040.
   - The intersection of Locust Grove Road and Hubbard Road is listed in the 2020 CIP to be reconstructed as a roundabout with 2-lanes on all legs between 2036 and 2040.
   - The intersection of Deer Flat Road and Locust Grove Road is listed in the 2020 CIP to be reconstructed as a roundabout with 4-lanes on the east and west legs and 2-lanes on the north and south legs between 2036 and 2040.

12. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing

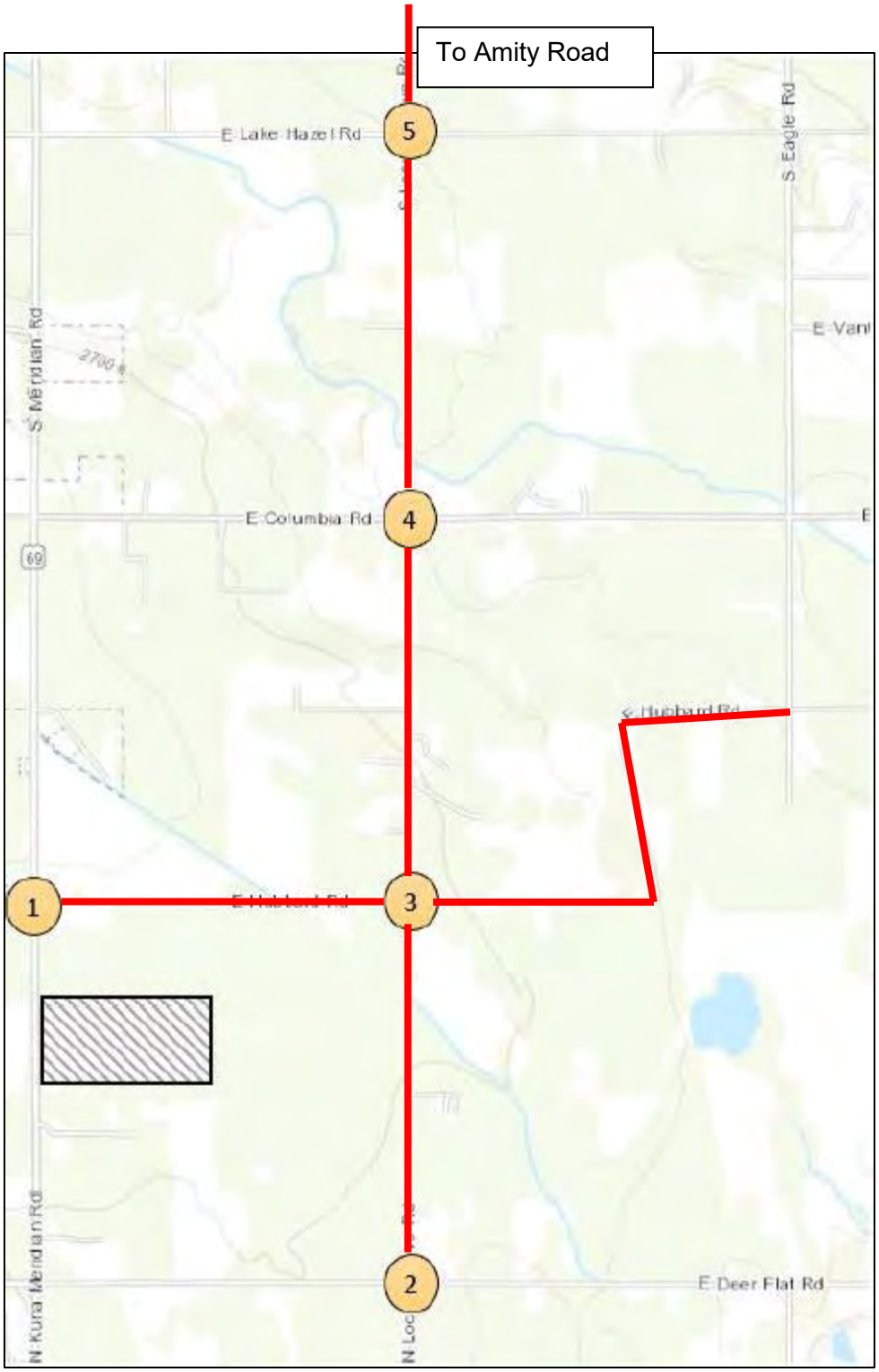
bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

- The BMP identifies Ardell Road and Stroebel Road as Level 1 facilities within the site. The applicant will construct the new collectors consistent with the MSM and the Roadways to Bikeways Master plan.

B. Traffic Findings for Consideration

1. **Trip Generation (if TIS required):** This development is estimated to generate 4,003 vehicle trips per day; 398 vehicle trips per hour in the PM peak hour, based on the traffic impact study.

2. **Traffic Impact Study**
   WHPacific, an NV5 Company prepared a traffic impact study for the proposed Ledgestone Plaza. An executive summary of the findings **as presented by WHPacific** can be found as Attachment 3. The executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices, and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.



Intersections and roadway segments analyzed in the TIS.

a. Policy

Mitigation Proposals: Mitigation recommendations shall be provided within the report. At a minimum, for each roadway segment and intersection that does not meet the minimum acceptable level of service planning threshold or v/c ratio, the report must discuss feasible measures to avoid or reduce the impact to the system. To be considered adequate, measures should be specific and feasible. Mitigation may also include:

- Revision to the Phasing Plan to coincide with the District's planning Capital Projects.

- Reducing the scope and/or scale of the project.

Alternative Mitigation Measures: 7106.7.3 states that if traditional mitigation measures such as roadway widening and intersection improvements are infeasible as determined by ACHD, the TIS may recommend alternative mitigation measures. Alternative mitigation measures shall demonstrate that impacts from the project will be offset.

- If the impacted roadway segments and/or intersections are programmed as funded in the Integrated Five Year Work Plan (IFYWP) or the Capital Improvements Plan (CIP); no alternative mitigation is required.
- If the impacted roadway segments and/or intersections are not programmed in either the IFYWP or the CIP; the applicant may (i) analyze the shoulder hour and (ii) provide a safety analysis to determine alternative mitigation requirements.
    - If the impacted roadway segments and intersections meet the minimum acceptable level of service planning thresholds in the shoulder hour the applicant may suggest feasible alternative mitigation such as: sidewalks, bike facilities, connectivity, safety improvements, etc. within 1.5 miles of the proposed development.
    - If the shoulder hour planning thresholds are exceeded the applicant may request to enter into a Development Agreement and pay into the Priority Corridor Fund an amount determined by the ACHD to offset impacts from the project.
- Alternative Mitigation may also include:
    - Revision to the Phasing Plan to coincide with the District's future Capital Projects.
    - Reducing the scope and/or scale of the project.

Level of Service Planning Thresholds: District Policy 7206.4.1 states that, Level of Service Planning Thresholds have been established for principal arterials and minor arterials within ACHD's Capital Improvement Plan and are also listed in section 7106. Unless otherwise required to provide a Traffic Impact Study under section 7106, a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation for a roadway or intersection that currently exceeds the minimum acceptable level of service planning threshold or V/C ratio.

b. Staff Comments/Recommendations: Staff has reviewed the submitted traffic impact study (TIS) and generally agrees with the findings and recommendations. The TIS notes that all roadway segments and intersections studied meet ACHD's minimum operational thresholds for the existing traffic conditions.

Off-Site Locust Grove/Hubbard Road

The TIS recommends signalizing the intersection of Locust Grove Road and Hubbard Road to mitigate the 2025 background traffic. Ledgestone Subdivision has been required to convert the Locust Grove Road/Hubbard Road intersection to an all-way stop control intersection prior to ACHD's signature on the final plat that contains the 226th building lot, and Ledgestone South Subdivision has been required to submit an updated traffic impact study for the intersection prior to ACHD's signature on the final plat which contains the 301st building lot to assess if a signal is warranted. This intersection was also added to the 2020 CIP which was approved after ACHD's action on Ledgestone Subdivision and Ledgestone South Subdivision.

Consistent with the District's Alternative Mitigation Measures policy, if the TIS recommends mitigation for an intersection that exceeds ACHD's Acceptable Level of Service Planning Thresholds and the intersection is listed in the CIP to be improved, the applicant is not required

to improve the intersection. However, this intersection is listed in the 2020 CIP to be improved between 2036 and 2040, after Ledgestone Plaza is completed in 2025, and the PM peak hour site traffic at this intersection is 10.2% of the 2025 total traffic. Therefore, consistent with the District's Level of Service Planning Thresholds, if the intersection has not been improved prior to ACHD's final signature on the plat which contains the 226th building lot, then the applicant should be required to provide an updated intersection analysis for the Locust Grove Road/Hubbard Road intersection prior to ACHD's signature on the final plat that contains the 226th building lot to assess if interim improvements at the intersection are warranted.

If through the analysis it is determined that a signal is warranted, the applicant should be required to install an interim signal until ACHD moves forward with improvements to the intersection per the CIP. Alternatively, the applicant could request to enter into a Cooperative Development Agreement (CDA) with the District to fully improve the intersection as a single lane roundabout as identified in the CIP. The applicant should coordinate the installation of the traffic signal or construction of a roundabout if it is proposed to be installed before the intersection is converted to an all-way stop control intersection by Ledgestone Subdivision, or if improvements are required with the Ledgestone South Subdivision.

Off-Site: Hubbard Road between SH-69 and Locust Grove Road

The TIS recommends widening Hubbard Road between SH-69 and Locust Grove Road to 5-lanes to mitigate the 2025 background traffic. The TIS indicates the AM peak hour trips for the 2025 background traffic for this roadway segment exceed ACHD's Acceptable Level of Service Planning Thresholds for a 2-lane and 3-lane arterial roadway, but that this roadway segment meets ACHD's acceptable level of service planning thresholds for a 2-lane arterial roadway with the PM peak hour traffic for the 2025 background and total traffic. The percentage of site traffic of the 2025 total traffic for this segment of Hubbard Road is 8.1% for the AM peak hour and 16% for the PM peak hour. This roadway segment is also listed in the CIP to be widened to 3-lanes between 2036 and 2040.

Consistent with the District's Level of Service Planning Thresholds Policy, the applicant should be required to improve this roadway segment consistent with the TIS recommendation since the site traffic's PM peak hour trips are greater than 10% of the 2025 total traffic on this roadway segment and widening the roadway to 5-lanes is not listed in the CIP to be improved prior to the development's completion in 2025. However, this improvement is infeasible at this time as this roadway segment is off-site and there is currently not enough right-of-way for the recommended improvements. Therefore, staff recommends that the applicant be required to recommend alternative mitigation measures in an updated traffic impact study prior to ACHD's approval of the final plat or plan that contains the 226th building lot. The traffic impact study should include a shoulder hour analysis per District policy 7106.8.3. As an alternative, the applicant may stop final platting and wait for ACHD to make the improvements.

Off-site: Locust Grove Road between Hubbard Road and Columbia Road

The TIS recommends widening Locust Grove Road between Hubbard Road and Columbia Road to 3-lanes to mitigate the 2025 background and total traffic. This roadway segment is not listed in the CIP. The TIS indicates the AM peak hour trips for the 2025 background total traffic exceed ACHD's acceptable level of service planning thresholds for a 2-lane arterial roadway for this roadway segment, but the PM peak hour trips for the 2025 background and total traffic meet ACHD's acceptable level of service planning thresholds for a 2-lane arterial roadway. The percentage of site traffic of the 2025 total traffic for this segment of Locust Grove Road is 9.9% for AM peak hour and 20.2% for the PM peak hour. Ledgestone South Subdivision has been required to submit an updated traffic study prior to ACHD's approval of the final plat or plan that contains the 301st building lot to recommend alternative mitigation measures.

Consistent with District policy, the applicant should be required to improve this roadway segment since the site traffic's PM peak hour is greater than 10% of the 2025 total traffic on this roadway segment. Therefore, staff recommends that the applicant be required to recommend alternative mitigation measures in an updated traffic impact study prior to ACHD's approval of the final plat or plan that contains the 226th building lot. The traffic impact study should include a shoulder hour analysis per District policy 7106.8.3. If improvements are warranted and this roadway segment has not yet been improved by Ledgestone South Subdivision, the applicant should coordinate improvements for this roadway segment with the Ledgestone South Subdivision. As an alternative, the applicant may stop final platting and wait for ACHD to make the improvements.

Off-site: Hubbard Road/Stroebel Road

The applicant should be required to construct a dedicated westbound left-turn lane on Hubbard Road at the intersection with Stroebel Road when Stroebel Road is constructed to intersect Hubbard Road, consistent with the TIS recommendations.

The TIS notes that a right-turn lane was warranted on Hubbard Road at the intersection of Stroebel Road with the Ledgestone South Subdivision. However, the TIS for that development did not show that a right-turn lane was warranted and ACHD did not require the construction of a dedicated eastbound right-turn lane on Hubbard Road at this intersection with the Ledgestone South Subdivision. Prior to submitting plans to construct the westbound left-turn lane on Hubbard Road at the intersection with Stroebel Road, the applicant should be required to submit a turn-lane analysis to determine if an eastbound right-turn lane is warranted at this intersection. The applicant should be required to provide the trip threshold for when a right-turn lane is warranted with the turn-lane analysis for this intersection.

Peak Hour Trip Thresholds

The peak hour trip counts for improvement thresholds for intersections and roadway segments were not originally included in the TIS. The peak hour trip thresholds for the installation of signals at the study intersections were higher than the thresholds noted above, however, there are several developments proposed in the area and there is substantial growth proposed. Therefore, the peak hour traffic thresholds for improvements was reduced to ensure the intersections are improved when necessary.

Remaining Roadway Segments and Intersection Improvements

All remaining roadway segments and intersections meet ACHD's acceptable level of service planning thresholds for the 2025 background and total traffic except the following roadway segments and intersections listed below. The TIS recommends the following improvements for the roadway segments and intersections that exceed ACHD thresholds for the 2025 background and 2025 total traffic. The percentage of the PM peak hour site traffic of the 2025 total traffic is noted.

- Locust Grove Road between Deer Flat Road and Hubbard Road (2.8%) – widen to 3-lanes
- Hubbard Road between Locust Grove Road and Eagle Road (4.2%) – widen to 3-lanes
- Locust Grove Road between Lake Hazel Road and Amity Road (8.8%) – widen to 5-lanes
- Locust Grove Road/Columbia Road (6.3%)– Traffic Signal
- Locust Grove Road/Lake Hazel Road (5%)– Traffic Signal

Since the site traffic is less than 10% of the 2025 total traffic at the intersections and roadway segments listed above, no improvements are required consistent with District's Level of Service

Planning Thresholds policy, that 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 for a roadway or intersection that currently exceeds minimum acceptable level of service planning threshold or V/C ratio.

Idaho Transportation Department – SH-69

ITD is requiring the following for the development:

- Close the 2 existing paved approaches onto SH-69 located approximately 550-feet north and 30-feet north of Ardell Road and regrade to match existing drainage features.
- The TIS recommends additional northbound and southbound lanes to mitigate the existing traffic conditions at the intersection of SH-69/Hubbard Road. ITD has requested that the applicant pay their proportionate share for the cost of the improvement of $117,935 for adding a northbound and southbound through-lane at that location.

To ensure that ITD's requirements are met and improvements are constructed when necessary to serve the site, staff recommends the City of Kuna include all of ITD's requirements as a part of their conditions of approval. If improvements to SH-69 are not completed, the impact to the access from the site onto ACHD's system will increase. The required improvements should be completed prior to signature of the final plat. If the improvements cannot be completed, the applicant should be required to submit a revised development application and updated TIS for review and action by ACHD.

3. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Due to COVID-19 pandemic and the reduction of trips on the roadways, traffic volumes were not obtained with this TIS. Traffic counts and intersection turn movements were previously collected on August 7, 2018 and September 10, 2019 for an adjacent development. An approved growth rate was then applied to the previous traffic volumes in order to estimate 2020 volumes.

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
**SH-69/Meridian Rd. (Hubbard Rd to Ardell Rd)	1,330-feet	Principal Arterial	1,172	Better than "D"	Better than "D"
**SH-69/Meridian Rd. (Hubbard Rd to Columbia Rd)	0-Feet	Principal Arterial	1,443	Better than "D"	"F"
Locust Grove Road (Deer Flat Rd to Hubbard Rd)	0-feet	Minor Arterial	123	Better than "D"	"F"
Locust Grove Road (Hubbard Rd to Columbia Rd)	0-feet	Minor Arterial	100	Better than "D"	"F"
Locust Grove Road (Columbia Rd to Lake Hazel Rd)	0-feet	Minor Arterial	209	Better than "D"	Better than "D"
Locust Grove Road (Lake Hazel Rd to Amity Rd)	0-feet	Minor Arterial	303	Better than "D"	"F"
Hubbard Road (SH-69 to Locust Grove Rd)	0-feet	Minor Arterial	51	Better than "D"	"F"

Hubbard Road (Locust Grove Rd to Eagle Rd)	0-feet	Minor Arterial	58	Better than "D"	"F"

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

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

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 SH-69/Meridian Road south of Hubbard Road was 20,758 on 10/24/2019.
- The average daily traffic count for SH-69/Meridian Road south of Columbia Road was 22,582 on 3/15/2018.
- The average daily traffic count for Locust Grove Road south of Hubbard Road was 849 on 10/17/2019.
- The average daily traffic count for Locust Grove Road north of Hubbard Road was 990 on 10/17/2018.
- The average daily traffic count for Locust Grove Road south of Lake Hazel Road was 1,485 on 5/22/2018.
- The average daily traffic count for Locust Grove Road south of Amity Road was 2,582 on 10/16/2018.
- The average daily traffic count for Hubbard Road west of Locust Grove Road was 770 on 10/17/2018.
- The average daily traffic count for Hubbard Road east of Locust Grove Road was 561 on 10/17/2018.

C. Findings for Consideration

1. State Highway SH-69 /Meridian Road

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

Staff Comments/Recommendations: ITD provided specific comments and recommendations on the TIS and has established the following requirements:

- Close the 2- existing paved approaches onto SH-69 located approximately 550-feet north and 30-feet north of Ardell Road and regrade to match existing drainage features.
- The TIS recommends additional northbound and southbound lanes to mitigate the existing traffic conditions at the intersection of SH-69/Hubbard Road. ITD has requested that the applicant pay their proportionate share of $117,935 towards the future improvements.

To ensure that ITD's requirements are met and improvements are constructed when necessary to serve the site, staff recommends the City of Kuna include all of ITD requirements as a part of their conditions of approval. If improvements to SH-69 are not completed, the impact to the access from the site onto ACHD's system will increase. The required improvements should be completed prior to signature of the final plat. If the improvements cannot be completed, the applicant should be required to submit a revised development application and updated TIS for review and action by ACHD.

The required improvements should be completed prior to signature of the final plat for the phase that requires the improvements. If the improvements cannot be completed, the applicant should be

required to submit a revised development application and updated TIS for review and action by ACHD.

2. Hubbard Road/Locust Grove Road Intersection

The traffic impact study notes that the Hubbard Road/Locust Grove Road intersection will exceed acceptable LOS "E" and will need to be improved with an interim signal to mitigate the 2025 background traffic. To verify the assumptions of the traffic impact study and to ensure that improvements are made when warranted; staff has recommended that an updated traffic impact study be provided to ACHD prior to ACHD's signature on the final plat which contains the 226th lot, which includes an updated analysis of the Hubbard Road/Locust Grove Road intersection.

If the updated traffic impact study shows that the Hubbard Road/Locust Grove Road intersection will exceed acceptable LOS "E" and that signal warrants are met, then the applicant will be required to install an interim signal prior to ACHD's signature on the final plat which contains the 226th lot. Additionally, the applicant will need to obtain plan approval and enter into a signal agreement with ACHD. The applicant should coordinate the installation of the traffic signal before the intersection is converted to an all-way stop control intersection by Ledgestone Subdivision or improved by Ledgestone South Subdivision.

The signal agreement should include requirements that the intersection be designed as a 3 X 3 intersection with three 12-foot wide travel lanes: one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach; that the applicant is responsible for all costs associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement by ACHD.

In order to ensure the Hubbard Road/Locust Grove Road intersection will be improved when warranted, the following items must be in place prior to plans acceptance for the final plat which necessitates the improvement based on the findings of the updated traffic impact study:

- Signal Agreement
- Full design and approved plans for the intersection

Alternatively, the applicant could request to enter into a Cooperative Development Agreement (CDA) with the District to fully improve the intersection as a single lane roundabout consistent with the improvements listed in the 2020 CIP. The Cooperative Development Agreement should include the intersection construction, contract requirements, as well as allocation of costs. ACHD will only provide reimbursement for the costs of permanent roadway improvements consistent with the IFYWP and CIP. Interim improvements are not eligible for reimbursement and all costs would be the responsibility of the applicant.

In order to ensure the roadway will be improved when warranted, the following items must be in place prior plans acceptance for the final plat necessitating the improvements.

- Cooperative Development Agreement;
- Financial surety provided by the applicant meeting the terms of the Cooperative Development Agreement;
- Dedication of all of the right-of-way necessary to complete the road widening project.

The applicant should coordinate the installation of the traffic signal or construction of a roundabout if it is proposed to be installed before the intersection is converted to an all-way stop control intersection by Ledgestone Subdivision or improved by Ledgestone South Subdivision.

As an alternative, the applicant may stop final platting and wait for ACHD to make the improvements listed in the CIP.

3. Hubbard Road between SH-69 and Locust Grove Road

The TIS recommends widening Hubbard Road from SH-69 to Locust Grove Road to 5-lanes to mitigate the 2025 background traffic. Consistent with the District's Level of Service Planning Thresholds Policy, the applicant should be required to improve this roadway segment consistent with the TIS recommendation since the site traffic's PM peak hour trips are greater than 10% of the 2025 total traffic on this roadway segment and widening the roadway to 5-lanes is not listed in the CIP to be improved prior to the development's completion in 2025. However, this improvement may not be feasible at this time as this roadway segment is off-site there is currently not enough right-of-way for the recommended improvements. Therefore, staff recommends that the applicant be required to recommend alternative mitigation measures in an updated traffic impact study prior to ACHD's approval of the final plat or plan that contains the 226th building lot. The traffic impact study should include a shoulder hour analysis per District policy 7106.8.3. As an alternative, the applicant may stop final platting and wait for ACHD to make the improvements.

4. Locust Grove Road between Hubbard Road and Columbia Road

The TIS recommends widening Locust Grove Road between Hubbard Road and Columbia Road to 3-lanes to mitigate the 2025 background traffic. This roadway segment is not listed in the CIP. Consistent with District policy, the applicant should be required to improve this roadway segment since the site traffic's PM peak hour is greater than 10% of the 2025 total traffic on this roadway segment. However, this improvement may not be feasible at this time as this roadway segment is located off-site and there is currently not enough right-of-way for the recommended improvements. Therefore, staff recommends that the applicant be required to recommend alternative mitigation measures in an updated traffic impact study prior to ACHD's approval of the final plat or plan that contains the 226th building lot. The traffic impact study should include a shoulder hour analysis per District policy 7106.8.3. If improvements are warranted and this roadway segment has not yet been improved by Ledgestone South Subdivision, the applicant should coordinate improvements for this roadway segment with Ledgestone South Subdivision. As an alternative, the applicant may stop final platting and wait for ACHD to make the improvements listed in the CIP.

5. Ardell Road

a. Existing Conditions: There are no roadways within the site. There is one collector road, Ardell Road, proposed to stub to the site's east property line. This stub street is not constructed yet and was approved as part of ACHD's action on Ledgestone South Subdivision located directly east of the site.

b. Policy:

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

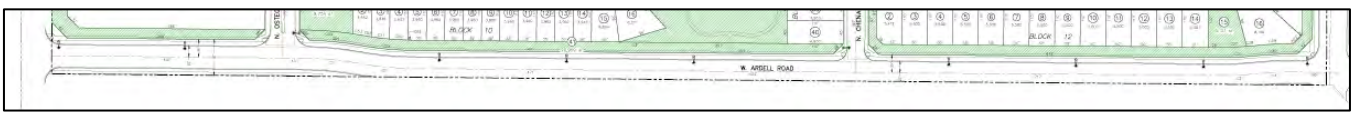
Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

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

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 intersect Locust Grove Road at the half-mile between Hubbard Road and Deer Flat Road and continue through the property stubbing to the west. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 50 to 70-feet of right-of-way.

c. **Applicant Proposal:** The applicant has proposed to extend Ardell Road into the site to intersect SH-69 and construct it as an entire 36-foot wide street section from SH-69 extending 580-feet to the east with vertical curb, gutter, a 8-foot wide planter strip and 8-foot wide detached concrete sidewalks within 70-feet of right-of-way as shown in the figure below then transition to ½ of a 36-foot wide street section with vertical curb, gutter, a 5-foot wide planter strip and 8-foot wide detached concrete sidewalk on the north side of the street and 18-feet of additional pavement within 50-feet of right-of-way. The applicant has proposed to locate the sidewalk on the north side of the street to be partially within right-of-way.



d. **Staff Comments/Recommendations:** The applicant's proposal to extend Ardell Road at the site's south property line is consistent with the MSM and meets District policy and should be approved, as proposed, except for the proposed 5-foot wide planter strip. For detached

sidewalk, the applicant should be required to provide a minimum 6-foot wide planter strip, or 8-foot wide planter strip if street trees are desired.

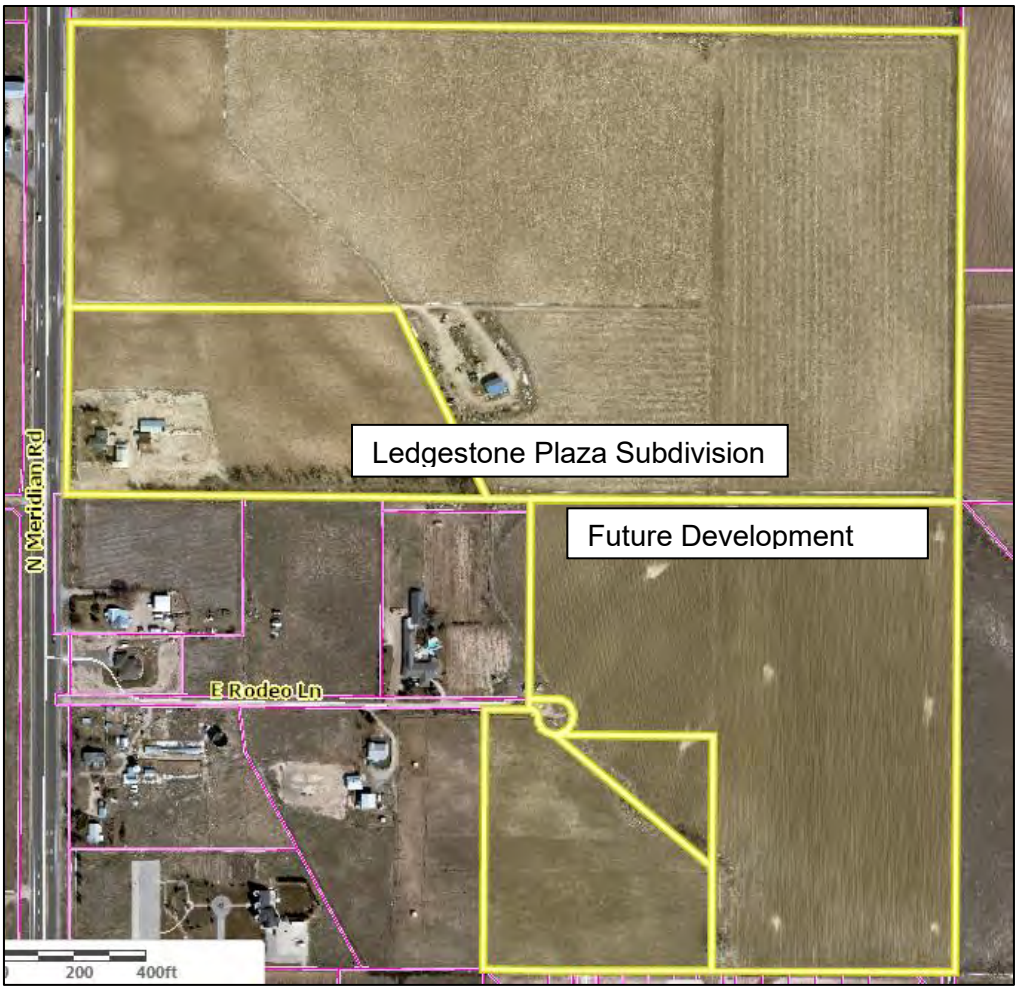
The applicant's proposal to construct an 8-foot wide sidewalk exceeds the District's policy which requires a 5-foot wide detached sidewalk or 7-foot wide attached sidewalk. At a minimum, the applicant should be required to construct a 5-foot wide detached concrete sidewalk or 7-foot wide attached concrete sidewalk.

The applicant's proposal to construct the entry portion of Ardell Road as a 36-foot wide collector street section exceeds the District's Half Street Policy which requires the applicant to construct ½ of the required street section and dedicate sufficient right-of-way when a new street is being constructed abutting the site. At a minimum, the applicant should be required to construct Ardell Road abutting the site's south property line as ½ of a 36-foot wide collector street section with vertical curb, gutter, and 5-foot wide detached of 7-foot wide attached concrete sidewalk on the north side plus 12-feet additional pavement widening with a 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff constructed on the unimproved side, the south side of the street. The applicant should be required to dedicate right-of-way to accommodate the improvements that extends to 2-feet behind the back of sidewalk. The right-of-way should extend to the site's south property line.

If the applicant chooses to fully improve the entry portion, as proposed, or any portion of Ardell Road, then it would be improved as a 36-foot wide collector street section with vertical curb, gutter, 7-foot wide attached of 5-foot wide detached concrete sidewalks within a minimum of 50-feet of right-of-way. The right-of-way should extend to the site's south property line.

Staff recommends that the applicant construct a dedicated eastbound left turn lane on Ardell Road at Ostego Avenue so that the traffic that is turning left to access the commercial and multi-family located off Ostego Avenue will not be stacked back onto SH-69. Compensation will not be provided for the improvements or right-of-way dedication. The applicant should be required to dedicate additional right-of-way to extend 2-feet behind the back of sidewalk. For detached sidewalk, the applicant may reduce the right-of-way width to 2-feet behind the back of sidewalk and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.

The applicant and the representative for a proposed development on the parcel directly south of the site have expressed interest in dedicating right-of-way and sharing the construction of Ardell Road so that the shared property line between the 2 parcels is the centerline of Ardell Road. The parcel directly south of the site has not yet submitted a development application. If the applicant and the representative for the south parcel would like to pursue this option, right-of-way dedication for Ardell Road for each parcel will only be allowed after each property has been entitled. If the applicant chooses to move forward with this proposal, the applicant and representative should coordinate the timing of the construction of the roadway on each parcel so that the 36-foot wide residential collector street section travel lanes are constructed all at once so it can be used as a 2-lane roadway. The roadway should be designed to meet the District's policy for horizontal curves for a collector roadway due to the fact that the shared property line does not extend across the site's entire south property line which will cause a bend in the roadway if the entirety of Ardell Road is constructed on the shared property line and only ½ of Ardell Road construct on the unshared property line within Ledgestone Plaza.



6. Stroebel Road

a. Existing Conditions: There are no roadways within the site. There is one collector road, Stroebel Road, proposed to be constructed as ½ a 36-foot wide collector roadway with 12-feet of pavement abutting the site's east property line. This street is not constructed yet and was approved as part of ACHD's action on Ledgestone South Subdivision located directly east of the site.

b. Policy:

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

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 intersect Ardell Road at the half-mile and continue along the site's east property line stubbing to the north. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 50 to 70-feet of right-of-way.

c. **Applicant Proposal:** The applicant has proposed to complete the construction of Stroebel Road at the site's east property line as ½ of a 36-foot wide street section with pavement widening, vertical curb, gutter, an 8-foot wide planter strip and detached 8-foot wide concrete sidewalk within 35-feet of right-of-way to complete the 36-foot wide collector street section for Stroebel Road.

d. **Staff Comments/Recommendations:** The applicant's proposal is consistent with the MSM and meets District policy and should be approved, as proposed. The applicant's proposal to construct an 8-foot wide sidewalk exceeds the District's policy which requires a 5-foot wide detached sidewalk or 7-foot wide attached sidewalk. At a minimum, the applicant should be required to construct a 5-foot wide detached concrete sidewalk or 7-foot wide attached concrete sidewalk.

If Stroebel Road has not yet been constructed by Ledgestone South Subdivision abutting the site's east property line prior to the applicant constructing Stroebel Road with this development, the applicant should be required to construct Stroebel Road abutting the east

property line as ½ of a 36-foot wide collector street section with vertical curb, gutter and 5-foot wide detached or 7-foot wide attached concrete sidewalk on the west side plus 12-feet of additional pavement widening with a 3-foot gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff constructed on the east side, the unimproved side. If street trees are desired, an 8-foot wide planter strip is required. The applicant should be required to dedicate right-of-way to accommodate the improvements that extends to 2-feet behind sidewalk, or for detached sidewalk, the applicant may reduce the right-of-way to 2-feet behind the back of sidewalk and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.

Due to the heavy southbound traffic that will be traveling to the subdivision from Hubbard Road to Stroebel Road to access the site, staff recommends that the applicant construct a southbound left turn lane on Stroebel Road at the intersections of Ardell Road and Rockland Street to address the increased traffic. The applicant should be required to dedicate additional right-of-way to accommodate the construction of the turn lanes as needed. Compensation will not be provided for the improvements or right-of-way dedication.

The applicant should be required to construct a dedicated westbound left-turn lane on Hubbard Road at the intersection with Stroebel Road when Stroebel Road is constructed to intersect Hubbard Road, consistent with the TIS recommendations. The applicant should be required dedicate additional right-of-way, as needed, to accommodate the turn-lane since the applicant also owns the property that abuts this segment of Hubbard Road that is to the east of Stroebel Road where Ledgestone Subdivision is proposed.

The TIS notes that a right-turn lane was warranted on Hubbard Road at the intersection of Stroebel Road with the Ledgestone South Subdivision. However, the TIS from that development did not show that a right-turn lane was warranted and ACHD did not require the construction of a dedicated eastbound right-turn lane on Hubbard Road at this intersection with the Ledgestone South Subdivision. Prior to submitting plans to construct the westbound left-turn lane on Hubbard Road at the intersection with Stroebel Road, the applicant should be required to submit a turn-lane analysis to determine if an eastbound right-turn lane is warranted at this intersection. The applicant should be required to provide the trip threshold for when a right-turn lane is warranted with the turn-lane analysis for this intersection.

7. Internal Local and Commercial Roadways

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

b. Policy:

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

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

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy (Residential): 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.

Street Section and Right-of-Way Policy (Commercial): District Policy 7208.5 states that right-of-way widths for new commercial streets shall typically be 50 and 70-feet wide and that the standard street section will vary depending on the need for a center turn lane, bike lanes, volumes, percentage of truck traffic, and/or on-street parking.

- A 36-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and on-street parking.
- A 40-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane.
- A 46-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane and bike lanes.

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

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

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

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

Cul-de-sac Streets Policy (Residential): District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 45-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

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

Cul-de-sac Streets Policy (Commercial): District policy 7208.5.7 states that the minimum radius permitted for a turnaround is 55-feet to back-of-curb.

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 Ostego Avenue as a 36-foot wide commercial street section with vertical curb, gutter, attached 8-foot wide concrete sidewalk on the east side of the road and a 5-foot wide planter strip with 8-foot wide detached concrete sidewalk on the west side of the road within 66-feet of right-of-way.

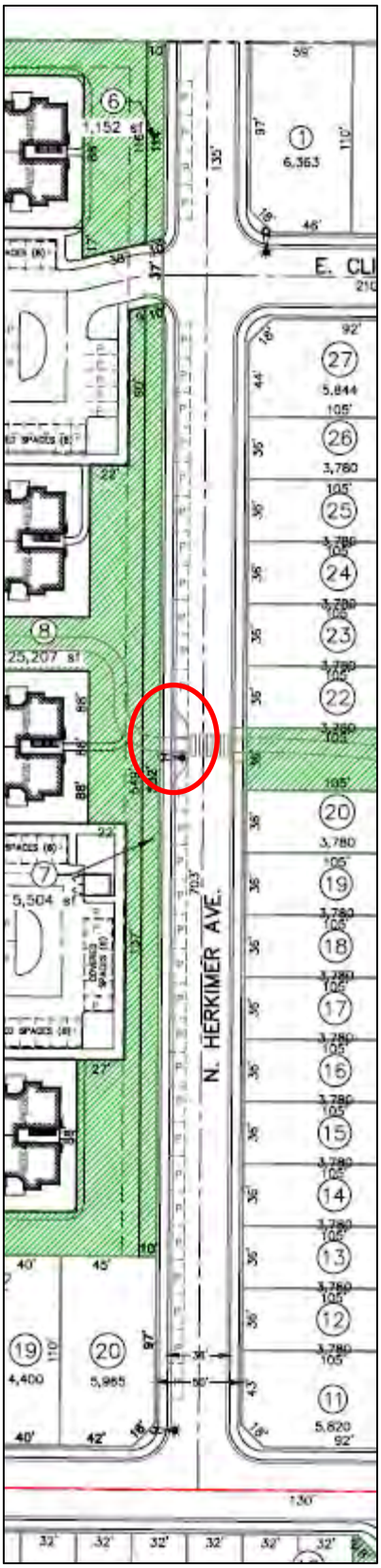
The applicant has proposed to construct all other internal local roads as a 36-foot wide local street section with rolled curb, gutter, 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.

The applicant has proposed to construct the entry portion of Ostego Avenue and Rockland Street as a 50-foot wide street section with two 21-foot wide travel lanes, an 8-foot wide landscaped island, curb, gutter a 10-foot wide planter strip within 70-feet of right-of-way with 5-foot wide concrete sidewalks located outside of the right-of-way.

The applicant has proposed to construct one cul-de-sac at the terminus of Ostego Avenue with a radius of 55-feet. The applicant has also proposed to construct 7 knuckles.

The applicant has proposed to construct a mid-block bulb-out on the west side of Herkimer Avenue at a proposed pathway crossing located 340-feet south of Clinton Street.

The applicant has proposed pathways throughout Ledgestone Plaza Subdivision with several crossings onto roadways. The applicant has not proposed any striping or raised crosswalks for these crossings.



d. Staff Comments/Recommendations: The applicant's proposal for the local street and commercial street sections meet District policy and should be approved, as proposed, except for the 5-foot wide planter strip on Ostego Avenue. For detached sidewalk, the applicant

should be required to provide a minimum 6-foot wide planter strip, or 8-foot wide planter strip if street trees are desired.

The applicant's proposal to construct an 8-foot wide sidewalk exceeds the District's policy which requires a 5-foot wide detached or attached concrete sidewalk. At a minimum, the applicant should be required to construct a 5-foot wide detached or attached concrete sidewalk.

For the entry portion of Ostego Avenue and Rockland Street, the applicant should be required to dedicate additional right-of-way to total 2-feet behind the back of sidewalk or, for detached sidewalk, provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk. The center landscape island should be platted as right-of-way owned by ACHD. The applicant or homeowner's association should enter into a license agreement with ACHD for any landscaping proposed to be located within the island.

Staff recommends that the applicant construct Ostego Avenue as a private drive north of Nassau Street due to the fact that a roadway is not shown on the Master Street Map at this location, it is only serving the commercial and multi-family uses and additional connectivity to the north property line at this location is not necessary since there are 3 additional roadways that are proposed to be constructed to stub to the site's north property line with this development that will provide connectivity. See Finding 11.

The applicant's proposal for the mid-block bulb-out at the pathway crossing should be approved, as proposed. The applicant should be required to provide a bulb-out on the east side of Herkimer Avenue to mirror the bulb-out that is proposed on the west side. The applicant should be required to provide a minimum of 24-feet of pavement between the bulb-outs at the crossing, as measured from face-of-curb to face-of-curb.

The applicant has proposed pathways throughout Ledgestone Plaza Subdivision with several roadway crossings. Staff recommends that the applicant ensure that pathway crossings align on each side when intersecting a roadway. The applicant should be required to sign and stripe crosswalks at all pathways crossing a road.

8. Alleys

a. Existing Conditions: There are no alleys within the site.

b. Policy:

New Alley Policy: District Policy 7210.3.1 requires the minimum right-of-way width for all new residential alleys shall be a minimum of 16-feet or a maximum of 20-feet. If the residential alley is 16-feet in width building setbacks required by the land use agency having jurisdiction shall provide sufficient space for the safe backing of vehicles into the alley (see Section 7210.3.3). The minimum right-of-way width for all new commercial or mixed-use alleys shall be 20-feet. All alleys shall be improved by paving the full width and length of the right-of-way.

Dedication of clear title to the right-of-way and the improvement of the alley, and acceptance of the improvement by the District as meeting its construction standards, are required for all alleys contained in a proposed development.

Alley Length Policy: District Policy 7210.3.2 states that alleys shall be no longer than 700-feet in length. If the lead land use agency having jurisdiction requires a shorter block length, the alley shall be no longer than the agency's required block length.

Alley Parking & Setbacks Policy: District Policy 7210.3.3 states that parking within the alley right-of-way is prohibited. "No Parking" signs are required to be installed by the developer. The signs should be located at the alley/street intersections. Parking which is entered from the alley shall be designed so the minimum clear distance from the back of the parking stall to the opposite side of the alley is 20-feet for all perpendicular parking.

Setbacks for structures taking access from the alley should be closely coordinated with the lead land use agency. The setbacks shall either discourage parking within the alley (where it may partially block or occur within the right-of-way) or allow adequate area for one perpendicular parking pad. In order to discourage parking, building setbacks shall be minimal from the alley right-of-way line, while still achieving the required 20-feet of back-up space from a garage or other parking structure to the opposite side of the alley (i.e. 4-foot setback + 16-foot alley= 20-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 (measured centerline to centerline).

Alley/Local Street Intersections Policy: District Policy 7210.3.7.2 states that alleys may intersect all types of local streets including minor local streets. Alleys shall generally be designed with a curb cut type approach when intersecting a local street. Alleys shall generally intersect streets in the middle of the block equally offsetting the intersecting streets. Alleys shall either align with alley/street intersections or provide a minimum 100-foot offset (measured centerline to centerline) from other local street intersections. For alley intersections with local streets, the District may consider a reduced offset if the lead land use agency's required lot size allows for shorter buildable lots.

c. Applicant Proposal: The applicant has proposed to construct an alley to intersect Ostego Avenue 140-feet north of Putnam Street and extend 620-feet it to intersect "Need Name" Street 175-feet south of Nassau Street. The applicant has proposed to construct the alley with 16-feet of pavement with rolled curb to total 20-feet wide within 20-feet of right-of-way.

d. Staff Comments/Recommendations: The applicant's proposal to construct the alley meets District policy and should be approved, as proposed. The applicant's proposal to construct rolled curb with the alley exceeds the District's Alley policy which only requires a minimum of 16-feet or a maximum of 20-feet of pavement. At a minimum, the applicant should be required to dedicate a minimum of 16-feet or a maximum of 20-feet of right-of-way for the alley and pave the alley its entire width and length.

Install "NO PARKING" signs where the alley intersects Ostego Avenue and "Need Name" Street to restrict parking within the alley.

9. Roadway Offsets

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

b. Policy:

Collector Offset Policy: District policy 7206.4.2 states that the preferred spacing for new collectors intersecting existing collectors is ¼ mile to allow for adequate signal spacing and alignment.

District policy 7206.4.5, states that the preferred spacing for a new local street intersecting a collector roadway to align or offset a minimum of 330-feet from any other street (measured centerline to centerline).

c. Applicant's Proposal: The applicant has proposed to construct Stroebel Road to intersect Ardell Road 922-feet east of Chenago Way.

The applicant has proposed to construct 2 local roads to intersect Ardell Road:

- Ostego Avenue 515-feet east of SH-69, and
- Chenago Way 922-feet west of Stroebel Road.

The applicant has proposed to construct Rockland Street to intersect Stroebel Road 910-feet north of Ardell Road and align centerline to centerline with Rockland Street that will be constructed on the west side of Stroebel Road.

d. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved, as proposed.

10. Stub Streets

a. Existing Conditions: There are no roadways within the site. There is one collector road, Ardell Road, proposed to stub to the site's east property line. This stub street is not constructed yet and was approved as part of ACHD's action on Ledgestone South Subdivision located directly east of the site.

b. Policy:

Stub Street Policy: District policy 7206.2.4.3 (collector)/ 7207.2.4.3 (local) states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7206.2.4 (collector)/ 7207.2.4 (local), except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." or "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

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

Temporary Dead End Streets Policy: 7206.2.4.4 (collector)/ 7207.2.4.4 (local) requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

Applicant Proposal: The applicant has proposed to construct Stroebel Road, a collector roadway, to stub to the site's north property line at the site's northeast corner.

The applicant has proposed to construct Ostego Avenue to stub to the site's north property line 265-feet east of the site's west property line and construct a cul-de-sac with a 55-foot wide radius at the terminus of the roadway.

The applicant has proposed to construct the following local roadways to stub to the site's north property line:

- Herkimer Avenue 977-feet east of the site's west property line, and
- Chenago Way approximately 725-feet west of the site's east property line.

c. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved, as proposed. The applicant should be required to install at sign at the terminus of Stroebel Road stating that "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE WIDENED AND EXTENDED IN THE FUTURE." The applicant should be required to install a sign at the terminus of the local roads stating that "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

The applicant should be required to install a sign that states, THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE WIDENED AND EXTENDED IN THE FUTURE." at the terminus of Ardell Road if Ledgestone South Subdivision has not yet been constructed the road to stub to the site's east property line at the time of the construction of Ardell Road with this development.

Consistent with District policy, a temporary turnaround is not required at the terminus of Herkimer Avenue and Chenago Way due to the fact that the stub streets are less than 150-feet in length.

The applicant should be required to construct a temporary cul-de-sac consistent with the District's dimensional requirements for a standard cul-de-sac at the terminus of Stroebel Road per District policy which requires a temporary cul-de-sac at the terminus of a stub street if the street length is greater than 150-feet. 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 into 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.

11. Driveways/Private Drives

11.1 Ostego Avenue, Nassau Street and Herkimer Avenue

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

b. Policy:

Driveway Location Policy: District policy 7208.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector/arterial or arterial street intersection. This does not apply to single-family homes.

Successive Driveways: District Policy 7208.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District policy 7208.4.3 restricts commercial driveways to a maximum width of 40-feet. Most commercial driveways will be constructed as curb-cut type facilities.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7208.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

Driveway Design Requirements: District policy 7208.4.3 states if an access point is to be gated, the gate or keypad (whichever is closer) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

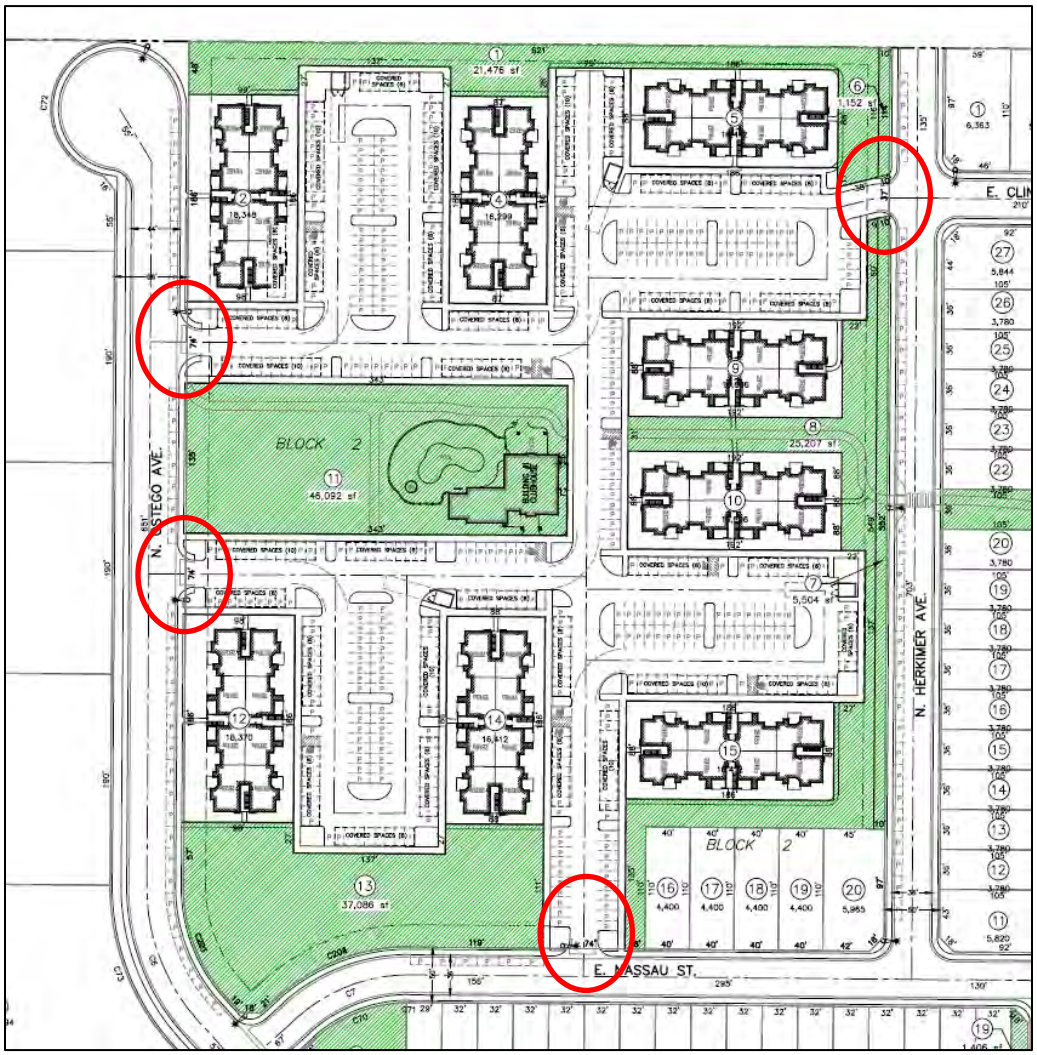
Private Road Policy: District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:

- Designed to discourage through traffic between two public streets,
- Graded to drain away from the public street intersection, and
- If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

c. Applicant's Proposal: The applicant has not proposed to construct any driveways for the commercial parcels on the west side of Ostego Avenue. The applicant has proposed to construct two 25-foot wide paved curb return type driveways onto Ostego Avenue located 270-feet and 480-feet south of the site's north property line to access the multi-family development on the east side of Ostego Avenue.

The applicant has proposed to construct a 25-foot wide paved curb return type driveway onto Nassau Street 295-feet west of Herkimer Avenue.

The applicant has proposed to construct a 25-foot wide paved curb return type driveway onto Herkimer Avenue to align centerline to centerline with Clinton Street.



d. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved, as proposed. The future development application(s) for the commercial parcels on the west side of Ostego Avenue will be subject to the District policies listed above.

Staff recommends that the applicant construct Ostego Avenue as a private drive north of Nassau Street due to the fact that a roadway is not shown on the Master Street Map at this location,

parking is proposed on the roadway, it is only serving the commercial and multi-family uses and additional connectivity to the north property line is not necessary since there are 3 additional roadways that are proposed to be constructed to stub to the site's north property line with this development that will provide connectivity.

Staff recommends that the parking in the proximity of where the private drives intersect Nassau Street and Ostego Avenue be eliminated due to the safety concerns associated with its proximity to the public roadway intersection and the potential for conflict with vehicles entering and exiting the site as vehicles are backing in and out of the parking spots.

If the City of Kuna approves the private drives, the applicant shall be required to pave the private drives their full width and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Kuna, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

Street name and stop signs are required for the private drives. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

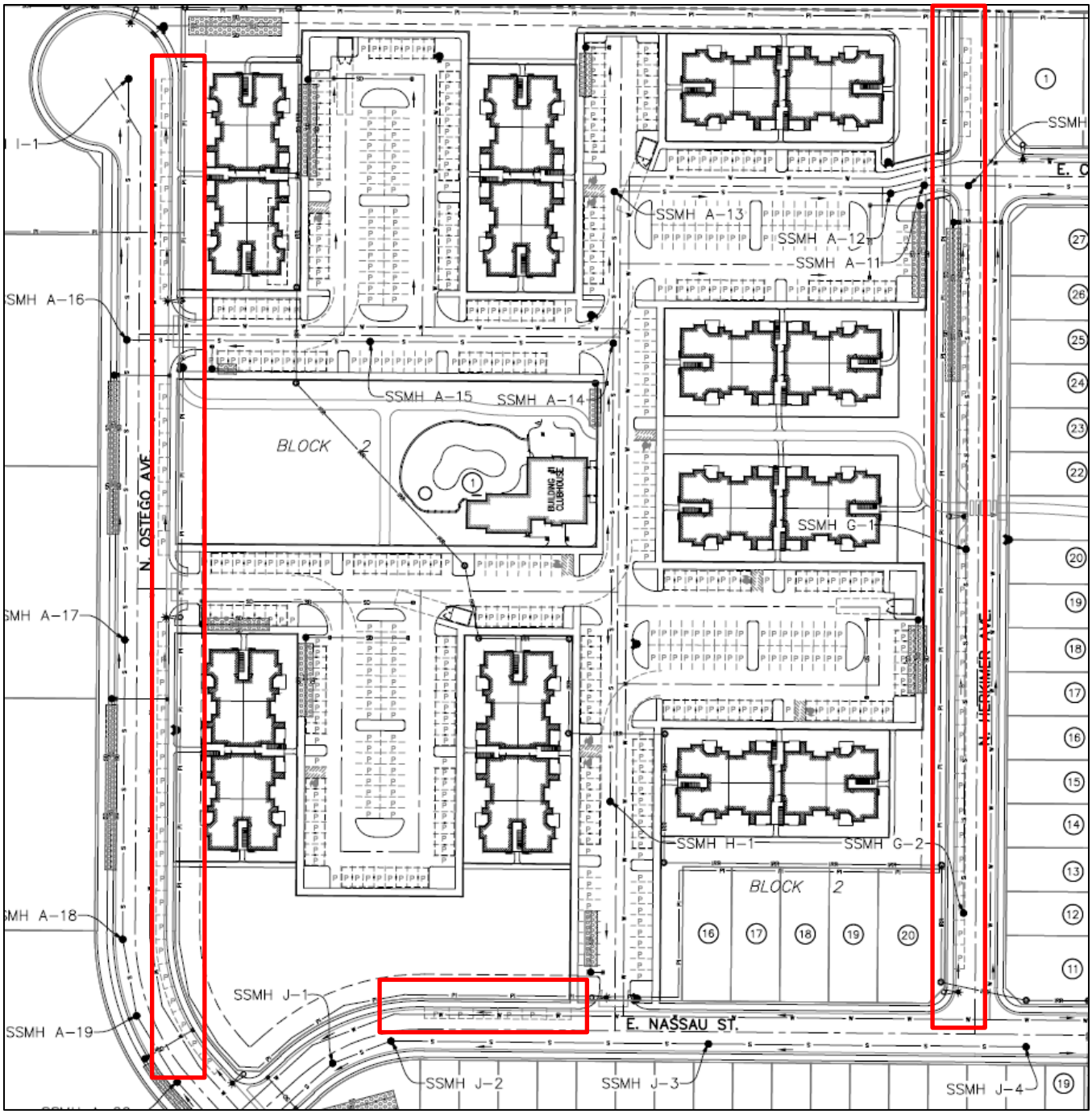
ACHD does not make any assurances that the private drives, which is a part of this application, will be accepted as a public road if such a request is made in the future. Substantial redesign and reconstruction costs may be necessary in order to qualify this road for public ownership and maintenance.

The following requirements must be met if the applicant wishes to dedicate the roadway to ACHD:

- Dedicate a minimum of 50-feet of right-of-way for the road.
- Construct the roadway to the minimum ACHD requirements.
- Construct a stub street to the surrounding parcels.

12. Parking

The applicant has proposed to provide 576 parking stalls to accommodate the residents and guests for 192 units for the proposed multi-family development. The Institute of *Transportation Engineers (ITE) Parking Generation Manual, 4th Edition,* recommends 371 parking stalls for a 192-unit multi-family project. However, approximately 73 of the proposed parking stalls have been counted towards the total parking stall count are designated on Ostego Avenue, Nassau Street and Herkimer Avenue, which are proposed to be public roadways. Parking spots are not allowed to be striped on public roadways and on-street parking should not count towards the City's parking requirements as it can be removed any time at the discretion of ACHD. Staff recommends that the City of Kuna require adequate on-site parking for the multi-family development, as well as with the future development of the commercial lots to the west of the multi-family development. Staff also recommends that the City of Kuna requires adequate on-site parking for the high-density single-family housing located to the south and east of the multi-family development to accommodate the residents and guests of the homes.



13. Traffic Calming

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

Speed Control and Traffic Calming Policy (Commercial)**:** District policy 7208.3.7 states that the design of commercial street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require a maintenance and/or license agreement.

b. Applicant's Proposal: The applicant has proposed to construct a mid-block bulb-out on the west side of Herkimer Avenue at a proposed pathway crossing.

c. Staff Comments/Recommendations: The applicant's proposal for the mid-block bulb-out at the pathway crossing should be approved, as proposed. The applicant should be required to provide a bulb-out on the east side of Herkimer Avenue to mirror the bulb-out that is proposed on the west side. The applicant should be required to provide a minimum of 24-feet of pavement between the bulb-outs at the crossing, as measured from face-of-curb to face-of-curb.

There are several long sections of local roadways proposed within the development, which are greater than 750-feet in length and will need to be redesigned to reduce the length of the roadways or to include the use of passive design elements. The following roadways should be redesigned:

- Ostego Avenue
- Nassau Street
- Allegany Avenue
- Chenago Way

Stop signs, speed humps/bumps and valley gutter will not be accepted as traffic calming.

The applicant should be required to submit a revised preliminary plat showing the redesigned roadways for review and approval prior to ACHD's signature on the first final plat.

14. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

15. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

16. Other Access

Stroebel Road and Ardell Road are classified as collector 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. Prior to ACHD's signature on the first final plat, submit a revised preliminary plat showing the redesigned roadways for review and approval:

- Ostego Avenue
- Nassau Street
- Allegany Avenue
- Chenago Way

Stop signs, speed humps/bumps and valley gutter will not be accepted as traffic calming

2. If improvements are not made to SH-69 as outlined in Findings for Consideration 1, then the impact to ACHD's system will increase. The required improvements shall be completed prior to signature on the final plat for the phase that requires the improvements. If the improvements cannot be completed, the applicant shall be required to submit a revised development application and updated tis for review and action by ACHD.

3. Prior to ACHD's signature on the final plat which contains the 226th building lot, submit an updated traffic impact study. At a minimum, the updated TIS should include an analysis of Locust Grove Road/Hubbard Road intersection, Hubbard Road segment between SH-69 and Locust Grove Road, and Locust Grove Road segment between Hubbard Road and Columbia Road. A shoulder hour analysis should be provided per ACHD policy 7106.7.3 for all offsite roadway segments. Additional improvements may be required based on the findings of the updated traffic impact study.

4. Prior to ACHD's signature on the final plat which contains the 226th building lot the applicant should be required to submit an updated traffic impact study. The updated traffic impact study shall include, at a minimum, a signal warrant analysis for the Hubbard Road/Locust Grove Road intersection. Additional improvements for future phases may be required based on the findings of the future updated traffic impact studies.

If it is determined through the updated traffic impact study that improvements are needed at the Hubbard Road/Locust Grove Road intersection, then install an interim signal within the existing right-of-way at the Hubbard Road/Locust Grove Road intersection.

Enter into a signal agreement with ACHD for the installation of the interim signal at the Hubbard Road/Locust Grove Road intersection. The signal agreement shall include that the intersection be designed to provide a 3 X 3 intersection with three 12-foot wide travel lanes: one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach; that the applicant is responsible for all costs associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement by ACHD.

In order to ensure the Hubbard Road/Locust Grove Road intersection will be improved when warranted, the following items must be in place prior plans acceptance for the final plat which contains the 301st building lot:

- Signal Agreement
- Full design and approved plans for the intersection

OR

The applicant may enter into a Cooperative Development Agreement (CDA) with the District to fully improve the intersection as a single lane roundabout consistent with the improvements listed in the 2020 CIP. The Cooperative Development Agreement should include the intersection construction, contract requirements, as well as allocation of costs. ACHD will only provide reimbursement for the costs of permanent roadway improvements consistent with the IFYWP and CIP. Interim improvements are not eligible for reimbursement and all costs would be the responsibility of the applicant.

In order to ensure the roadway will be improved when warranted, the following items must be in place prior plans acceptance for the final plat necessitating the improvements.

- Cooperative Development Agreement;
- Financial surety provided by the applicant meeting the terms of the Cooperative Development Agreement;
- Dedication of all of the right-of-way necessary to complete the road widening project.

The applicant should coordinate the installation of the traffic signal or construction of a roundabout if it is proposed to be installed before the intersection is converted to an all-way stop control intersection by Ledgestone Subdivision or improved by Ledgestone South Subdivision.

As an alternative, the applicant may stop final platting and wait for ACHD to make the improvements listed in the CIP.

5. Construct a dedicated westbound left-turn lane on Hubbard Road at the intersection with Stroebel Road when Stroebel Road is constructed to intersect Hubbard Road. Dedicate additional right-of-way as needed to accommodate the turn lane.

6. Prior to submitting plans to construct the westbound left-turn lane on Hubbard Road at the intersection with Stroebel Road, submit a turn-lane analysis to determine if an eastbound right-turn lane is warranted at this intersection and provide the trip threshold for when a right-turn lane is warranted.

7. Extend Ardell Road into the site, as proposed. If Ardell Road has not yet been constructed to stub to the site's east property line, install a sign at its terminus that states, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE WIDENED AND EXTENDED IN THE FUTURE."

8. At a minimum, construct Ardell Road abutting the site's south property line as ½ of a 36-foot wide collector street section with vertical curb, gutter, and 5-foot wide detached of 7-foot wide attached concrete sidewalk on the north side plus 12-feet additional pavement widening with a 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff constructed on the unimproved side, the south side of the street. Dedicate right-of-way to accommodate the improvements that extends from the site's south property line to 2-feet behind the back of sidewalk, or for detached sidewalk, the applicant may reduce the right-of-way to 2-feet behind the back of sidewalk and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.

9. If the applicant chooses to fully improve the entry portion or any portion of Ardell Road abutting the site, then it should be improved as 36-foot wide collector street section with vertical curb, gutter and 5-foot wide detached concrete sidewalks or 7-foot wide attached concrete sidewalks within a minimum of 50-feet of right-of-way that extends from the site's south property line. If street trees are desired, an 8-foot wide planter strip is required.

10. Construct Stroebel Road to intersect Ardell Road 922-feet east of Chenago Way, as proposed.

11. Complete the construction of Stroebel Road as ½ of a 36-foot wide collector street section at the site's east property line with pavement widening, vertical curb, gutter, an 8-foot wide planter strip and a detached 5-foot wide concrete sidewalk and dedicate 35-feet of right-of-way, as proposed.

12. If Stroebel Road has not yet been constructed by Ledgestone South Subdivision abutting the site's east property line prior to the applicant constructing Stroebel Road with this development, the applicant should be required to construct Stroebel Road abutting the east property line as ½ of a 36-foot wide collector street section with vertical curb, gutter and 5-foot wide detached or 7-foot wide attached concrete sidewalk on the west side plus 12-feet of additional pavement widening with a 3-foot gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff constructed on the east side, the unimproved side. If street trees are desired, an 8-foot wide planter strip is required. Dedicate right-of-way to accommodate the improvements that extends to 2-feet behind sidewalk, or for detached sidewalk, the applicant may reduce the right-of-way to 2-feet behind the back of sidewalk and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.

13. Construct Stroebel Road to stub to the site's north property line at the northeast corner, as proposed. Install a sign at the terminus of Stroebel Road stating that "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE WIDENED AND EXTENDED IN THE FUTURE."

14. Construct a temporary cul-de-sac consistent with the District's dimensional requirements for a standard cul-de-sac at the terminus of Stroebel Road. 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 into 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.

15. If the applicant proposed to construct Ostego Avenue as a public road, construct the road to stub to the site's north property line 265-feet east of the site's west property line and construct a cul-de-sac with a 55-foot radius at its terminus, as proposed. Install a sign at the terminus of the road stating that "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

16. Construct the following local roadways to stub to the site's north property line, as proposed:

- Herkimer Avenue 977-feet east of the site's west property line, and
- Chenago Way approximately 725-feet west of the site's east property line.

Install a sign at the terminus of the local roads stating that "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

17. Construct 2 local roads to intersect Ardell Road, as proposed:

- Ostego Avenue 515-feet east of SH-69, and
- Chenago Way 922-feet west of Stroebel Road.

18. Construct Rockland Street to intersect Stroebel Road 910-feet north of Ardell Road, as proposed.

19. Construct the entry portion of Ostego Avenue and Rockland Street as a 50-foot wide street section with two 21-foot wide travel lanes, an 8-foot wide landscaped island, curb, gutter a 10-foot wide planter strip, and 5-foot wide detached concrete sidewalks and dedicate 70-feet of right-of-way, as

proposed. The center landscape island should be platted as right-of-way owned by ACHD. Enter into a license agreement with ACHD for any landscaping proposed to be located within the island. For detached sidewalk, the applicant should provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk. The applicant may also dedicate additional right-of-way to total 2-feet behind the back of sidewalk.

20. If the applicant chooses to construct Ostego Avenue as a public road, it should be constructed as a 36-foot wide commercial street section with vertical curb, gutter, and 5-foot wide attached or detached concrete sidewalks within a minimum of 50-feet of right-of-way, as proposed. If street trees are desired, an 8-foot wide planter strip is required.

21. Construct all other internal local roads as a 36-foot wide local street section with rolled curb, gutter, 5-foot wide attached or detached concrete sidewalks within 50-feet of right-of-way, as proposed. If street trees are desired, an 8-foot wide planter strip is required.

22. Construct 7 knuckles, as proposed.

23. Construct a mid-block bulb-out on the east and west side of Herkimer Avenue at a proposed pathway crossing located 340-feet south of Clinton Street and construct it with a minimum of 24-feet of pavement between the bulb-outs at the crossing, as measured from face-of-curb to face-of-curb.

24. Sign and stripe crosswalks at all pathways crossing a public road.

25. Construct an alley to intersect Ostego Avenue 140-feet north of Putnam Street and extend it 620-feet to intersect “Need Name” Street 175-feet south of Nassau Street, as proposed. Dedicate a minimum of 16-feet or a maximum of 20-feet of right-of-way for the alley and pave the alley its entire width and length. Install “NO PARKING” signs where the alley intersects Ostego Avenue and “Need Name” Street.

26. Construct a 25-foot wide paved curb return type driveway onto Herkimer Avenue to align centerline to centerline with Clinton Street, as proposed.

27. Construct a 25-foot wide paved curb return type driveway onto Nassau Street 295-feet west of Herkimer Avenue, as proposed.

28. If the applicant chooses to construct Ostego Avenue as a public roadway, then construct two 25-foot wide paved curb return type driveways onto Ostego Avenue located 270-feet and 480-feet south of the site’s north property line, as proposed.

29. Pave the proposed private drives onto Ostego Avenue, Nassau Street and Herkimer Avenue their full width and a minimum of 30-feet beyond the edge of pavement of all public streets, as proposed.

30. If the applicant chooses to construct Ostego Avenue as a private drive north of Nassau Street, pave the private drive its full width and a minimum of 30-feet beyond the edge of pavement for the public street.

31. Street name and stop signs are required for the private drives. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

32. Staff recommends that the applicant construct the following:

- An eastbound dedicated left-turn lane on Ardell Road at the intersection of Ostego Avenue.
- A southbound dedicated left-turn lane on Stroebel Road at the intersections of Rockland Street and Ardell Road.

33. Direct lot access is prohibited to Stroebel Road and Ardell Road and should be noted on the final plat.

34. 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.

35. Payment of impact fees is due prior to issuance of a building permit.

36. 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. Executive Summary – Traffic Impact Study
4. Utility Coordinating Council
5. Development Process Checklist
6. Request for Reconsideration Guidelines **OR** Appeal Guidelines

VICINITY MAP

SITE PLAN

E. CLINTON ST.
E. ROCKLAND ST.
E. NASSAU ST.
E. PUTNAM ST.
E. CORTLAND ST.
E. BROOME ST.
W. ARGELL ROAD
N. OSTEGO AVE.
N. HOWARD AVE.
N. GENESEE AVE.
N. DUCHESS AVE.
N. CHENANGO WAY
N. IRENE AVE.
N. ALLEGANY AVE.
N. STROBEL RD.
N. MERIDIAN RD.
E. NEW NAME ST.
ALLEY

1.0 EXECUTIVE SUMMARY

This study was prepared in accordance with the Ada County Highway District's *(ACHD)* requirements for a Traffic Impact Study listed in Section 7106 of the current *ACHD Policy Manual*. It evaluates the traffic impacts associated with the Ledgestone Plaza Subdivision located in Kuna, Idaho. 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 discussion with ACHD, Idaho Transportation Department (ITD) and review of the surrounding area. The study's principal findings and recommendations are summarized below.

Proposed Development

1. Ledgestone Plaza Subdivision is a proposed development consisting of 234 single-family dwelling units, 192 multi-family units, and 6 commercial lots on a 76.0-acre parcel located along the east side of S Meridian Road, south of Hubbard Road in Kuna, Idaho.

2. The proposed development is to be constructed over a two to three-year period and completed by the year 2025. Due to the short duration of buildout, an interim evaluation was not required.

3. The proposed development is estimated to generate 4003 daily trips, 308 AM peak hour trips, and 398 PM peak hour trips.

4. The primary roadway network serving this proposed development includes the following intersections and roadway segments:
    - Intersections
        - S Meridian Rd (SH-69) & Hubbard Road
        - Locust Grove Road & Deer Flat Road
        - Locust Grove Road & Hubbard Road
        - Locust Grove Road & Columbia Road
        - Locust Grove Road & Lake Hazel Road
        - All site accesses

    - Segments
        - S Meridian Road between Columbia Road and Hubbard Road
        - S Meridian Road between Hubbard Road and Ardell Road
        - Hubbard Road between S Meridian Road and Locust Grove Road
        - Hubbard Road between Locust Grove Road and Eagle Road
        - Locust Grove Road between Deer Flat Road and Hubbard Road
        - Locust Grove Road between Hubbard Road and Columbia Road
        - Locust Grove Road between Columbia Road and Lake Hazel Road
        - Locust Grove Road between Lake Hazel Road and Amity Road
        - All internal collectors

5. Primary access to the site will be provided via two new access points. One located along S Meridian Road at Ardell Road and one located along Hubbard Road at Stroebel Road.

Proposed Mitigation for Existing Traffic

6. For the existing traffic conditions analyzed with the existing roadway configuration, all study area roadway segments meet minimum operational thresholds. No roadway improvements are needed to mitigate the existing traffic.

7. For the existing traffic conditions analyzed with the existing intersection control, signal timing, and lane configuration, the intersection of S Meridian Road/Hubbard Road does not meet minimum operational thresholds. All other intersections meet minimum requirements.

8. The following mitigation measures are recommended for these intersections:
    - S Meridian Road/Hubbard Road
        - SB/NB right-turn lane, signal timing adjustment.

Proposed Mitigation for 2025 Background Traffic

9. For the 2025 Background traffic conditions analyzed with the existing roadway lane configuration, the roadway segments of S Meridian Rd between Columbia Rd to Hubbard Rd, Hubbard Rd between S Meridian Rd and Locust Grove Rd, Locust Grove Rd between Deer Flat Rd and Hubbard Rd, Hubbard Rd between Locust Grove Rd and Eagle Rd, Locust Grove Rd between Hubbard Rd and Columbia Rd, and Locust Grove Rd between Lake Hazel and Amity do not meet minimum operational thresholds.

10. The following mitigation measures are recommended for these roadway segments.
    - S. Meridian Rd between Columbia Rd and Hubbard Rd
        - Additional NB/SB through lane
    - Hubbard Rd between S Meridian Rd and Locust Grove Rd
        - Additional EB/WB though lane
        - Addition of a continuous left-turn lane
    - Locust Grove Rd between Deer Flat Rd and Hubbard Rd
        - Addition of a continuous left-turn lane
    - Hubbard Rd between Locust Grove Rd and Eagle Rd
        - Addition of a continuous left-turn lane
    - Locust Grove Rd between Hubbard Rd and Columbia Rd
        - Addition of a continuous left-turn lane
    - Locust Grove Rd between Lake Hazel Rd and Amity Rd
        - Additional NB/SB though lane
        - Addition of a continuous left-turn lane

    With these improvements, the roadway segments minimum operational thresholds.

11. For the 2025 Background traffic conditions analyzed with the existing intersection controls and lane configurations, or with the proposed improvements to mitigate existing traffic the intersections of Locust Grove/Hubbard, Locust Grove/Columbia, and Locust Grove/Lake Hazel do not meet minimum operational thresholds. All other intersections meet minimum requirements.

12. The following mitigation measures are recommended for these intersections:
    - Locust Grove/Hubbard
        - Traffic Signal
    - Locust Grove/Columbia
        - Traffic Signal

- Locust Grove/Lake Hazel
  - Traffic Signal

Proposed Mitigation for 2025 Site Plus Background Traffic

13. For the 2025 Site Plus Background traffic condition analyzed with the existing lane configurations, or with the proposed improvements to mitigate background traffic, all study area roadway segments meet minimum operational thresholds. No roadway improvements are needed to mitigate the site plus background traffic.

14. For the 2025 Site Plus Background traffic conditions analyzed with the existing intersection control and lane configuration, or with the proposed improvements to mitigate existing/2025 background traffic, all intersections meet minimum requirements.

15. A turn-lane analysis was completed for the two site access locations. The intersection of S Meridian Road and Ardell Road warrants a north-bound right-turn lane. The intersection of Hubbard Road and Stroebel Road warrants a west bound left-turn lane.

Ada County Utility Coordinating Council

Developer/Local Improvement District
Right of Way Improvements Guideline Request

Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.

1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.

2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.

3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.

4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

Notification to the Ada County UCC can be sent to: 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

Development Process Checklist

Items Completed to Date:

☒Submit a development application to a City or to Ada County

☒The City or the County will transmit the development application to ACHD

☒The ACHD **Planning Review Section** will receive the development application to review

☒The **Planning Review Section** will do one of the following:

☐Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.

☒Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

☐Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

☐For **ALL** development applications, including those receiving a **"No Review"** letter:

- The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
- The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.

☐Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:
Construction (Non-Subdivisions)

☐ **Driveway or Property Approach(s)**

- Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

☐ **Working in the ACHD Right-of-Way**

- Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
  a) Traffic Control Plan
  b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

☐ **Sediment & Erosion Submittal**

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

☐ **Idaho Power Company**

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

☐ **Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

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

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

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

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

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

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

Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.

    a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

       If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.

    b. The request must be in writing and delivered to the Secretary of the Highway District no later than 11:00 a.m. 2 days prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.

    c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.

    d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.

    e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.

    f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.

751 West 4th Street
P.O. Box 13
Kuna, ID 83634
Phone: 208-922-5274
Fax: 208-922-5989
www.kunacity.id.gov

CITY OF KUNA

PLANNING & ZONING DEPARTMENT

CERTIFICATE OF MAILING

Date: 10/7/2020

To: ☒ 500' Property Owners ☐ Other _____

Planner: Jace Hellman, Planner II

Case Name: 20-06-S & 20-03-ZC – Ledgestone Plaza Subdivision

I HEREBY CERTIFY that on this 7th day of October, 2020, I caused a true and correct copy of the foregoing instrument to be deposited in the United States mail, with prepaid postage.

Signature

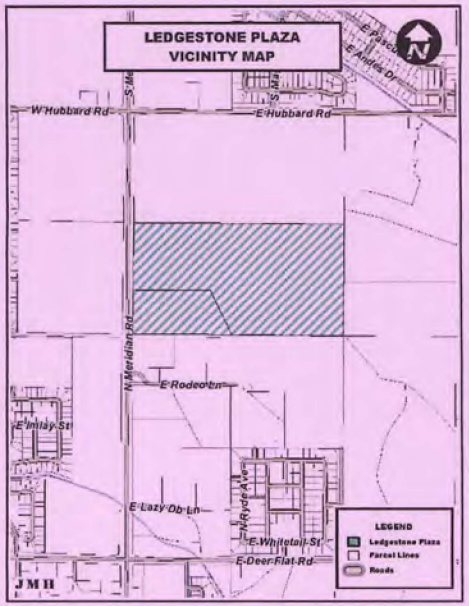
Attest

Exhibit D2

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

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Kuna **Planning and Zoning Commission** is scheduled to hold a public hearing on **October 27, 2020,** beginning **at 6:00 pm** on the following case:



Trilogy Development, Inc and Gem State Planning request to subdivide approximately 76.03 acres into 275 total lots (247 residential buildable lots (425 total dwelling units), six commercial buildable lots and 22 common lots). Additionally, the applicants propose to rezone the 76.03 acres from its current zoning district classification of C-1 (neighborhood commercial) to C-3 (service commercial), R-12 (high-density residential) and R-6 (medium-density residential) zoning district classifications. The subject sites are located at 2400 N Meridian Road and N Meridian Road, within Section 18, Township 2 North, Range 1 East; (APNs: S1418234000 and S1418233650).

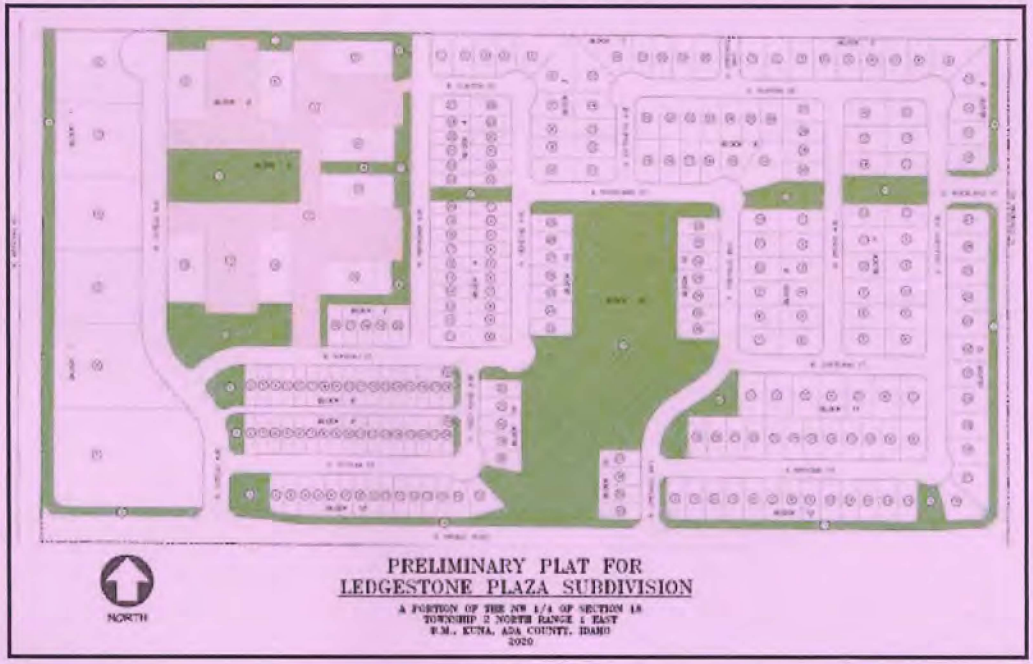
The hearing will be held **at 6:00 PM in the Council Chambers at City Hall located at 751 W. 4th Street, Kuna, Idaho.**

Under the authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to required social distancing protocol, **the Council Chambers Audience Occupancy Capacity is 15**. The first 15 persons who appear, in addition to the Planning and Zoning Commission and staff, will be allowed in Council Chambers. Virtual participation/testimony via Zoom and the submittal of written testimony are available as alternative forms of public testimony (please see attached instructions for more details). Written testimony received by the close of business on ***October 20, 2020*** will be included in the packet that is distributed to the governing body prior to the hearing. Please submit written testimony via mail, email or the City's website (**http://kunacity.id.gov/FormCenter/City-Clerk-13/Public-Testimony-Form-121**). Late submissions will be presented to the governing body at time of the hearing.

All other persons may access the meeting via live streaming on the City of Kuna's Facebook page.

Mail written comments to PO Box 13, Kuna, ID 83634 or hand deliver them to City Hall.

If you have questions or need special assistance, please contact the Planning and Zoning Division at (208) 922-5274, or email **jhellman@kunaid.gov**.



MAILED 10/7/2020

NEOPOST FIRST-CLASS MAIL
10/07/2020 US POSTAGE $000.00⁰
ZIP 83634
041M11460992

— Exhibit —

LEGAL NOTICE

City of Kuna
Planning and Zoning
PO Box 13
Kuna, ID 83634

Suggestions For Testifying at the Public Hearing:

Social distancing due to Covid-19...
Under the authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to required social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. The first 15 persons who appear, in addition to the Governing Body and Staff, will be allowed in Council Chambers. Virtual participation/ testimony via zoom is available (please see attached instructions for more details). All other persons may access the meeting via live streaming on the City of Kuna's Facebook page.

Be informed . . .
Review the proposal, staff report, applicable provisions of the ordinance, comprehensive plan and Idaho State Code (Title 67, Chapter 65).

All items pertaining to the application can be found the Friday prior to the hearing at http://kunacity.id.gov/240/Agendas-and-Meeting-Minutes.

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

Speak to the point . . .
The governing body appreciates pertinent, well organized, factual and concise comments. Redundant testimony is prohibited. The developer or their representative is given 10 minutes to present their project. Others wishing to testify are given three (3) minutes. The developer (or their representative) is given additional time for rebuttal to address issues raised during public 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. The group representative will receive 10 minutes to make comments.

If you don't wish to speak, write . . .
Written testimony submitted one (1) week prior to the hearing will be included in the packet that is distributed to the governing body prior to the hearing. Please submit all written testimony via mail, email or the City's website(http://kunacity.id.gov/FormCenter/City-Clerk-13/Public-Testimony-Form-121)

Late submissions will be presented to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision.

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Local News Worth Holding
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KMN
BOISE WEEKLY
EMI
Emmett Messenger Index

ADVERTISING RECEIPT

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1618 N Midland Blvd, 83651,
Nampa,ID 83652
Ph. (541) 331-6473 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
10/02/20	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
38467	File #'s 20-06S & 20	10/07/20	10/07/20	1	$183.85

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

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

Gross:**$183.85**
Paid Amount:**$0.00**

Amount Due:**$183.85**

We Appreciate Your Business!

38467

AD# 38467AD#

PUBLIC HEARING

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

File #'s 20-06-S & 20-03-ZC, Ledgestone Plaza Subdivision

NOTICE IS HEREBY GIVEN, that the Kuna Planning and Zoning Commission will hold a public hearing, **October 27, 2020 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 **Rezone (ZC)** and **Preliminary Plat (S)** request for Ledgestone Plaza Subdivision. Trilogy Development, Inc and Gem State Planning request to subdivide approximately 76.03 acres into 275 total lots (247 residential buildable lots (425 total dwelling units), six commercial buildable lots and 22 common lots). Additionally, the applicants propose to rezone the 76.03 acres from its current zoning district classification of C-1 (neighborhood commercial) to C-3 (service commercial), R-12 (high-density residential) and R-6 (medium-density residential) zoning district classifications. The subject sites are located at 2400 N Meridian Road and N Meridian Road, within Section 18, Township 2 North, Range 1 East; (APNs: S1418234000 and S1418233650).

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

The public is invited to provide written or oral testimony. Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings.

APPLICANT AND PUBLIC WRITTEN AND ORAL HEARING TESTIMONY PROCESS:

Written - In Advance to be included in the Agenda Packet that is distributed to the Commission.

1. Submit any option prior to 5:00 pm the Thursday before Public Hearing meeting. *Late submissions will not be included in the packet but will be provided at the meeting.*
2. Submit testimony via our website on the Public Testimony Form. This form will email directly to the City for inclusion in the Agenda Packet.
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to: City of Kuna, Planning & Zoning Department, PO Box 13, Kuna ID 83634

Written – Up to noon the day of the Public Hearing

1. Submit any option prior to noon the day of the Public Hearing meeting. *Late submissions will not be included.*
2. Submit testimony via our website on the Public Testimony Form
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to: City of Kuna, Planning & Zoning Department, PO Box 13, Kuna ID 83634

Oral – Via electronic call during the Public Hearing

1. Submit request no later than noon the day of the Public Hearing meeting.
2. Email PublicHearingTestimony@KunaID.gov
   - Your name
   - Address
   - Phone Number you will be calling from to give testimony
   - Email Address
   - Date of Public Hearing
   - Case number or Identification of Public Hearing
3. Watch your email for a reply email with the information to join the meeting electronically. (Check your spam/junk folder as a precaution)
4. Follow the dial in information.
5. Call into the virtual lobby a minimum of 5 minutes prior to the meeting.

Oral – In Person Testimony during the Public Hearing. Due to social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. Social Distancing and masks will be required. The first 15 persons who appear will be allowed in Council Chambers. All other persons may access the meeting via Live Streaming on the City of Kuna Facebook page, https://www.facebook.com/CityofKunaIdaho/. All persons wishing to testify must, state their name and residential address. A three (3) minute time limit will be placed on all testimonies.

Kuna Planning & Zoning Department
October 7, 2020 38467

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 Ledgestone Plaza **(NAME OF SUBDIVISION OR ADDRESS)** was posted as required per Kuna City Ordinance 5-1A-8. Sign posted Thursday, October 15, 2020 **(DAY OF THE WEEK, MONTH, DATE AND YEAR)**. *This form is required to be returned three (3) calendar days subsequent to posting and signs are to be removed from the site three (3) calendar days after the hearing.*

DATED *this* 16th *day of* October, 2020.

Signature,

Jane B Suggs
Owner/Developer/Agent

STATE OF IDAHO)
): ss
County of Ada)

On this 16th *day of* October, 2020, *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.

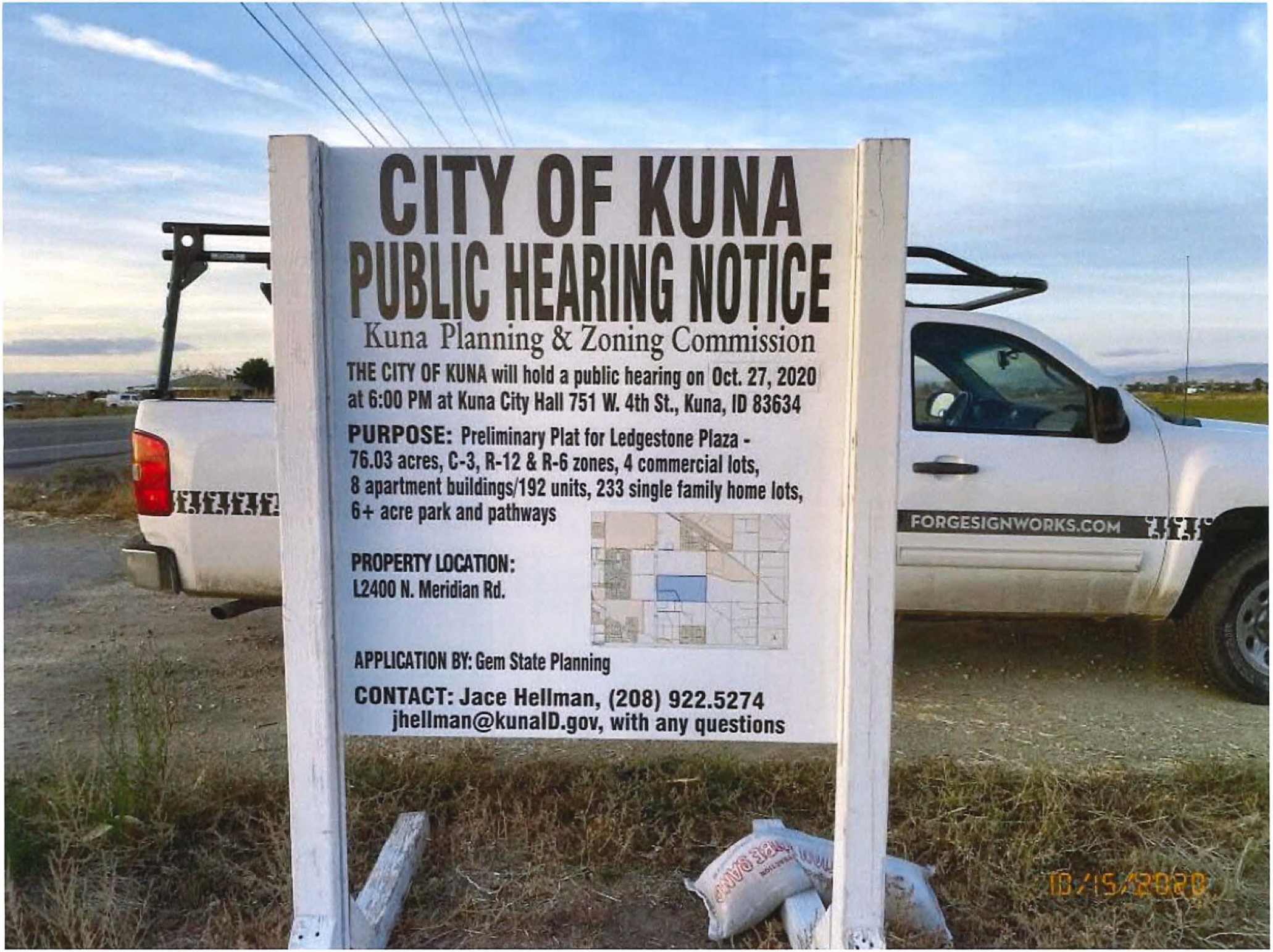
DL

Notary Public
Residing at Meridian ID

Commission Expires 9/6/2025

DAVID LABRIE
Comm. No. 50738
NOTARY PUBLIC
Expires: 09/06/2025
STATE OF IDAHO

D4


CITY OF KUNA
PUBLIC HEARING NOTICE
Kuna Planning & Zoning Commission
THE CITY OF KUNA will hold a public hearing on Oct. 27, 2020
at 6:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634
PURPOSE: Preliminary Plat for Ledgestone Plaza -
76.03 acres, C-3, R-12 & R-6 zones, 4 commercial lots,
8 apartment buildings/192 units, 233 single family home lots,
6+ acre park and pathways
PROPERTY LOCATION:
L2400 N. Meridian Rd.
APPLICATION BY: Gem State Planning
CONTACT: Jace Hellman, (208) 922.5274
jhellman@kunaID.gov, with any questions
FORGESIGNWORKS.COM
10/15/2020

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751 W 4th Street | Kuna, ID | 83634
(208) 922-5274 | www.kunacity.id.gov

EXHIBIT CHECKLIST

Case Name: Fossil Creek
Case No.(s): 20-01-S (Preliminary Plat)

	EXHIBITS
1	Staff Report
2	Commission and Council Review Application
3	Parcel List
4	Letter of Intent
5	Vicinity Map
6	Site Photos
7	Legal Description for Annexation
8	Legal Description for M-1 and M-2 Zones
9	James Gatziolis Affidavit of Legal Interest
10	Stephen Collias Affidavit of Legal Interest
11	Tim Collias Affidavit of Legal Interest
12	Property Deeds
13	Neighborhood Meeting Certification
14	Commitment to Property Posting
15	Agency Transmittal Notice
16	Kuna Rural Fire District Comments
17	City Engineer Comments
18	Ada County Highway District Comments
19	P&Z Commission Mailer
20	P&Z Kuna Melba News Legal Notice
21	Proof of Property Posting
22	
23	
24	
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29	

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: 20-03-AN (Annexation),
C&G Farms

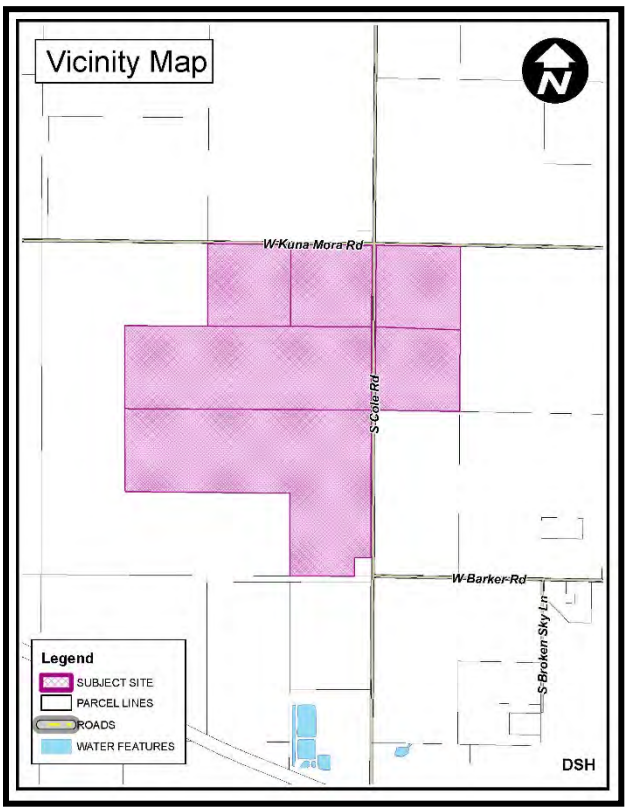
Site Location: SEC and SWC of
Kuna Mora and Cole Roads
Kuna, ID 83634

Planner: Doug Hanson, Planner I

Hearing Date: October 27, 2020

Applicant: C&G Farms
5809 n Cape Arago Place
Garden City, ID 83714
colliasbpc@gmail.com

Representative: The Land Group, Inc
462 E Shore Drive, Suite 100
Eagle, ID 83616
208.939.4041
tamara@thelandgroupinc.com



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A. Process and Noticing
B. Applicants Request
C. Site History
D. General Project Facts
E. Staff Analysis
F. Applicable Standards
G. Proposed Comprehensive Plan Analysis
H. Proposed Kuna City Code Analysis
I. Commission's Recommendation

A. Process and Noticing:

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

a. Notifications

i.	Neighborhood Meeting	July 29, 2020 (10 people attended)
ii.	Agency Comment Request	August 20, 2020
iii.	300' Property Owners Notice	October 7, 2020
iv.	Kuna Melba Newspaper	October 7, 2020
v.	Site Posted	October 15, 2020

B. Applicant's Request:

C&G Farms, Inc requests approval to annex approximately 440.25 acres into Kuna City limits with M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) zoning districts. The subject site is located at the southeast and southwest corners of Kuna Mora and Cole Roads Kuna, ID 83634, within Section 1, Township 1 North, Range 1 East

and Section 6, Township 1 North, Range 2 East (APNs: S2006220000, S2006231100, S2101110050, S2101120610, S2101130000, S2101310000).

C. Site History:

Currently the property is zoned Rural Preservation (RP) within unincorporated Ada County. Historically this parcel has been utilized for agricultural purposes.

D. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the City. The FLUM indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map designates the approximately 440.25-acre site as Manufacturing/Industrial.

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates no future pathways or trails through the subject site.

3. **Surrounding Land Uses:**

North	RP	Rural Preservation – Ada County
South	RP P	Rural Preservation – Ada County Public – Kuna City
East	RP	Rural Preservation – Ada County
West	P	Public – Kuna City

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

Property Owner	Parcel Size:	Current Zone:	APN:
Collias Family Trust	42.2	RP (Ada County)	S2006220000
Collias Family Trust	156.22	RP (Ada County)	S2101310000
Narragansett Properties, LLC	42.04	RP (Ada County)	S2006231100
Narragansett Properties, LLC	119.25	RP (Ada County)	S2101130000
Holton EquiDebt, LLC	39.67	RP (Ada County)	S2101110050
Stephanos Collias	40.87	RP (Ada County)	S2101120610

5. **Services:**

Sanitary Sewer– Outside service boundary
Potable Water – City of Kuna (Future)
Pressurized Irrigation – City of Kuna (Future)
Fire Protection – Kuna Rural Fire Dist. (KRFD)
Police Protection – Kuna Police (Ada County Sheriff's office)
Sanitation Services – Hardin Sanitation

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

The proposed project site contains one residence. On-site vegetation is consistent with that of Ag. fields. The sites have an estimated average slope of 1% to 1.4%. According to the USDA Soil Survey for Ada County, bedrock depth for the site is estimated to be 20 to 40 inches.

7. **Transportation / Connectivity:**

The residence is accessed via an existing driveway onto S Cole Road. There is no new development proposed with this application. Transportation improvements will be made at a time of future development in accordance with KCC standards and ACHD policy.

8. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts.

9. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:
    - Kuna Rural Fire District ……..Exhibit B-2
    - City Engineer …..…… Exhibit B-3
    - Ada County Highway District ……..Exhibit B-4

E. Staff Analysis:

On June 12, 2020 Planning and Zoning staff held a pre-application meeting with the applicant, Public Works, and the Kuna Rural Fire District to discuss the project. The applicant held a neighborhood meeting with neighboring land owners within 300 ft of the proposed project area on July 29, 2020, there were 10 attendees. The meeting minutes have been included as a part of this application.

Staff has determined that the property is eligible for annexation into Kuna City limits. The property owner is consenting to the annexation and the property is contiguous with Kuna City limits situated to the west of the subject site.

The applicant is proposing to annex approximately 440.25 acres into Kuna City Limits, approximately 164.78 acres will be zoned M-1 (Light Manufacturing/Industrial) and 275.47 acres will be zoned M-2 (Heavy Manufacturing/Industrial), in accordance with the Industrial future land use designation on the FLUM.

This request is limited to the annexation of the land into Kuna City Limits, with no development associated with the application.

Staff has determined the applicant's annexation request is in compliance with Kuna City Code, Title Five; Idaho Statutes § 50-222 and § 67-65 and the goals and policies set in Kuna's Comprehensive Plan. Staff recommends if the Commission recommends approval to the City Council, that the applicant be subject to the conditions of approval listed in section "I" of this report, as well as any additional conditions designated by the Planning and Zoning Commission.

F. Applicable Standards:

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

G. Proposed Comprehensive Plan Analysis:

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

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

- Goal 1.A: Ensure Land use in Kuna will support economically development.
    - Objective 1.A.3: Utilize industrial land use designations to encourage development and expansion of industrial businesses in key locations.
        - Policy 1.A.3.a: Designate a sufficient quantity of land on the Future Land Use Map for industrial use.

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

- Goal 3.A: Ensure community design directs growth and implements sustainable land use patterns.
    - Objective 3.A.1: Use the Future Land Use Map and land use regulations to direct development, encourage complementary and compatible land uses, and achieve good community design.
- Goal 3.E: Strategically locate and develop industrial areas.

- Objective 3.E.1: Establish areas sufficient in size and scope for industrial uses and locate so they are protected from incompatible land uses.
    - Policy 3.E.1.b: Provide adequate space for industrial developments, so they may benefit from economies of scale and proximity to one another.
    - Policy 3.E.1.e: Evaluate infrastructure needs to support expansion of existing industrial uses and development of new industrial areas.
- Goal 3.G: Respect and protect private property rights.
    - Objective 3.G.1: Ensure land use policies, restrictions, and fees do not violate private property rights.
        - Policy 3.G.1.b: Ensure City land use actions, decisions and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.
        - Policy 3.G.1.c: Ensure City land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

H. Proposed Kuna City Code Analysis:

1. This request appears to ***be/not be*** consistent and in compliance with all Kuna City Code (KCC).

   Comment: *The proposed application **adheres/does not adhere** to the applicable requirements of KCC Title 5.*

2. The annexation request ***is/is not*** likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

   Comment: *There is no development proposed with this application.*

3. The application ***is/is not*** likely to cause adverse public health problems.

   Comment: *The project will develop sewer and water capacity working with the Public Works Department at the point of future development, therefore eliminating the occurrence of adverse public health problems.*

I. Commission's Recommendation:

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

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends ***approval/denial*** of Case No*. 20-03-AN (Annexation)*, a request from C&G Farms, Inc to annex approximately 440.25 acres into Kuna City limits with M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) zoning districts subject to the following 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 connections.
    b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received 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 System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2.**
3. 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. If required, at the time of future development, surface water rights for delivery purposes, as deemed required by the City Engineer, shall be annexed to the Kuna Municipal Irrigation System.
5. 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.
6. Developer/owner/applicant shall follow staff, City Engineers and other agency requirements as applicable.
7. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this 27th day of October, 2020.

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

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

Based upon the record contained in Case No. 20-03-AN, 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. 20-03-AN, a request from C&G Farms, Inc to annex approximately 440.25 acres into Kuna City limits with M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) zoning districts.

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. 20-03-AN, 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 Kuna City Code Title 5.*

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 to residents within 300-ft of the proposed project site on October 7, 2020 and a legal notice was published in the Kuna Melba Newspaper on October 7, 2020. The applicant posted a sign on the property on October 15, 2020.*

3. *Based on the evidence contained in Case No. 20-03-AN, this proposal does generally comply with the Comprehensive Plan.*

   Staff Finding: *The Comp Plan designates the future land use designation of the proposes subject site as Industrial/Manufacturing. The applicant is requesting M-1 (Light Manufacturing/Industrial) and M-2 (Heavy Industrial/Manufacturing) zones.*

4. The contents of the proposed annexation application ***does/does not*** contain all of the necessary requirements as listed in Kuna City Code.

   Staff Finding: *Review by staff of the proposed annexation confirms all technical requirements listed in KCC were provided.*

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

   Staff Finding: *An affidavit of legal interest was signed by Narragansett Properties, LLC and Stephen J Collias allowing The Land Group, Inc to act on their behalf of this project, therefore consenting to the annexation of the proposed project site.*

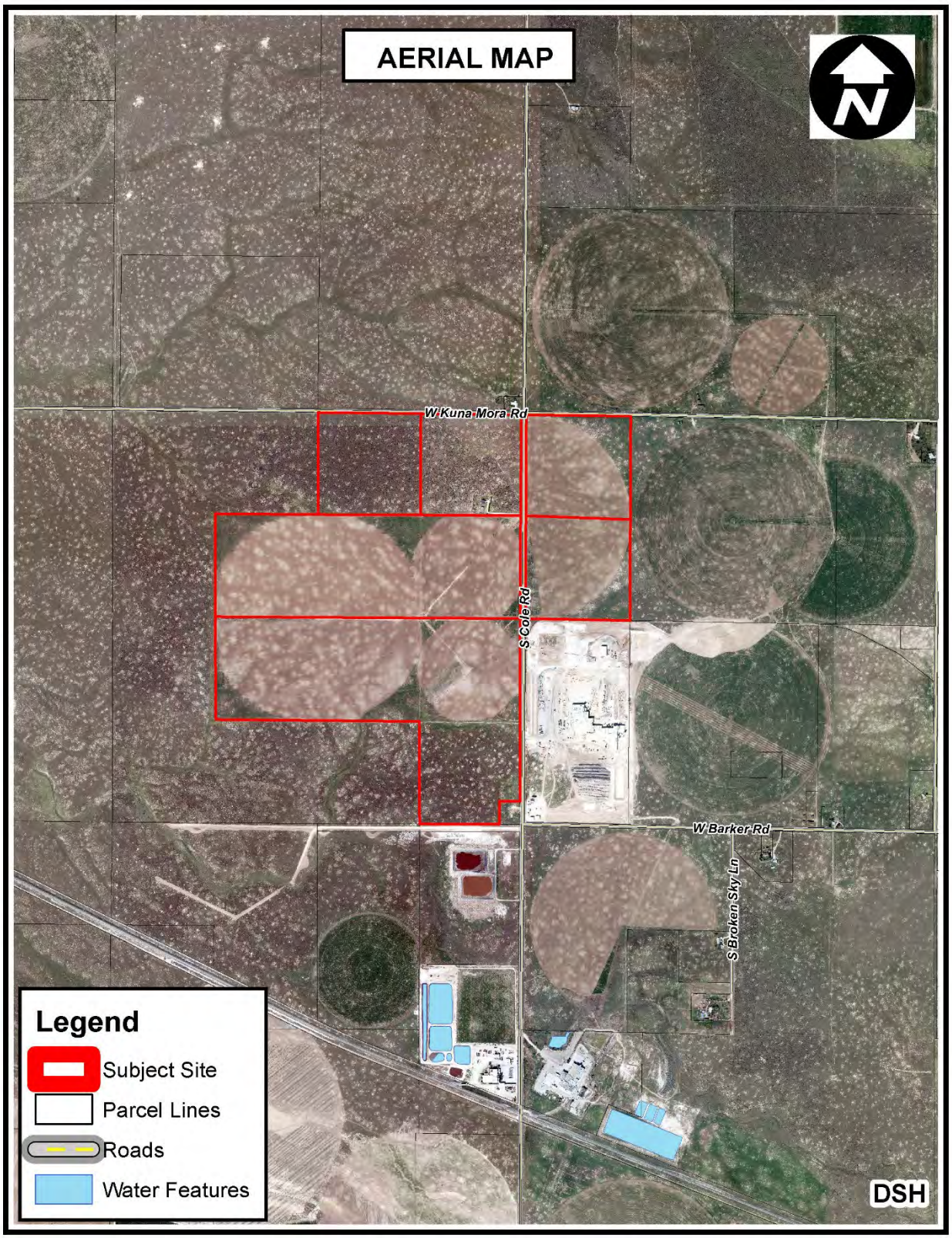
6. The proposed project lands *are* contiguous or adjacent to property within Kuna City Limits.

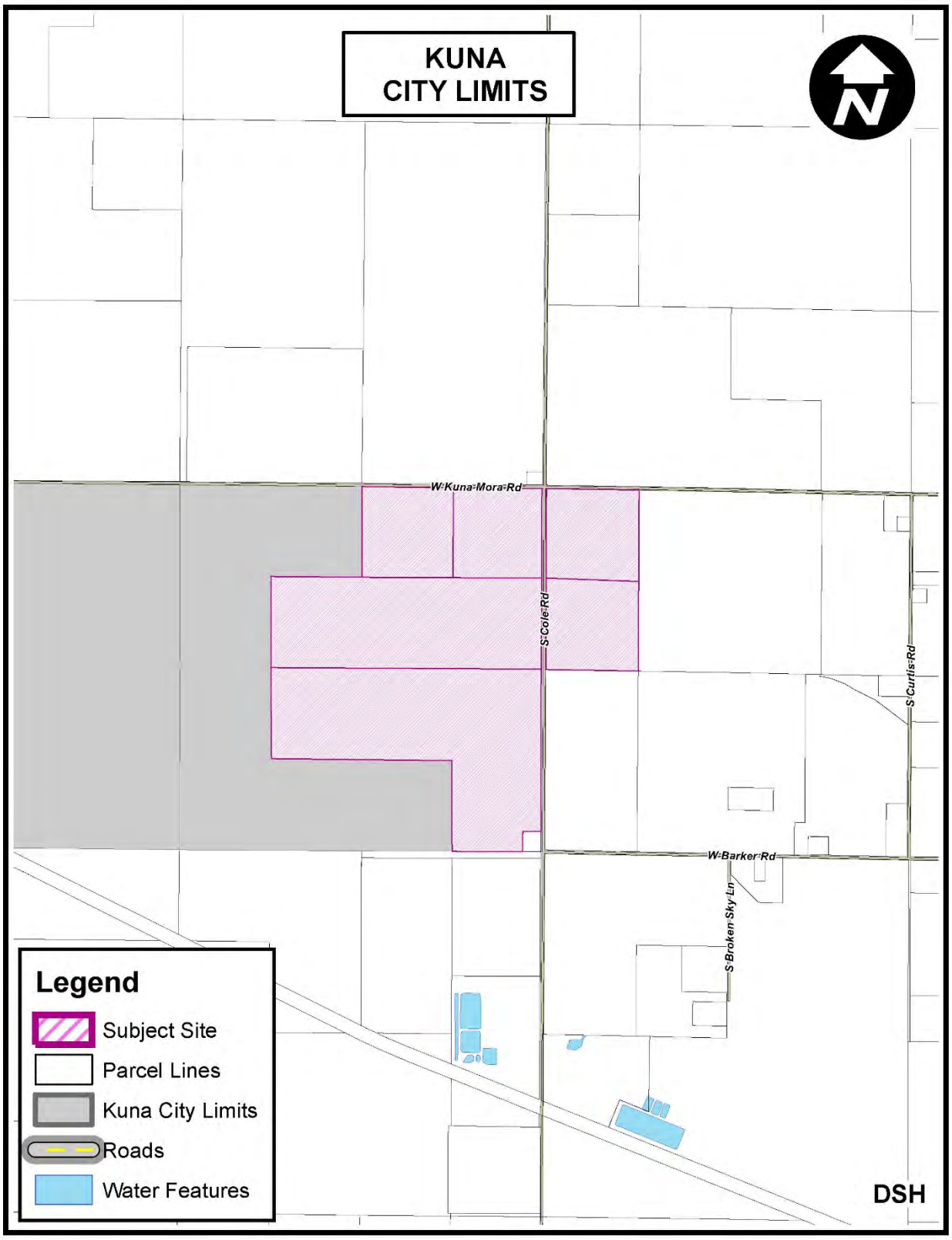
   Staff Finding: *The parcel is contiguous with City limits to the west.*

7. The applicant and/or owner of the property have the right to request a written regulatory taking analysis.

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

DATED this 27th day of October, 2020.


AERIAL MAP
N
W Kuna Mora Rd
S Cole Rd
W Barker Rd
S Broken Sky Ln
Legend
Subject Site
Parcel Lines
Roads
Water Features
DSH


KUNA
CITY LIMITS
W Kuna Mora Rd
S Cole Rd
S Curtis Rd
W Barker Rd
S Broken Sky Ln
Legend
Subject Site
Parcel Lines
Kuna City Limits
Roads
Water Features
DSH

CityofKuna
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

Type of Review (check all that apply):

- [x] 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

For Office Use Only	
File Number (s)	20-03-AN
Project name	C&G Farms Annexation
Date Received	8.14.20
Date Accepted/ Complete	8.20.20
Cross Reference Files	
Commission Hearing Date	10.27.20
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: See Exhibit A	Phone Number:
Address:	E-Mail:
City, State, Zip:	Fax #:
Applicant (Developer): C&G Farms	Phone Number:
Address: 5809 N. Cape Arago PL	E-Mail: colliasbpc@gmail.com
City, State, Zip: Garden City, ID 83714	Fax #: N/A
Engineer/Representative: The Land Group, Inc.	Phone Number: 208-939-4041
Address: 462 E. Shore Dr, Ste 100	E-Mail: tamara@thelandgroupinc.com
City, State, Zip: Eagle, ID 83616	Fax #: N/A

Subject Property Information

Site Address: S Cole Rd, Kuna, ID 83634 & W Kuna Mora Rd, Kuna, ID 83634

Site Location (Cross Streets): S Cole Rd & W Kuna Mora Rd

Parcel Number (s): S2006220000, S2006231100, S2101110050, S2101120610, S2101130000, S2101310000

Section, Township, Range: 1N 2E 06, 1N 1E 01

Property size : 440.253

Current land use: Irrigated Ag & Dry Grazing — Proposed land use: Industrial

Current zoning district: RP — Proposed zoning district: M-1 and M-2

Project Description

Project / subdivision name: C & G Farms

General description of proposed project / request: Annex to City of Kuna with M-1 and M-2 zones. See Legal descriptions

Type of use proposed (check all that apply):

- ☐ Residential
- ☐ 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: Existing single family home with associated out buildings

Any existing buildings to remain? ☒ Yes ☐ No Will remain in short term, to be removed with development

Number of residential units: Number of building lots:

Number of common and/or other lots:

Type of dwellings proposed:

- ☐ Single-Family
- ☐ Townhouses
- ☐ Duplexes
- ☐ Multi-Family
- ☐ Other

Minimum Square footage of structure (s):

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

Percentage of open space provided: Acreage of open space:

Type of open space provided (i.e. landscaping, public, common, etc.):

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):

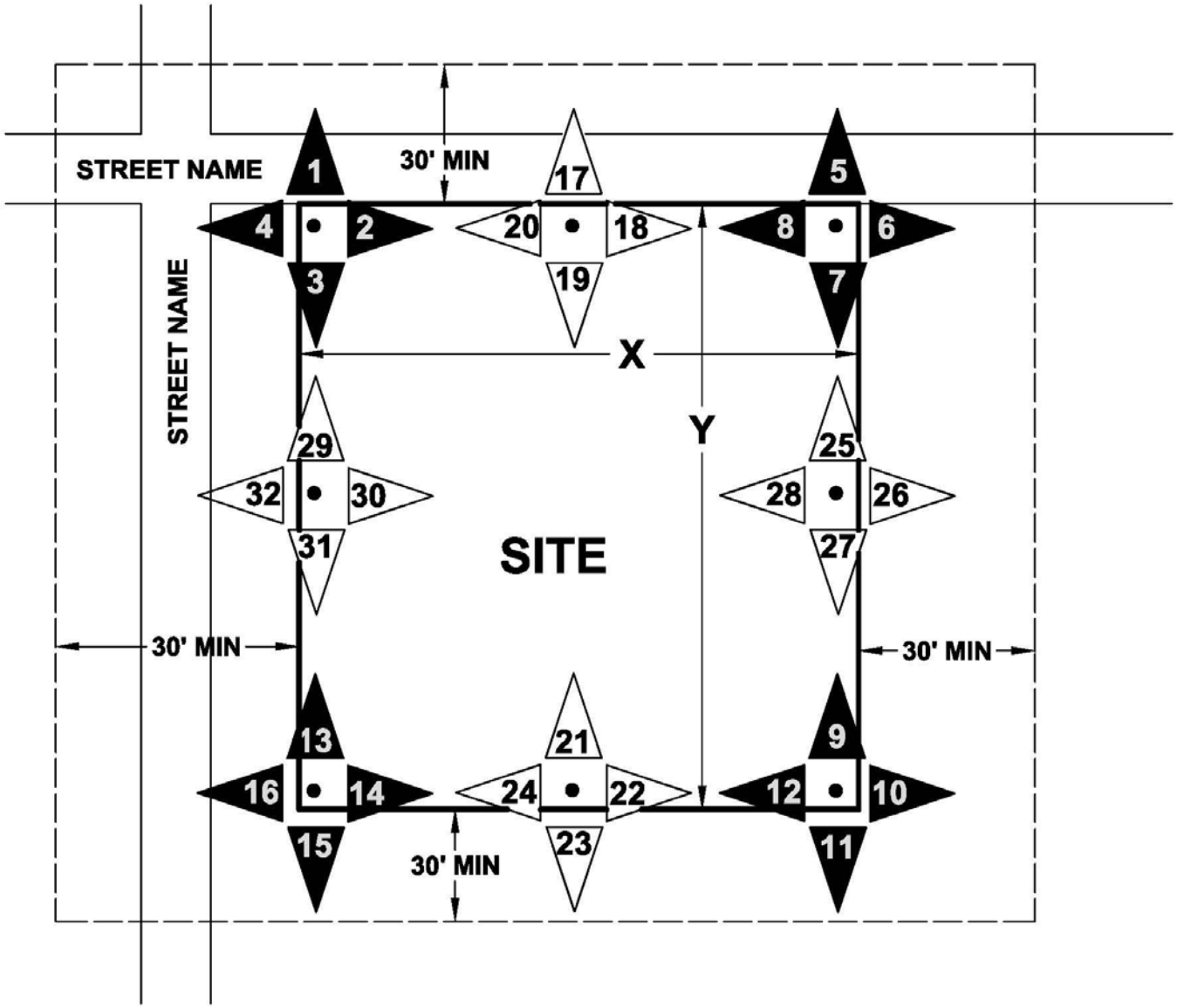
Proposed Parking:

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: Jamara Thompson Date: 08/13/2020



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.

County	Parcel	Primary Owner	Property Address	Location	Property City	Owner Address	Owner City	Acres	Existing Zoning	Proposed Zoning
Ada	S2006220000	COLLIAS FAMILY TRUST	W KUNA MORA RD	1N 2E 06	KUNA, ID 83634-0000	3811 W CLEMENT RD	BOISE, ID 83704-0000	42.2	RP	M-1
Ada	S2006231100	NARRAGANSETT PROPERTIES LLC	S COLE RD	1N 2E 06	KUNA, ID 83634-0000	300 N LA SALLE DR # 4000	CHICAGO, IL 60654-3422	42.04	RP	M-1
Ada	S2101110050	HOLTON EQUIDEBT LLC	16005 S COLE RD	1N 1E 01	KUNA, ID 83634-0000	621 GEORGINA AVE	SANTA MONICA, CA 9040	39.67	RP	M-1
Ada	S2101120610	COLLIAS STEPHANOS J	W KUNA MORA RD	1N 1E 01	KUNA, ID 83634-0000	621 GEORGINA AVE	SANTA MONICA, CA 9040	40.87	RP	M-1
Ada	S2101130000	NARRAGANSETT PROPERTIES LLC	S COLE RD	1N 1E 01	KUNA, ID 83634-0000	300 N LA SALLE DR # 4000	CHICAGO, IL 60654-3422	119.25	RP	M-2
Ada	S2101310000	COLLIAS FAMILY TRUST	S COLE RD	1N 1E 01	KUNA, ID 83634-0000	3811 W CLEMENT RD	BOISE, ID 83704-0000	156.223	RP	M-2
								440.253		

Letter of Intent
August 5, 2020

City of Kuna, Idaho
751 W. 4th Street
Kuna, Idaho 83634
Attention C. Engels
c/o CEngels@KunaID.gov

Ladies and Gentlemen

The undersigned C&G Farms (the "Applicant"), by and through Tim Collias, a partner of the Applicant, on behalf of certain titleholders whose names and addresses are listed on **Exhibit A**, attached hereto and made a part hereof (the "**Owners**") hereby expresses certain intentions of the Owners to the City of Kuna, Idaho, (the "City") a municipality of the County of Ada and the State of Idaho, 751 W. 4th Street, Kuna, Idaho 83634 (the "City") as required by the City's checklist for Applications for Annexation

The Owners propose the finding of the following:

1. the Owners hold approximately 445 acres of real property more fully described on **Exhibit B**, attached hereto, (the "**Property**"), which Property is contiguous to the corporate limits of the City;

2. the Owners' Property has been planned for and designated as industrial in the City's 2019 Comprehensive Plan;

3. the annexation of the Property to the City of Kuna will assure the orderly development of the City, will enable the orderly development of private lands, will equitably allocate the costs of public services and will serve the best interests of the City, and the City has expressed an intention and desire to annex the Property into the City pursuant to Idaho Code § 50-222, 50-301, 67-6508, and 67-6511; and Kuna City Code (an "**Annexation**").

4. the Annexation proposed will be considered a category A Annexation (See: Idaho Code Ch. 50 §50-222 (3))

5. upon proper action of the City and the adoption and publication of all ordinances (the "Ordinances") necessary to annex and rezone the Property will be annexed and rezoned as follows:

a. that parcels S2101120610, S201110050, S2006220000 and S2006231100 of the Property be zoned M-1 (Light manufacturing/industrial district), and

b. Thatparcels S201130000 and S210131000 of the Property be zoned M-2 (Heavy manufacturing/industrial district), which zones are described further in Kuna City Code.

6. the City intends to provide to the Property all usual city services and will determine the scope and time of such services; provided, however, until the City provides such services, the City shall not interfere with or prevent development of the Property without such services, including, without limitation, development that includes individual water wells and/or sewer septic systems. When such City services, including without limitation water and sewer services, are provided to the Property, the City will provide such services at the rates charged to similar users of such services in the City, and the City further agrees that any hookup, connection or similar charges to users of such services at the commencement of such services will not be more in amount than the City's customary hookup, connection or similar charges; and

7. the water rights held by the Owners and their affiliates in connection with the Property, including, without limitation, Water Right 63-07864, shall remain the separate property of the Owners, the Owners shall not be required to transfer such water rights to the City, and the Annexation will not be deemed effect a taking of such water rights.

The undersigned states these intentions to the City to comply with the second listed deliverable on City's checklist for annexation dated September 2017 and designated as Form 300N.

Respectfully submitted:

C&G Farms, an Idaho general partnership

Tim Collias, Partner

Exhibit A
Names and Contact Information of the Owners

Parcel	Owner
S2101120610	Stephanos Collias 621 Georgina Avenue Santa Monica, CA 90402 sjcollias@eqdbt.com
S2101130000	Narragansett Properties LLC, a Delaware limited liability company James J. Gatziolis, Manager 2041 N. Kenmore Avenue Chicago, IL 60614 james.gatziolis@gmail.com
S2006231100	Narragansett Properties LLC, a Delaware limited liability company James J. Gatziolis, Manager 2041 N. Kenmore Avenue Chicago, IL 60614 james.gatziolis@gmail.com
S2101310000	Collias Family Trust Tim Collias, Trustee 5809 N, Cape Arago Place Garden City, ID 83714 colliasbpc@gmail.com
S2006220000	Collias Family Trust Tim Collias, Trustee 5809 N, Cape Arago Place Garden City, ID 83714 colliasbpc@gmail.com
2101110050	Holton EquiDebt LLC, an Idaho limited liability company Stephanos Collias, a Manager 621 Georgina Avenue Santa Monica, CA 90402 sjcollias@eqdbt.com

Exhibit B
Legal Description of the Property

Parcel S2006231100:

Lot 5. The Southwest Quarter of the Northwest Quarter of Section 6, Township 1 North, Range 2 East of the Boise Meridian, in Ada County, Idaho

Parcel S2101310000:

North Half Southeast Quarter, Northeast Quarter Southwest Quarter, Southeast Quarter Southeast Quarter, excepting two acres in Section 1, Township 1 North Range 1 East, B.M.

Parcel S2101130000:

The South Half of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 1, Township 1 North, Range 1 East of the Boise Meridian, in Ada County, Idaho

Parcel S2006220000:

Lot 4. Northwest Quarter (NW ¼) Northwest Quarter (NW ¼) of Section 6, Township 1 North, Range 2 East, Boise, Meridian, Ada County, State of Idaho.

Parcel S2101110050

Government Lot 1 in Section 1, Township 1 North, Range 1 East of the Boise Meridian, records of Ada County, Idaho described as:
Beginning at the Northeast corner of Section 1, Township 1 North, Range 1 East of the Boise Meridian, Ada County, Idaho and running thence
South 00°07'20" East 1329.84 feet along the East line of said Section to the Southeast corner of Government Lot 1; thence
South 89°56'31" West 1328.95 feet along the South line of Government Lot 1 to the Southwest corner of said Government Lot 1; thence
North 00°11'29" West 1335.94 feet along the West line of said Government Lot 1 to the Northwest corner of said Government Lot 1; thence
South 89°47'45" East 1330.59 feet along the North Line of said Section to the POINT OF BEGINNING.
Excepting therefrom that portion conveyed to the Ada County Highway District in Warranty Deed recorded May 15, 1972, as Instrument No. 806103, Ada County Records.

Parcel S2101120610:

Government Lot 2 in Section 1, Township 1 North, Range 1 East of the Boise Meridian, Ada County, Idaho described as:
Beginning at the Northeast corner of Section 1, Township 1 North, Range 1 East of the Boise Meridian, Ada County, Idaho, and running thence
North 89°47'45" West 1330.59 feet along the North line of said section to the Northeast corner of Government Lot 2 (said point being the Point of Beginning); thence

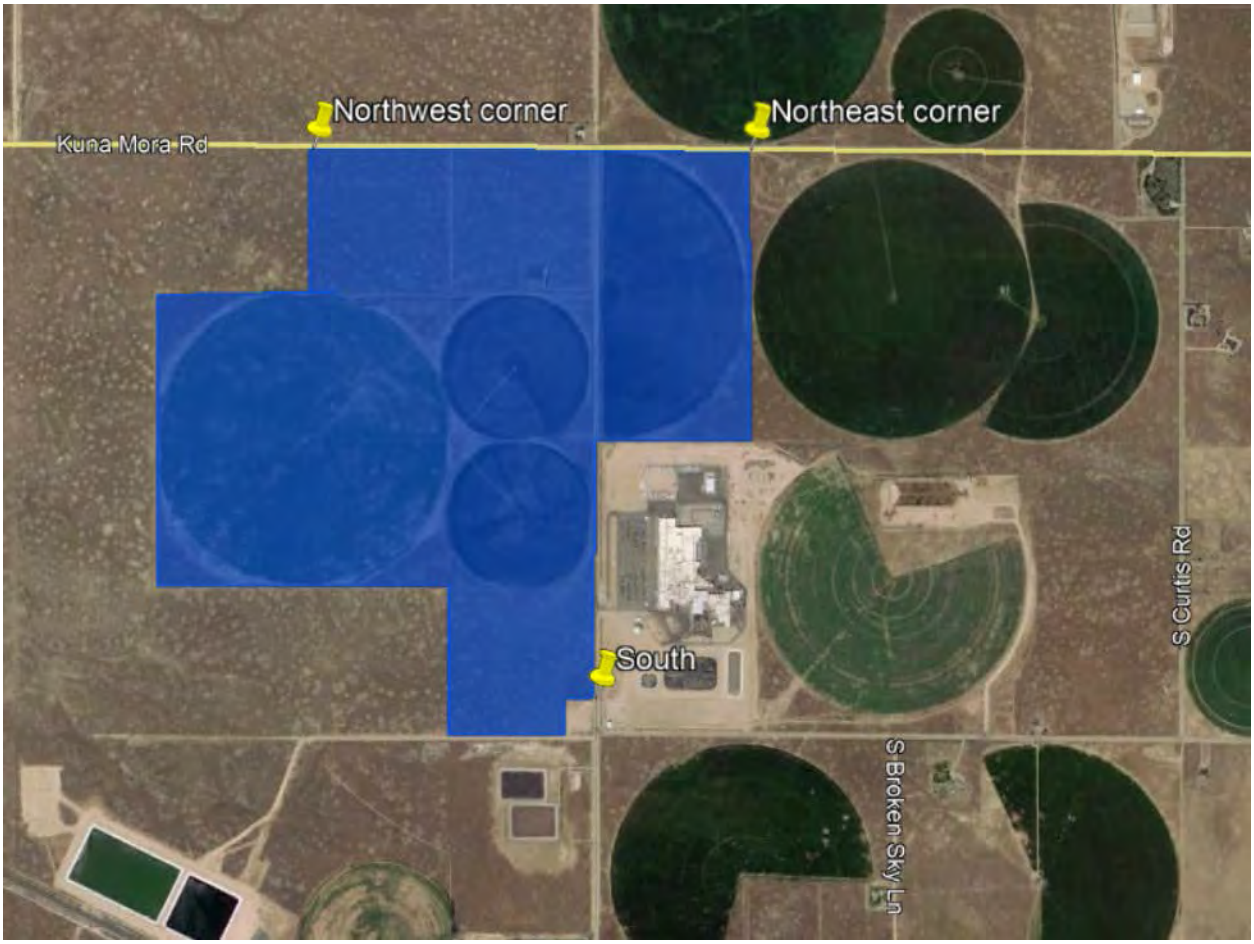
South 00°11'29" East 1335.94 feet along the East line of said Government Lot 2 to the Southeast corner of Government Lot 2, thence
South 89°56'31" West 1328.95 feet along the South line of said Government Lot 2 to the Southwest corner of said Government Lot 2; thence
North 00°15'37" West 1342.03 feet along the West line of said Government Lot 2 to the Northwest corner of said Government Lot 2 (said point being the North quarter corner of said section); thence
South 89°47'45" East 1330.59 feet along the North line of said section to the Point of Beginning.

Vicinity Map
C&G Farms

Aug 13, 2020 - landproDATA.com
Scale: 1 inch approx 1200 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

Property:



From Northwest corner of property

Looking east along Kuna Mora Road

Looking North

Looking west along Kuna Mora Road

Looking South

From Northeast corner of property

Looking east along Kuna Mora Rd

Looking North

Looking west

Looking south

From south property corner at Cole Road

Looking north along Cole Road

Looking east

Looking west

Looking south

August 11, 2020
Project No.: 120088

EXHIBIT "A"
C & G FARMS
ANNEXATION AREA

An Annexation Area being the NE1/4, the SE1/4 of the NW1/4, the NE1/4 of the SW1/4, the N1/2 of the SE1/4, and the SE1/4 of the SE1/4 **excepting** therefrom the south 295.00 feet of the east 295.00 feet of said SE1/4 of the SE1/4, ALL in section 1, Township 1 North, Range 1 East, Boise Meridian, **AND** the W1/2 of the NW1/4 of Section 6, Township 1 North, Range 2 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

BEGINNING at the North One Quarter corner of Section 1, Township 1 North, Range 1 East, Boise Meridian, **t**hence on the north section line of said Section 1, South 89° 47' 45" East, 2661.18 feet, to the Northeast corner of said Section 1;
Thence on the north section line of said Section 6, South 89° 25' 58" East, 1378.26 feet, to the West One Sixteenth corner;
Thence South 00° 30' 05" West, 2662.65 feet, to the Center-West One Sixteenth corner;
Thence North 89° 17' 55" West, 1349.31 feet, to the East One Quarter corner of said Section 1;
Thence on the east section line of said Section 1, South 00° 07' 20" East, 2364.92 feet;
Thence South 89° 55' 11" West, 295.00 feet;
Thence South 00° 07' 20" East, 295.00 feet, to a point on the south section line of said Section 1;
Thence on said south section line, South 89° 55' 11" West, 1029.14 feet, to the East One Sixteenth corner;
Thence North 00° 11' 28" West, 1330.49 feet, to the South-East One Sixteenth corner;
Thence South 89° 56' 33" West, 1325.75 feet, to the Center-South One Sixteenth corner;
Thence South 89° 53' 35" West, 1324.35 feet, to the South-West One Sixteenth corner;
Thence North 00° 15' 30" West, 1332.69 feet, to the Center-West One Sixteenth corner;
Thence North 00° 23' 38" West, 1328.23 feet, to the North-West One Sixteenth corner;
Thence North 89° 56' 30" East, 1327.41 feet, to the Center-North One Sixteenth corner;
Thence North 00° 15' 37" West, 1342.03 feet, to the **POINT OF BEGINNING**.

The above described area contains 446.36 acres, more or less.

PREPARED BY:
The Land Group, Inc.
Michael Femenia, PLS

08/11/2020

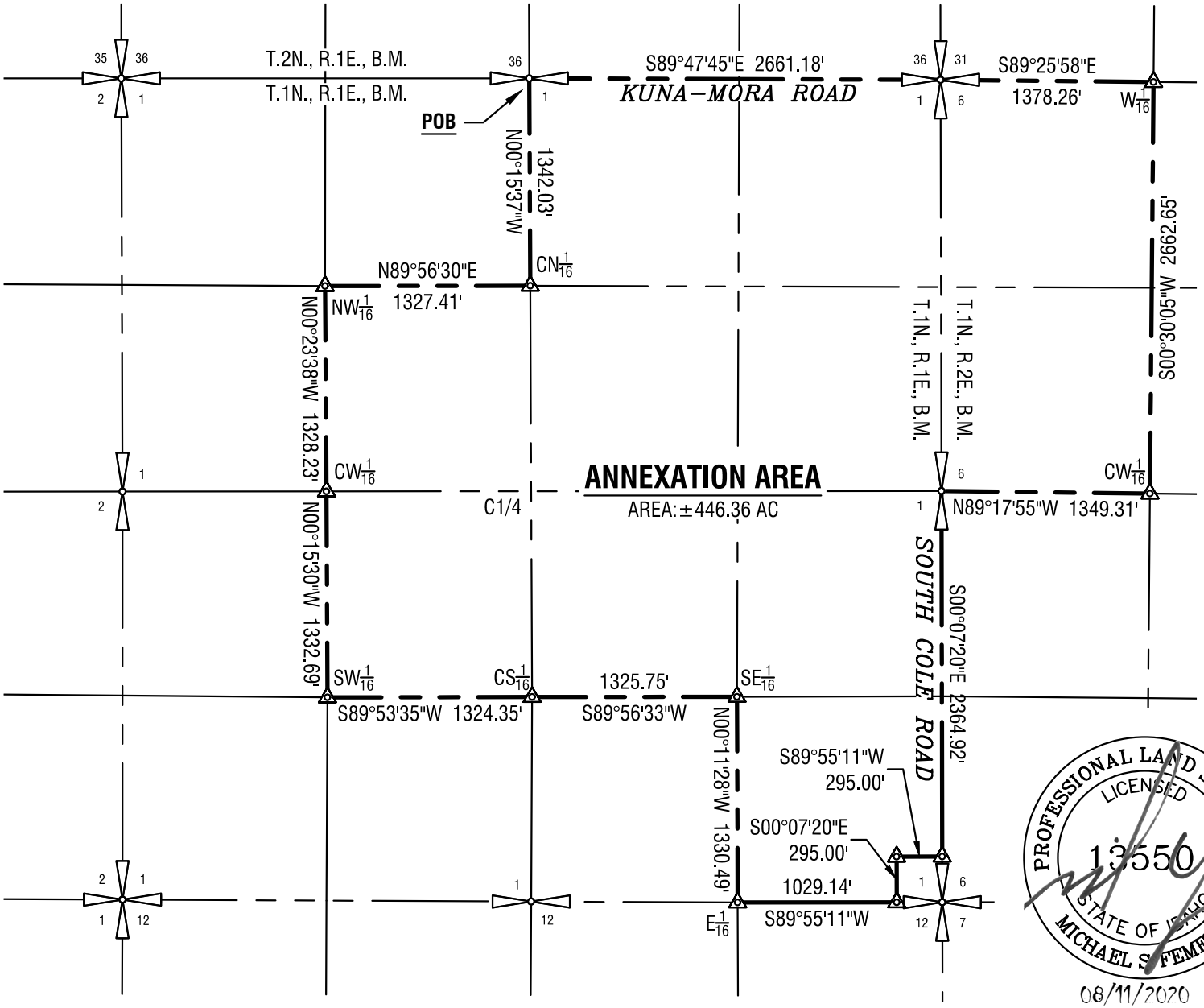


Exhibit "B"

Horizontal Scale: 1" = 1000'

Project No.: 120088
Date of Issuance: August 11, 2020

THE LAND GROUP

Annexation Area Exhibit
C & G Farms
Kuna, Idaho

1 of 1

File Location: g:\2020\120088\cad\survey\exhibits\ex 200806 annex exhibit 120088.dwg
Last Plotted By: mike femenia
Date Plotted: Tuesday, August 11 2020 at 06:45 AM

August 11, 2020
Project No.: 120088

EXHIBIT "A"
C & G FARMS
RE-ZONE AREA: M-1

A Re-Zone area being the N1/2 of the NE1/4 of Section 1, Township 1 North, Range 1 East, Boise Meridian, AND the W1/2 of the NW1/4 of Section 6, Township 1 North, Range 2 East, Boise Meridian, Ada County, Idaho, Being more particularly described as follows:

BEGINNING at the North One Quarter corner of Section 1, Township 1 North, Range 1 East, Boise Meridian**, t**hence on the north section line of said Section 1, South 89° 47' 45" East, 2661.18 feet, to the Northeast section corner of said Section 1;
Thence on the north section line of said Section 6, South 89° 25' 58" East, 1378.26 feet, to the West One Sixteenth corner;
Thence South 00° 30' 05" West, 2662.65 feet, to the Center-West One Sixteenth corner;
Thence North 89° 17' 55" West, 1349.31 feet, to the East One Quarter corner of said Section 1;
Thence on the east section line of said Section 1, North 00° 07' 21" West, 1329.84 feet, to the North One Sixteenth corner;
Thence South 89° 56' 30" West, 2657.89 feet, to the Center-North One Sixteenth corner;
Thence North 00° 15' 37" West, 1342.03 feet to the **POINT OF BEGINNING**.

The above described area contains 164.87 acres, more or less.

PREPARED BY:
The Land Group, Inc.
Michael Femenia, PLS

08/11/2020

August 11, 2020
Project No.: 120088

EXHIBIT "A"
C & G FARMS
RE-ZONE: M-2

A Re-Zone area being the S 1/2 of the NE1/4, the N1/2 of the SE1/4, the SE1/4 of the NW1/4, the NE1/4 of the SW1/4, and the SE1/4 of the SE1/4 **excepting** therefrom the south 295.00 feet of the east 295.00 feet of said SE1/4 of the SE1/4, all in section 1, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho, Being more particularly described as follows:

BEGINNING at the East One Quarter corner of said Section 1, Township 1 North, Range 1 East, Boise Meridian, thence on the east section line of said Section 1, South 00° 07' 20" East, 2364.92 feet;
Thence South 89° 55' 11" West, 295.00 feet;
Thence South 00° 07' 20" East, 295.00 feet, to a point on the south section line of said Section 1;
Thence on said south section line, South 89° 55' 11" West, 1029.14 feet, to the East One Sixteenth corner;
Thence North 00° 11' 28" West, 1330.49 feet, to the South-East One Sixteenth corner;
Thence South 89° 56' 33" West, 1325.75 feet, to the Center-South Sixteenth corner;
Thence South 89° 53' 35" West, 1324.35 feet, to the South-West One Sixteenth corner;
Thence North 00° 15' 30" West, 1332.69 feet, to the Center-West One Sixteenth corner;
Thence North 00° 23' 38" West, 1328.23 feet, to the North-West One Sixteenth corner;
Thence North 89° 56' 30" East, 1327.41 feet, to the Center-North One Sixteenth corner;
Thence North 89° 56' 30" East, 2657.89 feet, to the North One Sixteenth corner;
Thence on the east section line of said Section 1, South 00° 07' 21" East, 1329.84 feet to the **POINT OF BEGINNING**.

The above described area contains 281.49 acres, more or less.

PREPARED BY:
The Land Group, Inc.
Michael Femenia, PLS

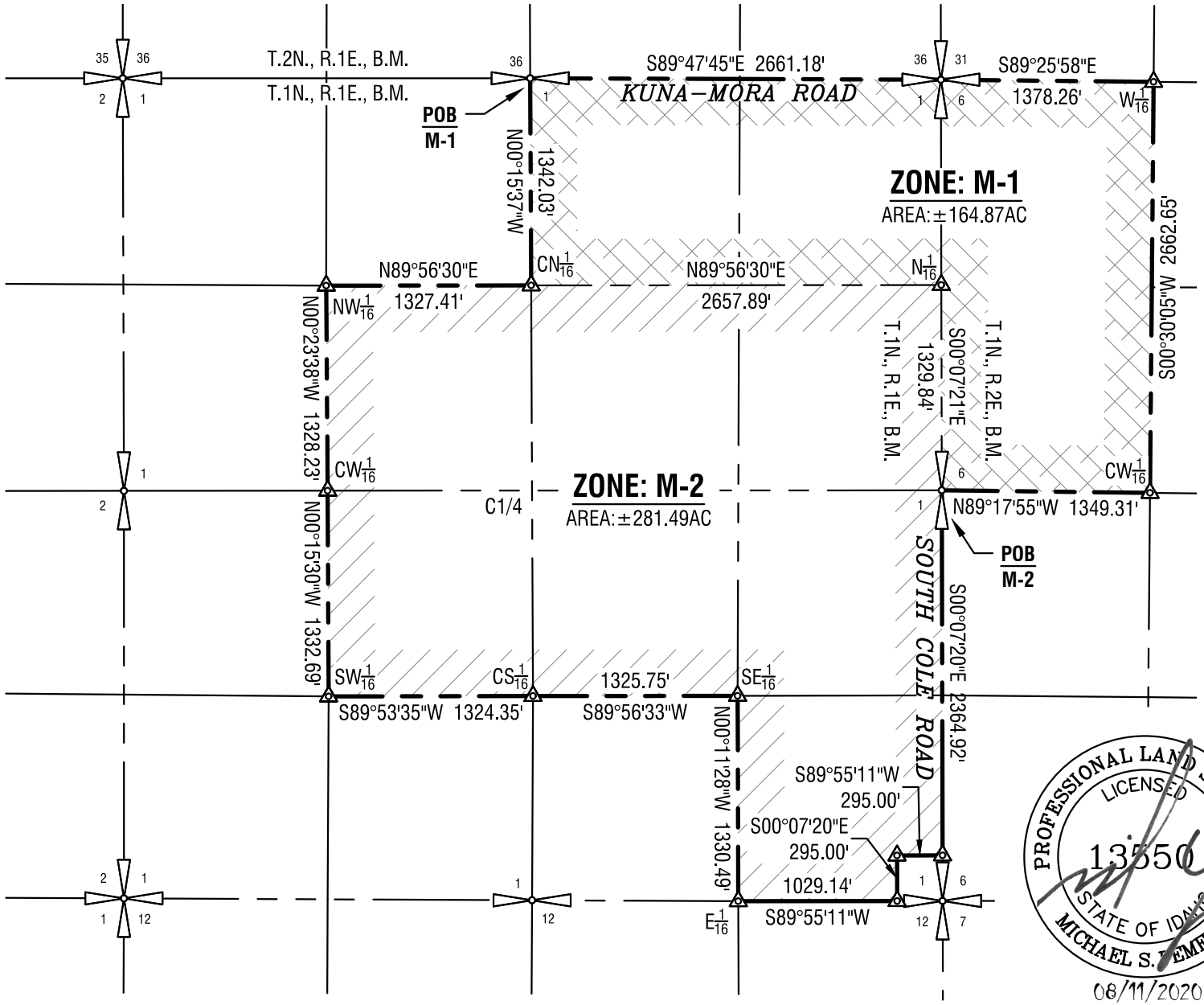


Exhibit "B"

Horizontal Scale: 1" = 1000'

Project No.: 120088
Date of Issuance: August 11, 2020

THE LAND GROUP

Re-Zone Exhibit
C & G Farms
Kuna, Idaho

1 of 1

File Location: g:\2020\120088\cad\survey\exhibits\ex 200806 zoning exhibit 120088.dwg
Last Plotted By: mike femenia
Date Plotted: Tuesday, August 11 2020 at 06:59 AM

City of Kuna
AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
)
County of Ada)

I, James J. Gatziolis, a manager of Narragansett Properties LLC, 2041 N. Kenmore Avenue
Name **Address**

Chicago, Illinois 60614
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 The Land Group _____
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 4th day of August, 20 20

Narragansett Properties LLC, a Delaware limited liability company

By: James J. Gatziolis, Manager Signature

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

Notary Public for Idaho

Residing at: Boise, ID

My commission expires: 02/28/2026

TAMARA THOMPSON NOTARY PUBLIC Commission No. 51872 STATE OF IDAHO

City of Kuna
AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
) ss.
County of Ada)

I, Stephen J. Collias (Name), 621 Georgina Ave. (Address)
Santa Monica (City), CA (State) 90402 (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 The Land Group (Name) 402 E. Shore Dr Ste 100 Eagle, ID 83616 (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 11th day of August, 20 20

Signature

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

TAMARA THOMPSON NOTARY PUBLIC Comm. No. 51872 STATE OF IDAHO

Notary Public for Idaho

Residing at Boise, ID

My commission expires: 02/28/2026

OneDrive Sign In
1 of 1

City of Kuna
AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho))
County of Ada)

I, Tim Collias, the sole trustee of the Collias Family Trust (**Name**), 5809 N. Cape Argo Pl. (**Address**)

Garden City, (**City**), Idaho (**State**) 83714 (**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 The Land Group (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 Fourth day of August, 20 20

Signature

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

Notary Public for Idaho

Residing at: Meridian ID

My commission expires: 11/9/23

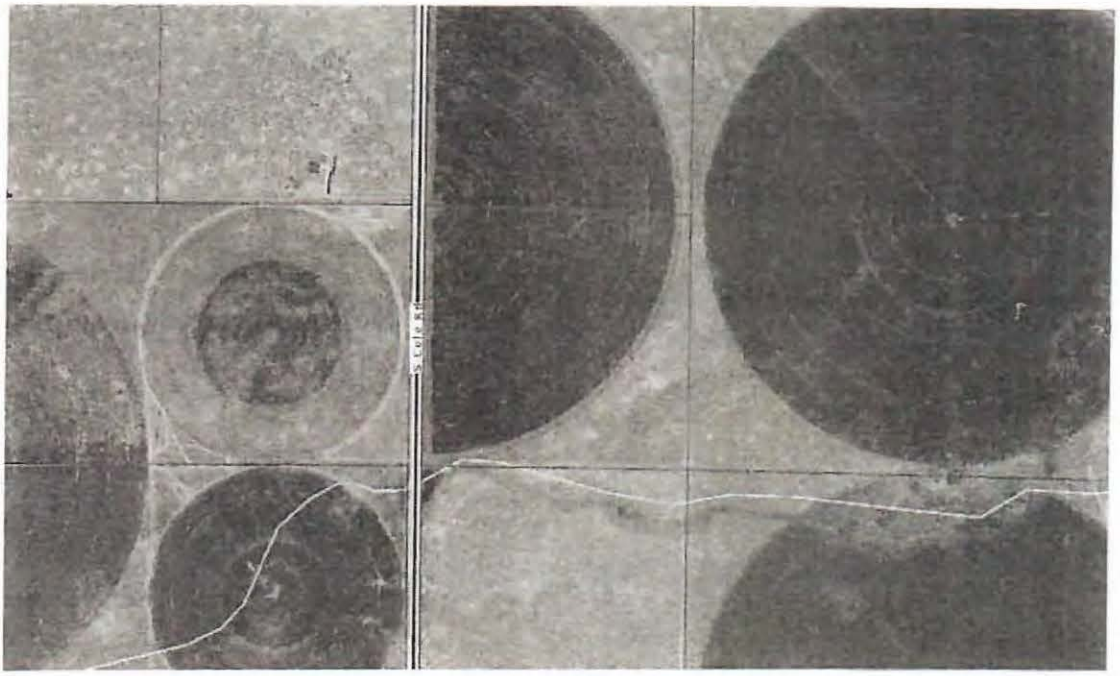
NICOLE LETTUNICH BIERLE NOTARY PUBLIC Comm. No. 20170 STATE OF IDAHO

https://onedrive.live.com/?authkey=%21AM2t%5FM%2D%5FI...AA6%213921&parId=46350DB93F108AA6%213798&o=OneUp 8/8/20, 10:34 PM
Page 1 of 1

Ada County Property Profile

TitleOne
a title & escrow co.

Parcel #	S2006231100	**Owner**	Narragansett Properties LLC
Ref Parcel:		**Owner Address**	300 N La Salle Dr # 4000 Chicago IL 60654
Site Address	S Cole Rd Kuna ID 83634	**Market Total Value**	
Lot Size	42.04 Acres (1,831,262 SqFt)	**Assessed Total Value**	$47,900.00
Building Area	0 SqFt	**Year Built**	
School District	Kuna School	**Zoning:**	Ada County-RP Rural Preservation
Bedrooms		**Subdivision**	1n 2e 06
Bathrooms		**Land Use**	- IRRIGATED AG
Legal	LOT 5 EXC R/W SEC 6 1N 2E #912140		



Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

RECEIVED
MAY 02 2018
ADA COUNTY
DEVELOPMENT SERVICES

EXHIBIT 8
Page 1 of 17
Project # 2018 00839 CPA

NCS-150372

3

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 9.00 3
BOISE IDAHO 01/23/06 09:50 AM
DEPUTY Patti Thompson
RECORDED – REQUEST OF
Quarles & Brady
[redacted]
106011149

TRUSTEES' DEED

THIS AGREEMENT, made this 29th day of December, 2005, between JAMES J. GATZIOLIS, not individually but solely as Trustee of the MATINA GATZIOLIS TRUST dated February 26, 1976, as amended ("Grantor"), 500 West Madison Street, 37th Floor, Chicago, Illinois 60661 and NARRAGANSETT PROPERTIES LLC, a Delaware limited liability company, 500 West Madison Street, 37th Floor, Chicago, Illinois 60661 ("Grantee");

Successor

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 9.00 3
BOISE IDAHO 04/10/06 04:42 PM
DEPUTY Neava Haney
RECORDED – REQUEST OF
First American
106054911

Re-Record

WITNESSETH: The Grantor in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereto enabling, does hereby convey and quitclaim unto Grantee, in fee simple, the real estate the legal description for which is attached as Exhibit A, together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises forever.

Tax Parcel Numbers: S1434427810; S2114310000; S2006231100; S1434410000; S2015240500; S2101130000; S2113210000.

Dated this 29th day of December, 2005.

JAMES J. GATZIOLIS, Trustee
Successor

THIS TRUSTEE'S DEED IS BEING RE-RECORDED FOR PURPOSES OF CORRECTING THE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A.

RECEIVED
MAY 02 2018
ADA COUNTY
DEVELOPMENT SERVICES

EXHIBIT 8
Page 2 of 17
Project # 201800839 OPA

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES J. GATZIOLIS, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of December, 2005.

Official Seal
Patrick J. Bitterman
Notary Public State of Illinois
My Commission Expires 08/14/06

NOTARY PUBLIC

This instrument was prepared by Patrick J. Bitterman, Esq., Quarles & Brady LLP, 500 West Madison, 37th Floor, Chicago, Illinois 60661

MAIL TO:
Patrick J. Bitterman
Quarles & Brady LLP
500 West Madison Street, 37th Floor
Chicago, IL 60661

SEND SUBSEQUENT TAX BILLS TO:
James J. Gatziolis
Quarles & Brady LLP
500 West Madison Street, 37th Floor
Chicago, IL 60661

RECEIVED
MAY 02 2018
ADA COUNTY
DEVELOPMENT SERVICES

EXHIBIT 8
Page 3 of 17
Project # 20180039 CPA

EXHIBIT A

PARCEL I: THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO. LESS AND EXCEPTING THEREFROM, THAT PORTION DEEDED TO ADA COUNTY HIGHWAY DISTRICT IN WARRANTY DEED RECORDED APRIL 25, 1996, AS INSTRUMENT NO. 96034157, ADA COUNTY RECORDS.

PARCEL II: THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

PARCEL III: LOT 5. THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

PARCEL IV: THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO. LESS AND EXCEPTING THEREFROM, THAT PORTION DEEDED TO ADA COUNTY IN QUITCLAIM DEED RECORDED MAY 4, 1972, AS INSTRUMENT NO. 804986, ADA COUNTY RECORDS.

PARCEL V: THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

PARCEL VI: THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

PARCEL VII: THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

Tax Parcel Numbers: S1434427810; S2114310000; S2006231100; S1434410000; S2015240500; S2101130000; S2113210000.

RECEIVED
MAY 02 2018
ADA COUNTY
DEVELOPMENT SERVICES

QBCHI\421488.1

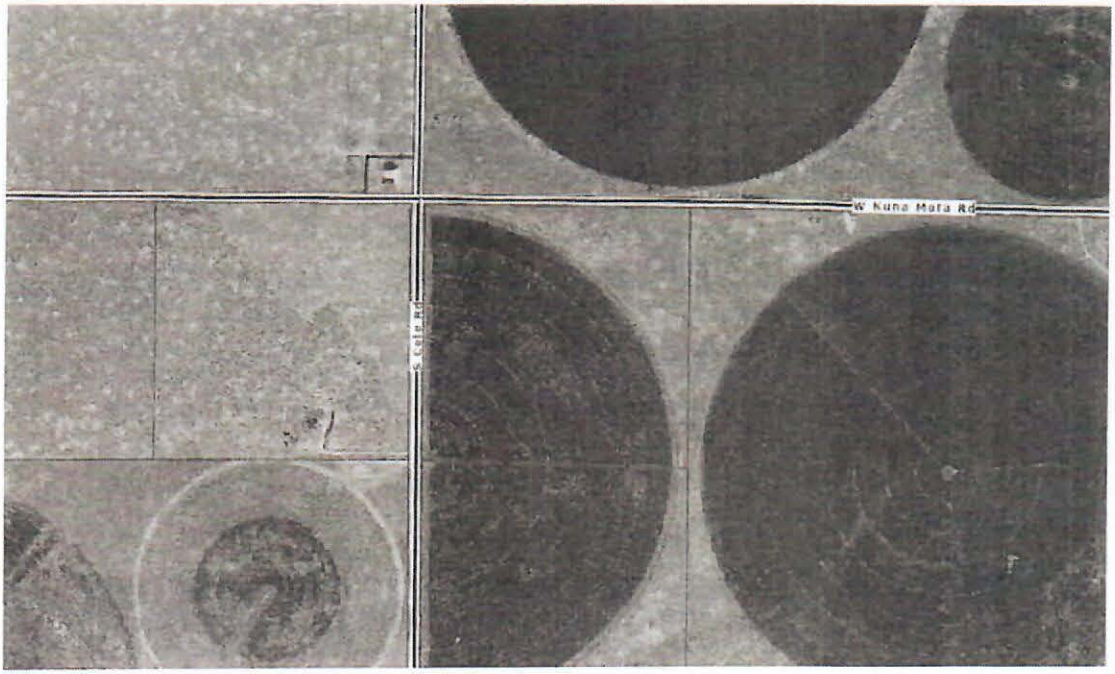
STATE OF IDAHO, COUNTY OF ADA ss.
I, J. David Navarro, Recorder for Ada County, do hereby certify that the Annexed is a full, true and correct copy of Inst. No. 4060 14149
as it appears on record in Book ____ of ____
at Page ____ Records of Ada County, State of Idaho.
IN WITNESS WHEREOF, I have set my hand and affixed my official seal this
28th day of March 2006
J. DAVID NAVARRO, Recorder
By ____ Deputy

EXHIBIT 8
Page 4 of 17
Project # 201800839 CPA

Ada County Property Profile

TitleOne
a title & escrow co.

Parcel #	S2006220000	**Owner**	Collias Family Trust Collias John G Trustee
Ref Parcel:		**Owner Address**	3811 W Clement Rd Boise ID 83704
Site Address	W Kuna Mora Rd Kuna ID 83634	**Market Total Value**	
Lot Size	42.2 Acres (1,838,232 SqFt)	**Assessed Total Value**	$47,200.00
Building Area	0 SqFt	**Year Built**	
School District	Kuna School	**Zoning:**	Ada County-RP Rural Preservation
Bedrooms		**Subdivision**	1n 2e 06
Bathrooms		**Land Use**	- IRRIGATED AG
Legal	LOT 4 SEC 6 1N 2E		



Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

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MAY 02 2018
ADA COUNTY
DEVELOPMENT SERVICES

EXHIBIT 8
Page 5 of 17
Project # 201800839 QPA

ADA COUNTY RECORDER Christopher D. [illegible]
BOISE IDAHO Pgs=2 CHE FOWLER
ELAM & BURKE
2016-026937
04/07/2016 03:29 PM
AMOUNT $13.00
00211734201600289370020026

GIFT DEED

THIS INDENTURE, made by Lily Collias also known as Lily Kepros Collias and John G. Collias, wife and husband ("Grantors").

WITNESSETH:

Grantors, in consideration of love and affection, do hereby gift, grant, quitclaim and convey, IN TRUST, to John G. Collias and Lily Kepros Collias, and any successor trustees, as trustees of the Collias Family Trust under agreement dated November 29, 1995, and as amended March 1, 2016 ("Grantee"), whose current address is 3811 W. Clement Road, Boise, Idaho 83704, all right, title and interest of the Grantors in and to the following described real property situate in Ada County, Idaho:

Lot 4
Northwest Quarter (NW ¼) Northwest Quarter (NW ¼) of Section 6, Township 1 North, Range 2 East, Boise Meridian, Ada County, State of Idaho

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging in anywise appertaining.

SUBJECT TO all taxes, liens, encumbrances, U.S. patent reservations, irrigation district assessments, subdivision restrictions, and public utility and other easements.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances, to be held, administered and distributed in accordance with the provisions of the Collias Family Trust.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument this 7 day of April, 2016.

GRANTORS

Lily Kepros Collias
Lily Kepros Collias

John G. Collias
John G. Collias

Lily Kepros Collias
By Lily Kepros Collias, His Attorney in Fact

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MAY 02 2018
ADA COUNTY
DEVELOPMENT SERVICES

EXHIBIT 8
Page 6 of 17
Project # 2018 COB39 CPA

STATE OF IDAHO)
) ss.
County of Ada)

On this 7 day of April, 2016, before me, a Notary Public in and for said County and State, personally appeared Lily Collias also known as Lily Kepros Collias, Grantor, known or identified to me to be the person whose name is subscribed to the within and foregoing instrument, and acknowledged to me that she executed the same as Grantor for the purposes therein contained.

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

NICHOLE PAPPAS NOTARY PUBLIC STATE OF IDAHO

Nichole Pappas
NOTARY PUBLIC for Idaho
Residing at Meridian
My Commission Expires 1/10/2018

STATE OF IDAHO)
) ss.
County of Ada)

On this 7 day of April, 2016, before me, a Notary Public in and for said County and State, personally appeared Lily Collias also known as Lily Kepros Collias known or identified to me to be the person whose name is subscribed to the within and foregoing instrument as attorney in fact of John G. Collias, Grantor, and acknowledged to me that she subscribed the name of John G. Collias thereto as Grantor and her own name as attorney in fact.

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

NICHOLE PAPPAS NOTARY PUBLIC STATE OF IDAHO

Nichole Pappas
NOTARY PUBLIC for Idaho
Residing at Meridian
My Commission Expires 1/10/2018

4822-8380-1390, v. 2

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MAY 02 2018
ADA COUNTY
DEVELOPMENT SERVICES

EXHIBIT 8
Page 7 of 17
Project #2018008439 QPP

Ada County Propel rofile

TitleOne
a title & escrow co.

Parcel #	S2101120610	**Owner**	Collias Stephanos J Collias Elsa L
Ref Parcel:		**Owner Address**	3811 W Clement Rd Boise ID 83704
Site Address	W Kuna Mora Rd Kuna ID 83634	**Market Total Value**	
Lot Size	40.87 Acres (1,780,297 SqFt)	**Assessed Total Value**	$2,700.00
Building Area	0 SqFt	**Year Built**	
School District	Kuna School	**Zoning:**	Ada County-RP Rural Preservation
Bedrooms		**Subdivision**	1n 1e 01
Bathrooms		**Land Use**	- DRY GRAZING
Legal	PAR #0610 OF GOVT LOT 02 SEC 1 1N 1E R/S 7215 #111000-B		

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

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MAY 02 2018
ADA COUNTY
DEVELOPMENT SERVICES

EXHIBIT 8
Page 8 of 17
Project #201800839 CPA

ACCOMMODATION RECORDING

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 CHE FOWLER
TITLEONE BOISE

2015-116681
12/23/2015 12:44 PM
$13.00

WARRANTY DEED

For Value Received,

Stephanos J. Collias and Elsa L. Collias, husband and wife, the Grantor, does hereby grant, bargain sell and convey unto, **Stephanos J. Collias and Elsa L. Collias, husband and wife, as to an undivided 75% interest, whose current address is 621 Georgina Avenue, Santa Monica, CA 90402 and The Benjamin E. Myers Money Purchase Pension Plan and Trust, as to an undivided 25% interest, whose current address is 6829 North 12th Street, Phoenix, AZ 85014,** the Grantee, the following described premises, in **Ada County, Idaho,** To Wit:

EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

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: 12/14/15

Stephanos J. Collias

Elsa L. Collias

State of California, County of Los Angeles, ss.

On this 16th day of December in the year of 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Stephanos J. Collias and Elsa L. Collias, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same.

Diana Garcia
Notary Public
My Commission Expires: JUL 04 2019
(seal)

DIANA GARCIA
Commission # 2118291
Notary Public - California
Los Angeles County
My Comm. Expires Jul 4, 2019

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ADA COUNTY
DEVELOPMENT SERVICES

EXHIBIT 8
Page 9 of 17
Project #20180039 CPA

EXHIBIT "A"

PROPERTY DESCRIPTION

Government Lot 2 in Section 1, Township 1 North, Range 1 East of the Boise Meridian, Ada County, Idaho, described as:

Beginning at the Northeast corner of Section 1, Township 1 North, Range 1 East of the Boise Meridian, Ada County, Idaho, and running thence
North 89°47'45" West 1330.59 feet along the North line of said section to the Northeast corner of Government Lot 2 (said point being the Point of Beginning); thence
South 00°11'29" East 1335.94 feet along the East line of said Government Lot 2 to the Southeast corner of Government Lot 2; thence
South 89°56'31" West 1328.95 feet along the South line of said Government Lot 2 to the Southwest corner of said Government Lot 2; thence
North 00°15'37" West 1342.03 feet along the West line of said Government Lot 2 to the Northwest corner of said Government Lot 2 (said point being the North quarter corner of said section); thence
South 89°47'45" East 1330.59 feet along the North line of said section to the Point of Beginning.

(End of Exibit "A")

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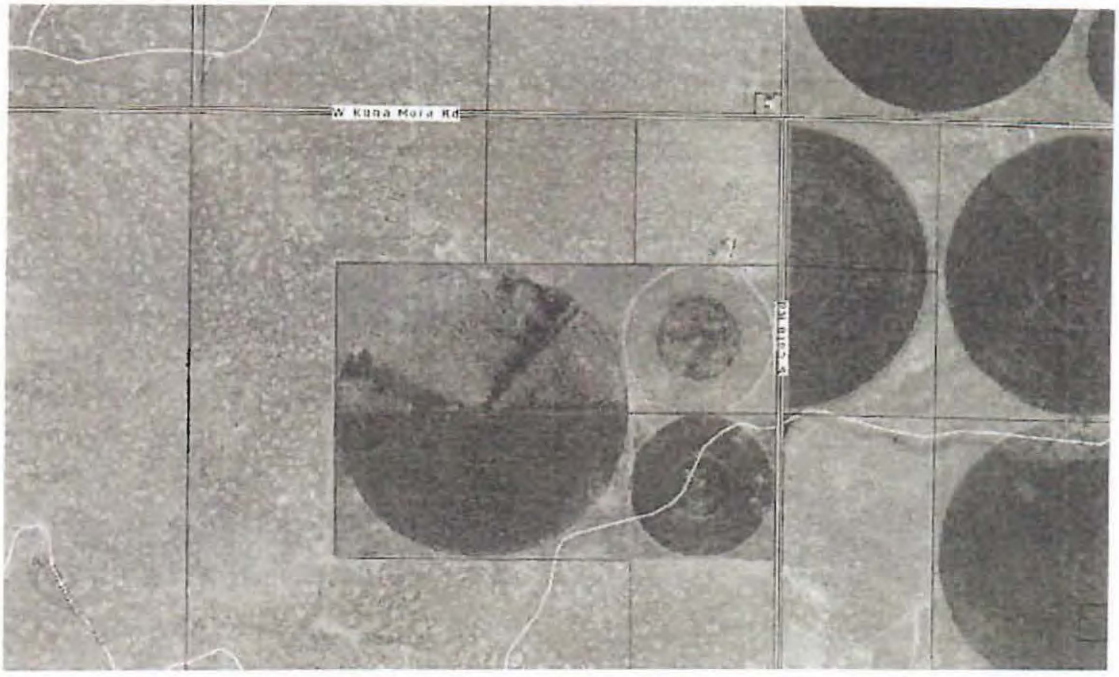
MAY 02 2018
ADA COUNTY
DEVELOPMENT SERVICES
EXHIBIT 8
Page 10 of 17
Project # 20180089 CPA

Ada County Property . rofile

TitleOne
a title & escrow co.

Parcel #	S2101130000	**Owner**	Narragansett Properties LLC
Ref Parcel:		**Owner Address**	300 N La Salle Dr # 4000 Chicago IL 60654
Site Address	S Cole Rd Kuna ID 83634	**Market Total Value**	
Lot Size	119.25 Acres (5,194,530 SqFt)	**Assessed Total Value**	$164,800.00
Building Area	0 SqFt	**Year Built**	
School District	Kuna School	**Zoning:**	Ada County-RP Rural Preservation
Bedrooms		**Subdivision**	1n 1e 01
Bathrooms		**Land Use**	- IRRIGATED AG
Legal	S2NE4 SE4NW4 SEC 1 1N 1E #7706240		



Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

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MAY 02 2018
ADA COUNTY
DEVELOPMENT SERVICES

EXHIBIT 8
Page 11 of 13
Project # 201800831 QPA

NCS-150375

3

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 9.00 3
BOISE IDAHO 01/23/06 09:50 AM
DEPUTY Patti Thompson
RECORDED – REQUEST OF
Quarles & Brady
[redacted]
106011149

TRUSTEES' DEED

THIS AGREEMENT, made this 29th day of December, 2005, between JAMES J. GATZIOLIS, not individually but solely as Trustee Successor of the MATINA GATZIOLIS TRUST dated February 26, 1976, as amended ("Grantor"), 500 West Madison Street, 37th Floor, Chicago, Illinois 60661 and NARRAGANSETT PROPERTIES LLC, a Delaware limited liability company, 500 West Madison Street, 37th Floor, Chicago, Illinois 60661 ("Grantee");

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 9.00 3
BOISE IDAHO 04/10/06 04:42 PM
DEPUTY Neava Haney
RECORDED – REQUEST OF
First American
106054911

Re-Record

WITNESSETH: The Grantor in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereto enabling, does hereby convey and quitclaim unto Grantee, in fee simple, the real estate the legal description for which is attached as Exhibit A, together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises forever.

Tax Parcel Numbers: S1434427810; S2114310000; S2006231100; S1434410000; S2015240500; S2101130000; S2113210000.

Dated this 29th day of December, 2005.

JAMES J. GATZIOLIS, Trustee
Successor

THIS TRUSTEE'S DEED IS BEING RE-RECORDED FOR PURPOSES OF CORRECTING THE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A.

RECEIVED
MAY 02 2018
ADA COUNTY
DEVELOPMENT SERVICES

EXHIBIT 8
Page 12 of 17
Project # 201800839 CPA

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES J. GATZIOLIS, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of December, 2005.

Official Seal
Patrick J. Bitterman
Notary Public State of Illinois
My Commission Expires 06/14/06

NOTARY PUBLIC

This instrument was prepared by Patrick J. Bitterman, Esq., Quarles & Brady LLP, 500 West Madison, 37th Floor, Chicago, Illinois 60661

MAIL TO:
Patrick J. Bitterman
Quarles & Brady LLP
500 West Madison Street, 37th Floor
Chicago, IL 60661

SEND SUBSEQUENT TAX BILLS TO:
James J. Gatziolis
Quarles & Brady LLP
500 West Madison Street, 37th Floor
Chicago, IL 60661

RECEIVED
MAY 02 2018
ADA COUNTY
DEVELOPMENT SERVICES

EXHIBIT A

PARCEL I: THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO. LESS AND EXCEPTING THEREFROM, THAT PORTION DEEDED TO ADA COUNTY HIGHWAY DISTRICT IN WARRANTY DEED RECORDED APRIL 25, 1996, AS INSTRUMENT NO. 96034157, ADA COUNTY RECORDS.

PARCEL II: THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

PARCEL III: LOT 5. THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

PARCEL IV: THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO. LESS AND EXCEPTING THEREFROM, THAT PORTION DEEDED TO ADA COUNTY IN QUITCLAIM DEED RECORDED MAY 4, 1972, AS INSTRUMENT NO. 804986, ADA COUNTY RECORDS.

PARCEL V: THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

PARCEL VI: THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

PARCEL VII: THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

Tax Parcel Numbers: S1434427810; S2114310000; S2006231100; S1434410000; S2015240500; S2101130000; S2113210000.

RECEIVED
MAY 02 2018
ADA COUNTY
DEVELOPMENT SERVICES

QBCHM21488.1

STATE OF IDAHO, COUNTY OF ADA ss:
I, J. David Navarro, Recorder for Ada County, do hereby certify that the Annexed is a full, true and correct copy of Inst. No. 4960 11149
as it appears on record in Book _____ of _____
at Page _____ Records of Ada County, State of Idaho.
IN WITNESS WHEREOF, I have set my hand and affixed my official seal this 28th day of March 2006
J. DAVID NAVARRO, Recorder
By _____ Deputy

Ada County Property Profile

TitleOne
a title & escrow co

Parcel #	S2101310000	**Owner**	Collias Family Trust Collias John G Trustee
Ref Parcel:		**Owner Address**	3811 W Clement Rd Boise ID 83704
Site Address	S Cole Rd Kuna ID 83634	**Market Total Value**	
Lot Size	118 Acres (5,140,080 SqFt)	**Assessed Total Value**	$90,400.00
Building Area	0 SqFt	**Year Built**	
School District	Kuna School	**Zoning:**	Ada County-RP Rural Preservation
Bedrooms		**Subdivision**	1n 1e 01
Bathrooms		**Land Use**	- IRRIGATED AG
Legal	NE4SW4 N2SE4 SE4SE4 EXC SE 2A SEC 1 1N 1E 381/449		

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

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MAY 02 2018
ADA COUNTY
DEVELOPMENT SERVICES

EXHIBIT 8
Page 15 of 17
Project #20180083 CPA

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 CHE FOWLER
ELAM & BURKE

2016-028936
4/07/2016 03:29 PM
AMOUNT $13 00

00211733201600289360020029

GIFT DEED

THIS INDENTURE, made by Lily Collias also known as Lily Kepros Collias and John G. Collias, wife and husband ("Grantors").

WITNESSETH:

Grantors, in consideration of love and affection, do hereby gift, grant, quitclaim and convey, IN TRUST, to John G. Collias and Lily Kepros Collias, and any successor trustees, as trustees of the Collias Family Trust under agreement dated November 29, 1995, and as amended March 1, 2016 ("Grantee"), whose current address is 3811 W. Clement Road, Boise, Idaho 83704, all right, title and interest of the Grantors in and to the following described real property situate in Ada County, Idaho:

> North Half Southeast Quarter, Northeast Quarter Southwest Quarter, Southeast Quarter Southeast Quarter, excepting two acres in Section 1, Township 1 North Range 1 East, B.M.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging in anywise appertaining.

SUBJECT TO all taxes, liens, encumbrances, U.S. patent reservations, irrigation district assessments, subdivision restrictions, and public utility and other easements.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances, to be held, administered and distributed in accordance with the provisions of the Collias Family Trust.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument this 7 day of April, 2016.

GRANTORS

Lily Kepros Collias
Lily Kepros Collias

John G. Collias
John G. Collias

Lily Kepros Collias
By Lily Kepros Collias, His Attorney in Fact

RECEIVED
MAY 02 2018
ADA COUNTY DEVELOPMENT SERVICES

EXHIBIT 8
Page 16 of 17
Project # 201800839 CAA

STATE OF IDAHO)
) ss.
County of Ada)

On this 7 day of April, 2016, before me, a Notary Public in and for said County and State, personally appeared Lily Collias also known as Lily Kepros Collias, Grantor, known or identified to me to be the person whose name is subscribed to the within and foregoing instrument, and acknowledged to me that she executed the same as Grantor for the purposes therein contained.

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

NICHOLE PAPPAS NOTARY PUBLIC STATE OF IDAHO

Nichole Pappas
NOTARY PUBLIC for Idaho
Residing at Meridian
My Commission Expires 1/10/2018

STATE OF IDAHO)
) ss.
County of Ada)

On this 7 day of April, 2016, before me, a Notary Public in and for said County and State, personally appeared Lily Collias also known as Lily Kepros Collias known or identified to me to be the person whose name is subscribed to the within and foregoing instrument as attorney in fact of John G. Collias, Grantor, and acknowledged to me that she subscribed the name of John G. Collias thereto as Grantor and her own name as attorney in fact.

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

NICHOLE PAPPAS NOTARY PUBLIC STATE OF IDAHO

Nichole Pappas
NOTARY PUBLIC for Idaho
Residing at Meridian
My Commission Expires 1/10/2018

4844-3010-5390, v. 2

RECEIVED
MAY 02 2018
ADA COUNTY
DEVELOPMENT SERVICES

EXHIBIT 8
Page 17 of 17
Project #2018-0039 C/A

When recorded, please return to:

Scott A. Tschirgi, Chartered
401 W. Front Street, Suite 401
Boise, Idaho 83702
208-287-8200

19344691

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=3 VICTORIA BAILEY
TITLEONE BOISE

2019-121181
12/03/2019 03:44 PM
$15.00

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, **Quincy Holton and Jodi Holton,** husband and wife, (hereinafter referred to as the "***Grantor***"), hereby grants, bargains, sells, and conveys unto **Holton EquiDebt LLC**, an Idaho limited liability company, whose current address is 621 Georgina Avenue, Santa Monica, California 90402 (hereinafter referred to as the "***Grantee***"), the following described real property, located in Ada County, Idaho, to wit (hereinafter referred to as the "***Premises***"):

EXHIBIT A ATTACHED

TOGETHER WITH all of Grantor's right, title and interest in and to all water and water rights, ditch or irrigation company shares, streets, alleys and rights of way adjacent thereto, all mineral rights appurtenant thereto, and all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title, and interest in and to the Premises, as well in law as in equity.

TO HAVE AND TO HOLD the Premises with its appurtenances unto Grantee, its successors, heirs and assigns, forever.

SUBJECT TO general taxes and assessments, including utility assessments for the current year, which are not yet due and payable, and will be prorated between Grantor and Grantee as of the date of execution of this deed and those liens or encumbrances of record.

AND Grantor does hereby covenant to and with Grantee, and its successors and assigns forever, that Grantor is owner in fee simple of the Premises; that Grantor has a good right to convey the fee simple; that the Premises is free from any and all liens, claims, encumbrances or other defects of title except those of record; that Grantor shall and will warrant and defend the quiet and peaceful possession of said Premises by Grantee, and its successors and assigns forever, against all other claims whatsoever except as excluded or excepted herein; and that Grantor and its heirs and assigns will, on demand of the Grantee or its heirs or assigns, execute any instrument necessary for the further assurance of the title to the Premises that may be reasonably required.

DATED effective as of the 3rd day of ~~November~~ Dec, 2019.

GRANTOR:

QUINCY HOLTON

JODI HOLTON

STATE OF IDAHO)
) ss.
County of Ada)

On this 3rd day of ~~November~~ Dec, 2019, before me, the undersigned Notary Public in and for said State, personally appeared Quincy Holton, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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

NOTARY PUBLIC FOR IDAHO
Residing at Residing: Eagle, Idaho
My Commission Expires Commission Expires: 6/18/2022

TARA M. CLIFFORD NOTARY PUBLIC Comm. No. 19071 STATE OF IDAHO

STATE OF IDAHO)
) ss.
County of Ada)

On this 3rd day of ~~November~~ Dec, 2019, before me, the undersigned Notary Public in and for said State, personally appeared Jodi Holton, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

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

TARA M. CLIFFORD NOTARY PUBLIC Comm. No. 19071 STATE OF IDAHO

NOTARY PUBLIC FOR IDAHO
Residing at Residing: Eagle, Idaho
Commission Expires: 6/18/2022

My Commission Expires

EXHIBIT A

Government Lot 1 in Section 1, Township 1 North, Range 1 East of the Boise Meridian, records of Ada County, Idaho described as:

Beginning at the Northeast corner of Section 1, Township 1 North, Range 1 East of the Boise Meridian, Ada County, Idaho and running thence
South 00°07'20" East 1329.84 feet along the East line of said Section to the Southeast corner of Government Lot 1; thence
South 89°56'31" West 1328.95 feet along the South line of Government Lot 1 to the Southwest corner of said Government Lot 1; thence
North 00°11'29" West 1335.94 feet along the West line of said Government Lot 1 to the Northwest corner of said Government Lot 1; thence
South 89°47'45" East 1330.59 feet along the North line of said section to the Point of Beginning.

Excepting therefrom that portion conveyed to the Ada County Highway District in Warranty Deed recorded May 15, 1972, as Instrument No. 806103, Ada County records.

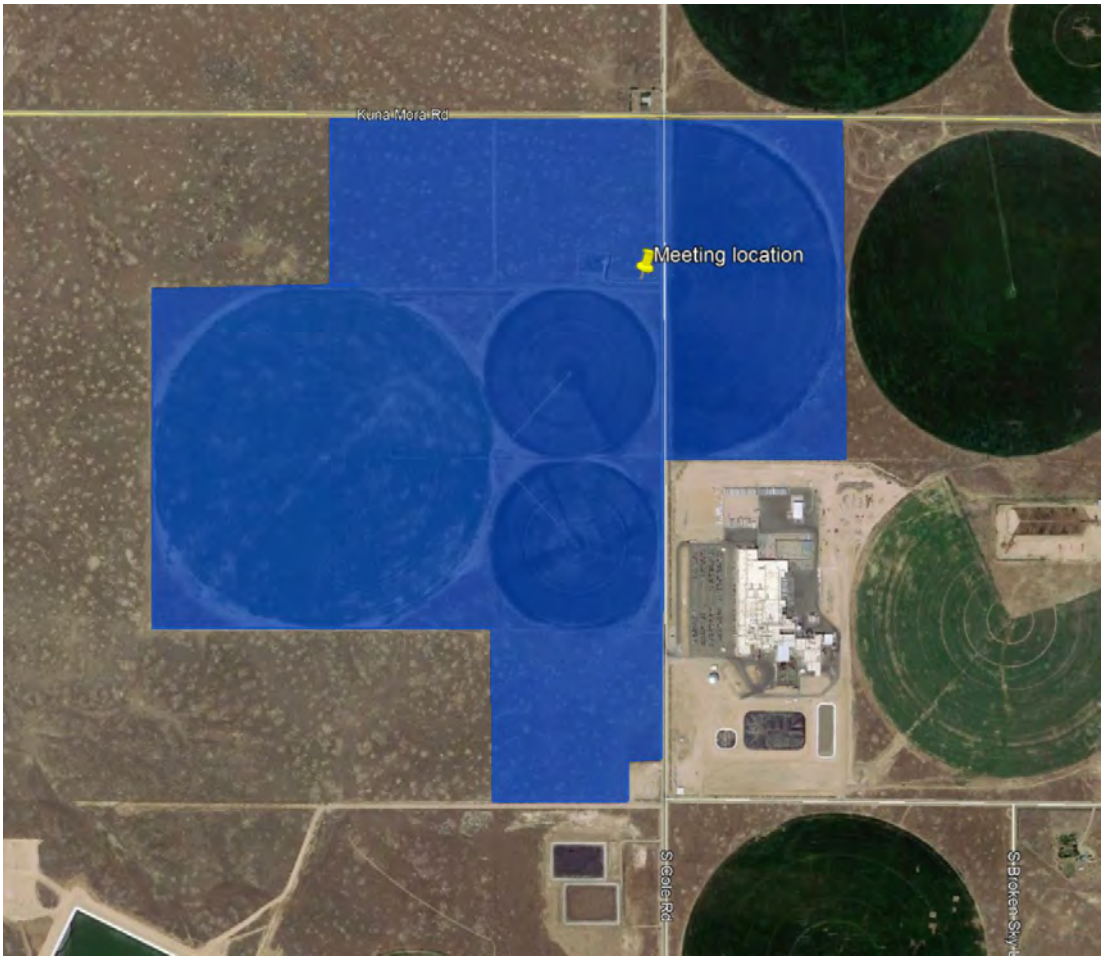
August 18, 2020

Re: Notice of Neighborhood Meeting | Kuna Mora Road and S. Cole Road

Dear Neighbor:

We are currently working on a project to annex and zone, to the City of Kuna, approximately 443-acres south of Kuna Mora Road, approximately ¾ mile west and ¼ mile east of S. Cole Road, highlighted in blue below. The proposed development is planned to comply with the City of Kuna's Comprehensive Plan.

You are cordially invited to attend an informational neighborhood meeting, as required by City Code, to discuss our application. This is not a public hearing and public officials will not be present.



The meeting will be held outside on the property, see meeting location above, Wednesday, **July 29th from 6:00 – 6:30 pm.** Social distancing rules apply.

We look forward to your participation and support. If you have any questions, feel free to contact me at Tamara@thelandgroupinc.com.

Sincerely,
Tamara Thompson

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 5-1A-2 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 list of neighbors notified and 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: Annexation C&G Farms properties

Date and time of neighborhood meeting: July 29, 2020, 6pm

Location of neighborhood meeting: On site

SITE INFORMATION:

Location: Quarter: ____ Section: 1 & 6 Township: 1N Range: 1&2E Total Acres: ____

Subdivision Name: n/a Lot: ____ Block: ____

Site Address: 16005 S. Cole Road Tax Parcel Number(s): See Exhibit A

W Kuna Mora and S Cole Roads

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

CURRENT PROPERTY OWNER:

Name: Collias Family Trust, Narragansett Properties, Holton Equidebt, Stephanos Collias

Address: 5809 N. Cape Arago Pl City: Garden City State: ID Zip: 83714

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

Name: Tamara Thompson Business (if applicable): The Land Group, Inc.

Address: 462 E. Shore Drive, Ste 100 City: Eagle State: ID Zip: 83616

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	440.25 acres
Re-zone	m-1 and m-2 zones
Subdivision (Sketch Plat and/or Prelim. Plat)	
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: The Land Group, Inc.

Address: 462 E. Shore Drive, Ste 100

City: Eagle State: ID Zip: 83616

Telephone: 208.939.4041 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) Jamaica Thompson Date 8/14/2020

SIGN IN SHEET

PROJECT NAME: See attached

Date:

	Name	Address	Zip	Phone
1				
2				
3				
4				
5				
6				
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: July 29, 2020 Number of Attendees: 11

Meeting Location: On the property, off of S. Cole Road

Description of Project Presented:

Annexation boundary, M-1 and M-2 zones

Attendee's comments:

Questions about the process

What's the difference in the two industrial zones

I hereby certify that the above information is complete and correct to the best of my knowledge.

Tamara Thompson

Printed Name

Tamara Thompson

Signature

8/14/2020

Date

NEIGHBORHOOD MEETING ATTENDANCE RECORD
Project: Kuna Mora & Cole Roads
Meeting Date, Time & Location: July 29, 2020, 6:00 PM, Onsite

THE LAND GROUP, INC.

Print Name	Address	Email/Phone
Tamara Thompson	462 E. Shore Dr., Eagle, ID 83616	tamara@thelandgroupinc.com 208-939-4041
Tim Collias	5809 N. Cape Argyo	collidspc@gmail.com 208-631-2830
Matthew Clemants	13801 Hwy 67 Grand View	Matthew.clemants@simplot.com 208 850-5984
Mitch Clements	1301 Hwy 67 Grand View	Mitchel.clemenb@simplot.com 208 559.1949
Jodi C Slafton	10000 E Deer Flat Rd.	jodi-frog@hotmail.com 208-600-7492
BRIAN THOMAS	1714 N 12th Street	BRIAN@TRIMJOIST.COM 208-999-0183
SKYLER THOMAS	1714 N 14TH ST	SKYLER@TRIMJOIST.COM
Steve Cherry	11729 W Tyghee Lane	steve.cherry@csteef.com
Arlo Drake Daing Drake	7406 Kuna Mora rd	arlo.drake@ygiwo.com
Tom Johnson	18305 S Cole Rd Kuna	208-344-8318 tljohnson@darpro.com
Nick Collias	3651 S. Vintage Way	KEPROTICA@gmail.com

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
COMMITMENT TO PROPERTY POSTING

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

8/4/20
Date

City of Kuna
Planning & Zoning Department

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

Agency Transmittal

August 20, 2020

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

File Number & Case Name:	20-03-AN (Annexation) C&G Farms	
Project Description	On behalf of C&G Farms, The Land Group, Inc. requests to annex approximately 440.253 acres into Kuna City Limits with M-1 and M-2 zoning designations. (APNs: S2006220000, S2006231100, S2101110050, S2101120610, S2101130000 and S2101310000).	
Site Location	S Cole Road and W Kuna Mora Road, Kuna, ID 83634	
Applicant/ Representative	C&G Farms. 5809 N Cape Arago Place Garden City, ID 83714 colliasbpc@gmail.com	The Land Group, Inc. 462 E Shore Drive, Suite 100 Eagle, ID 83616 208.939.4041 tamara@thelandgroupinc.com
Public Hearing Date	Tuesday, **October 27, 2020** 6:00 pm Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634	
Staff Contact	Doug Hanson, Planner I dhanson@kunaid.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.*

Doug Hanson

From: Phil Roberts <proberts@kunafire.com>
Sent: Thursday, August 20, 2020 2:38 PM
To: Doug Hanson
Cc: Krystal Hinkle; Dianna Bartlome
Subject: RE: Kuna Planning and Zoning Commission Request for Comment Case No. 20-03-AN (Annexation)

Approved. It does not look like it is entirely in Kuna Rural Fire District. Please let them know they will need to submit an application for annexation if they desire to do that.

Chief R.

Phil Roberts
Fire Chief
Kuna Rural Fire District
208-922-1144 Ext 101
208-922-1982 Fax
208-870-3057 Cell

From: Doug Hanson <dhanson@kunaid.gov>
Sent: Thursday, August 20, 2020 12:27 PM
To: Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Becky Rone - Kuna USPS Addressing <rebecca.i.rone@usps.gov>; Bob Bachman <bbachman@kunaid.gov>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Project Board of Control <tritthaler@boiseproject.org>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; COMPASS <cmiller@compassidaho.org>; DEQ (Alicia.martin@deq.idaho.gov) <Alicia.martin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power <ahawkins@idahopower.com>; Idaho Power <mronk@idahopower.com>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easments 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; J&M Sanitation - Chad Gordon <Chad.Gordon@jmsanitation.com>; Julie Stanely - Regional Address Mgmt. <Julie.R.Stanley@usps.gov>; Krystal Hinkle <khinkle@kunafire.com>; Kuna Police <jmcdaniel@adaweb.net>; Kuna Postmaster - Marc C. Boyer <marc.c.boyer@usps.gov>; Kuna School District <jim@kunaschools.org>; Kuna School District <dreinhart@kunaschools.org>; Lisa Holland <lholland@kunaid.gov>; Megan Leatherman <mleatherman@adaweb.net>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Paul Stevens <PStevens@kunaid.gov>; Phil Roberts <'proberts@kunafire.com'>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>; Wendy Howell <whowell@kunaid.gov>
Subject: Kuna Planning and Zoning Commission Request for Comment Case No. 20-03-AN (Annexation)

August 20, 2020

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

File Number & Case Name:	20-03-AN (Annexation) C&G Farms	
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Staff Contact	Doug Hanson, Planner I dhanson@kunaid.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.*		

Doug Hanson
Planner 1
City of Kuna
751 W 4th St
Kuna, ID 83634

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

Paul A. Stevens, P.E.
Kuna City Engineer

MEMORANDUM

Date: **26 August 2020**

From: **Paul A. Stevens, P.E.**

To: **Wendy Howell, Planning and Zoning Director**

RE: **20-03-AN C & G FARMS**

The C & G FARMS 20-30-AN dated 20 August 2020 has been reviewed. The application provides a narrative explaining the developers vision for the subdivision, vicinity map, legal description with exhibits, title report, neighborhood meeting packet, and assorted pictures. These comments apply to the annexation request and proposed zoning as they affect public works infrastructure. Landscaping, population density, parking requirements, emergency access, pedestrian and vehicular traffic in the proposed M1 & M2 zones and similar topics are evaluated by the Planning and Zoning Department. Review and evaluation of civil design drawings is accomplished separately, when received.

These comments may be expanded or refined based on future land-use actions. The following comments apply considering current, effective requirements:

1. **General**
   a. The C & G FARM site is approximately 440.25 acres.
   b. Rezone requests:
      a. The application cites M1 & M2 as the requested zoning.
   c. The C & G FARM is outside current sewer basin boundaries.
   d. Sewage management is being discussed.
   e. A commensurate impact to traffic volumes and densities will follow.
   f. Access to C & G FARM is from Kuna Mora Road.
   g. A plan approval letter will be required if this project affects any local irrigation districts.
   h. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
   i. State the vertical datum used for elevations on all drawings. Vertical Datum shall be NAVD 88.
   j. Local coordinates are expressly not allowed. All coordinate geometry shall be state planes coordinates.
   k. Provide engineering certification on all final engineering drawings.

2. **Inspection Fees**
   a. An inspection fee will be levied for City inspection of water, sewer and irrigation facilities constructed in associated with this development. The current inspection fee is $1.00 per lineal foot of pressure irrigation,

sewer, and water mainline pipe. Payment is due and payable prior to the City's approval of final construction plans. Site work shall not begin until all fees are paid.

b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate record (as-built) drawings to the City. IDAPA 10.01.02 lists the professional engineer's project responsibilities.
c. The developer's engineer and the City's inspector are encouraged to coordinate inspections.

3. Right-of-Way

a. Black Rock Marketplace will impact travel on Kuna Mora Road.
a. All street construction must meet or exceed ACHD and City of Kuna development standards.
b. Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
c. Approaches onto classified streets must comply with ACHD and City of Kuna approach policies.
d. Easements shall be provided for all city mainlines crossing proposed lots, running along the back of lots and sides of lots, that allow the City of Kuna to access and maintain the utilities.
e. All mainlines owned by the development shall be placed in easements large enough to allow maintenance and repairs.

4. Sanitary Sewer & Potable Water

a. This application shall conform to the sewer and water master plans as applicable.
b. Sewer does not currently connect to this property.
c. Water does not currently connect to this property.
d. "To and through" master plan sewer & water mainlines for C & G FARMS shall be constructed in accordance with all applicable codes and the anticipated development agreement.
e. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected sewer load as provided in the City's Standard Tables.
    a. City Code (6-4-2) requires connection to the City sewer system for all sanitary sewer needs.
    b. City Code (6-4-2X) requires connection to City water services.
f. All sewer & water infrastructure improvements must meet or exceed City of Kuna requirements.
g. Sewer and water flow models will be needed to verify adequate water supply, fire suppression and sewage removal.
h. Sewer and water connection fees apply to each facility.
i. Decommission existing sewage treatment facilities (septic tank and drain field) if needed, in accordance with Idaho Department of Environmental Quality requirements. Provide decommissioning documentation to the City of Kuna.
j. Decommission wells as needed, in accordance with Idaho Department of Water Resources (IDWR) requirements. Provide decommissioning documentation to the City of Kuna.

5. Irrigation

a. Irrigation shall be included in the final design.

6. Grading and Storm Drainage

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

b. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for the referenced properties.
c. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
d. Provide a storm water disposal & treatment plan to the City during the design phase.
e. Runoff from public right-of-way is regulated by ACHD. On site storm water retention (if any) shall be reviewed by the City Engineer in conjunction with the Civil Engineering construction improvements review.

7. As-Built Drawings

a. 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.

8. Property Description

a. The applicant provided a legal description and representative figures with the application.

Project/File: **C&G Farms Annexation/ KUNA20-0010/ 20-03-AN**
This is an annexation and rezone application to annex 440.253 acres into the City of Kuna with M-1 and M-2 zoning.

Lead Agency: City of Kuna

Site address: South of Kuna More Road and Cole Road.

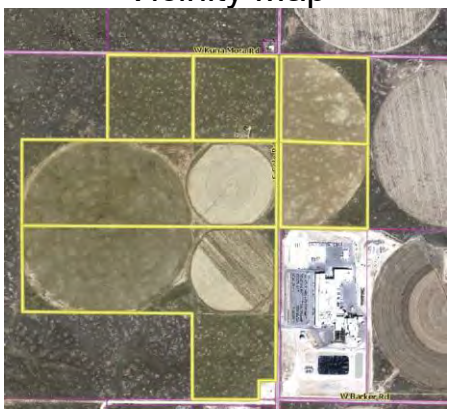
Staff Approval: September 18, 2020

Applicant: C&G Farms
5809 N. Cape Arago Place
Garden City, ID 83714

Representative: The Land Group, Inc.
462 E. Shore Drive, Suite 100
Eagle, ID 83616

Staff Contact: Paige Bankhead, E.**I.**
Phone: 387-6293
E-mail: pbankhead@achdidaho.org

Vicinity Map



A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval to annex 440.253 acres into the City of Kuna with M-1 and M-2 zoning.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Rural Preservation	RP
South	Rural Preservation	RP
East	Rural Preservation	RP
West	Rural Preservation	RP

3. **Site History:** ACHD staff previously reviewed this site as a Comprehensive Plan Map Amendment in June 2018. The requirements of this staff report are consistent with the comments provided to Ada County.

4. **Transit:** Transit services are not available to serve this site.

5. **New Center Lane Miles:** The proposed development includes 0.0 centerline miles of new public road.

6. **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.

7. Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):

There are no roadways, bridges or intersections in the general vicinity of the project that are in the Integrated Five Year Work Plan (IFYWP) or the District's Capital Improvement Plan (CIP).

8. Roadways to Bikeways Master Plan: ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

The BMP identifies Kuna Mora Road as a Level 3 facility.

B. Traffic Findings for Consideration

1. The following table includes trip generation rates for anticipated land uses, based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

Land Use	Unit of Measurement	Average Daily Trips	PM Peak Hour Trip Generation
Industrial Park	Per 1,000 square feet	3.37	0.40
Manufacturing	Per 1,000 square feet	3.93	0.67
Warehouse	Per 1,000 square feet	1.74	0.19
High-Cube Cold Storage Warehouse	Per 1,000 Square feet	2.12	0.12

2. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Kuna Mora Road	2,720-feet	Expressway	311	Better than "D"
Cole Road	5,040-feet	Collector	201	Better than "D"

* Acceptable level of service for a two-lane principal arterial is "E" (690 VPH).

* Acceptable level of service for a two-lane collector is "D" (425 VPH).

3. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Kuna Mora Road west of Cole Road was 3,029 on 01/11/2018.
- The average daily traffic count for Cole Road south of Kuna Mora Road was 2,335 on 12/20/2017.

C. Findings for Consideration

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

1. Kuna Mora Road Interim Policy

On June 20, 2007, the ACHD Commission approved the Kuna Mora Road Interim Policy (attached), which identifies Kuna-Mora Road as a future expressway and established criteria for right-of-way preservation, drainage, intersections, setbacks and access for future development along the roadway.

2. Kuna Mora Road Interim Policy

a. Existing Conditions: Kuna Mora 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 Kuna Mora 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 Policies 7205.2.1 & 7205.5.2 state that the standard 7-lane street section shall be 96-feet (back-of-curb to back-of-curb) within 120-feet of right-of-way. This width typically accommodates three travel lanes in each direction, a continuous raised or landscaped median with intermittent turn lanes, and safety shoulders.

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.

Roadways Outside City's Area of Impact: District Policy 7205.2 states that if a proposed development abuts a paved road outside a City's area of impact, the District may consider waiving the requirement to construct sidewalk along the arterial roadway. If this waiver is granted, other requirements may be established to accommodate pedestrians and non-motorized travel.

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Kuna Mora Road is designated in the MSM as a Mobility Corridor with 7-lanes within 200-feet of right-of-way.

c. **Staff Comments/Recommendations:** On June 20, 2007, the ACHD Commission approved the Kuna Mora Road Interim Policy (attached), which identifies Kuna-Mora Road as a future expressway and established criteria for right-of-way preservation, setback, drainage, intersections and access.

As part of any future development application the applicant should be required to dedicate right-of-way to total 100-feet from the centerline of Kuna Mora Road abutting the site and set all permanent structures back 150-feet from the centerline of Kuna Mora Road abutting the site.

Additionally, the applicant should be required to widen the pavement on Kuna Mora Road to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. A 5-foot wide detached concrete sidewalk located 93-feet from the centerline of the roadway should also be constructed on Kuna Mora Road abutting the entire site.

The applicant should be required to comply with all policies and guidelines established as part of the 2007 adoption of the Kuna Mora Road Interim Policy (see attachment 3).

3. Cole Road

a. **Existing Conditions:** Cole Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 66-feet of right-of-way for Cole Road (36-feet from centerline).

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.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Cole Road is designated in the MSM as an Industrial Collector with 3-lanes, on-street bike lanes, and sidewalk on one side of the roadway 46-foot street section within 67-feet of right-of-way.

c. Staff Comments/Recommendations: As part of any future development application, the applicant should be required to construct Cole Road abutting the site as ½ of a 46-foot industrial collector roadway with vertical curb, gutter, and a 7-foot wide attached (or 5-foot wide detached) concrete sidewalk on the west side of Cole Road. Sidewalk will not be constructed on the east side of Cole Road.

4. New Industrial Roads

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

b. Policy:

Industrial Roadway Policy: District Policy 7209.2.1 states that the developer is responsible for improving all industrial 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 7209.5 states that right-of-way widths for new industrial roadways shall be 50-feet wide and that the standard street section will vary depending on the need for a center turn lane, bike lanes, volumes, percentage of truck traffic, and/or on-street parking.

- A 40-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane.
- A 52-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane and on-street parking.

Continuation of Streets Policy: District Policy 7209.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases access for emergency services.

- Reduces need for additional access points to the arterial street system.
- Promotes the efficient delivery of services including trash, mail and deliveries, water and sewer.
- Promotes orderly development.

Sidewalk Policy: District Policy 7209.5.6 requires concrete sidewalks at least 5-feet wide to be constructed on one side of all industrial streets. If a separated sidewalk is proposed, 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.

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

Cul-de-sac Streets Policy: District policy 7209.5.7 states that the minimum radius permitted for a turnaround is 55-feet to back-of-curb.

c. Staff Comments/Recommendations: The future development application(s) will be subject to the District policies listed above.

5. Driveways

5.1 Kuna Mora Road

a. Policy:

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

Access Policy: District policy 7205.4.7 states that direct access to principal arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1b under District policy 7205.4.7, unless a waiver for the access point has been approved by the District Commission. Driveways, when approved on a principal arterial shall operate as a right-in/right-out only, and the District will require the construction of a raised median to restrict the left turning movements.

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

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

Temporary Access Policy: District Policy 7202.4.2 identifies a temporary access as that which "is permitted for use until appropriate alternative access becomes available". Temporary access

may be granted through a development agreement or similar method, and the developer shall be responsible for providing a financial guarantee for the future closure of the driveway.

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

b. Staff Comments/Recommendations: As part of any future development application, the applicant should be required to comply with all policies and guidelines established as part of the 2007 adoption of the Kuna Mora Road Interim Policy. Consistent with the Kuna Mora Interim Policy and ACHD policy, access to the site should come from Cole Road, as direct lot access to Kuna Mora Road, if allowed, would be temporary and alternative provisions for access to the site would be required.

If access is proposed onto Kuna Mora Road, the applicant should be required to submit a traffic analysis that shows that the access onto Kuna Mora Road is necessary to serve the site. IF temporary access is deemed necessary onto Kuna Mora Road, the access should meet the following criteria:

- ½ mile spacing is required for right-in/right-out/left-in restricted access. Not signals allowed at these locations. The intersection would require the construction of a left turn lane, acceleration and deceleration lanes. This would also provide room for this to serve as a U-turn location.
- ¼ mile spacing is required for right-in/right-out restricted access. The intersection would require the construction of acceleration and deceleration lanes.

5.2 Cole Road

a. Policy:

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

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

Driveway Location Policy (Signalized Intersection): District policy 7206.4.3 requires driveways located on collector roadways near a signalized intersection to be located outside the area of influence; OR a minimum of 440-feet from the signalized intersection for a full-access driveway and a minimum of 220-feet from the signalized intersection for a right-in/right-out only driveway. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

Driveway Location Policy (Stop Controlled Intersection): District policy 7206.4.4 requires driveways located on collector roadways near a STOP controlled intersection to be located outside of the area of influence; OR a minimum of 150-feet from the intersection, whichever is greater. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

Successive Driveways: District policy 7206.4.5 Table 1, requires driveways located on collector roadways with a speed limit of 25 MPH and daily traffic volumes greater than 100 VTD to align or offset a minimum of 245-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7206.4.6 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7206.4.6, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7206.4.6.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

b. Staff Comments/Recommendations: As part of any future development application, consistent with the Kuna Mora Interim Policy and ACHD policy, access to the site should come off of Cole Road, as direct lot access to Kuna Mora Road, if allowed, would be temporary.

Driveways onto Cole Road will be subject to the District policies listed above at the time of the future development application(s).

6. Private Roads

a. Private Road Policy: District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:

- Designed to discourage through traffic between two public streets,
- Graded to drain away from the public street intersection, and
- If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

b. Staff Comments/Recommendations: If the City of Kuna approves a private road with any future development application, the applicant shall be required to pave the private roadway a minimum of 20 to 24-feet wide and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Kuna, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

ACHD does not make any assurances that the private road, which is a part of this application, will be accepted as a public road if such a request is made in the future. Substantial redesign and reconstruction costs may be necessary in order to qualify this road for public ownership and maintenance.

The following requirements must be met if the applicant wishes to dedicate the roadway to ACHD:

- Dedicate a minimum of 50-feet of right-of-way for the road.
- Construct the roadway to the minimum ACHD requirements.

- Construct a stub street to the surrounding parcels.

7. Bridge for North Indian Creek Crossing

The District will require that the applicant submit the crossing plans for North Indian Creek for review and approval prior to the pre-construction meeting and final plat approval with any future development application(s). Note: all plan submittals for bridges or pipe crossings of irrigation facilities should be submitted to ACHD for review no later than December 15th for construction in the following year prior to irrigation season.

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

Kuna Mora Road is classified as an expressway and, Cole Road is classified as a collector roadway. Other than the access specifically approved with future applications, direct lot access is prohibited to these roadways.

D. Site Specific Conditions of Approval

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

1. Payment of impact fees is due prior to issuance of a building permit.

2. 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

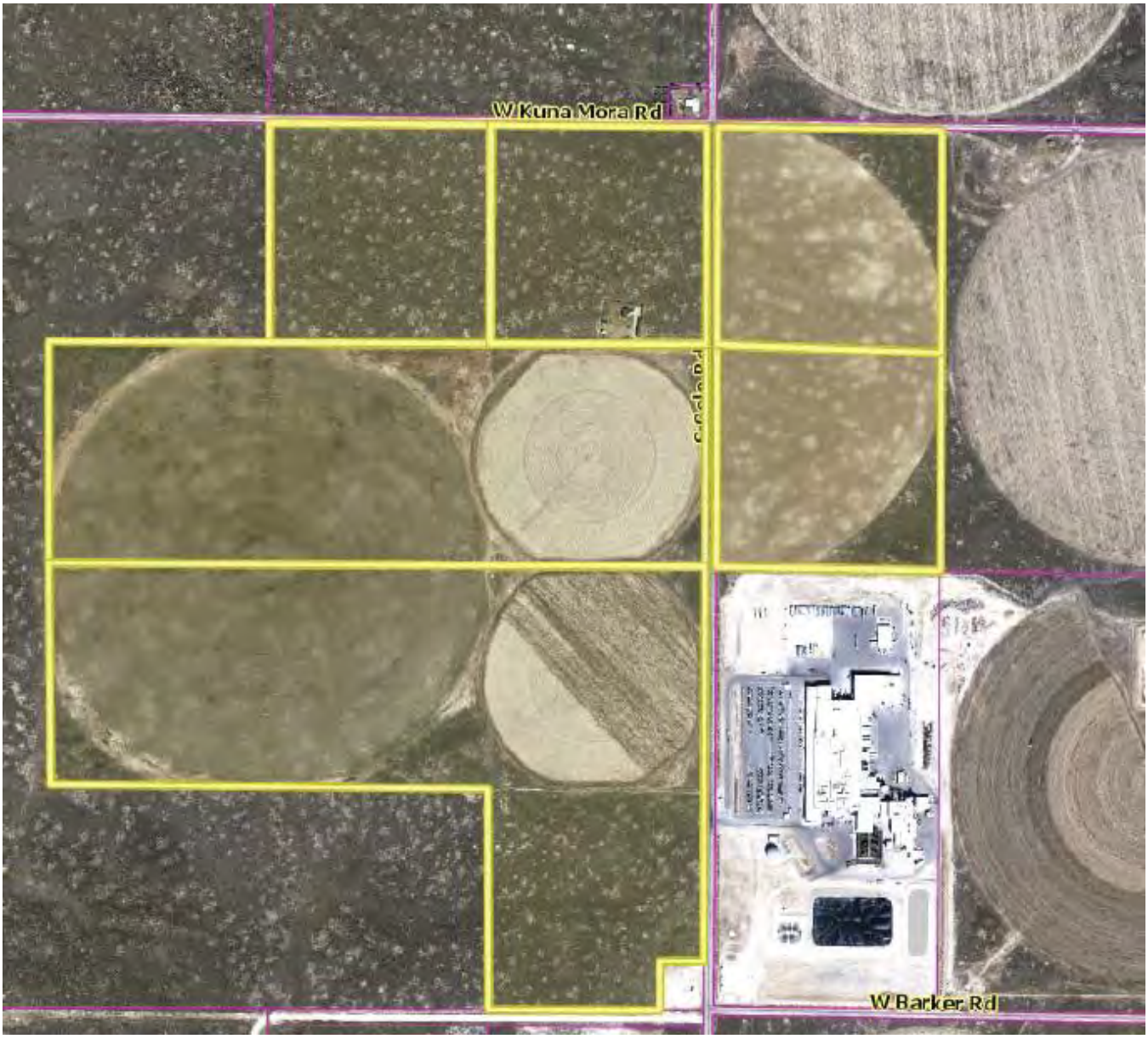
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

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.

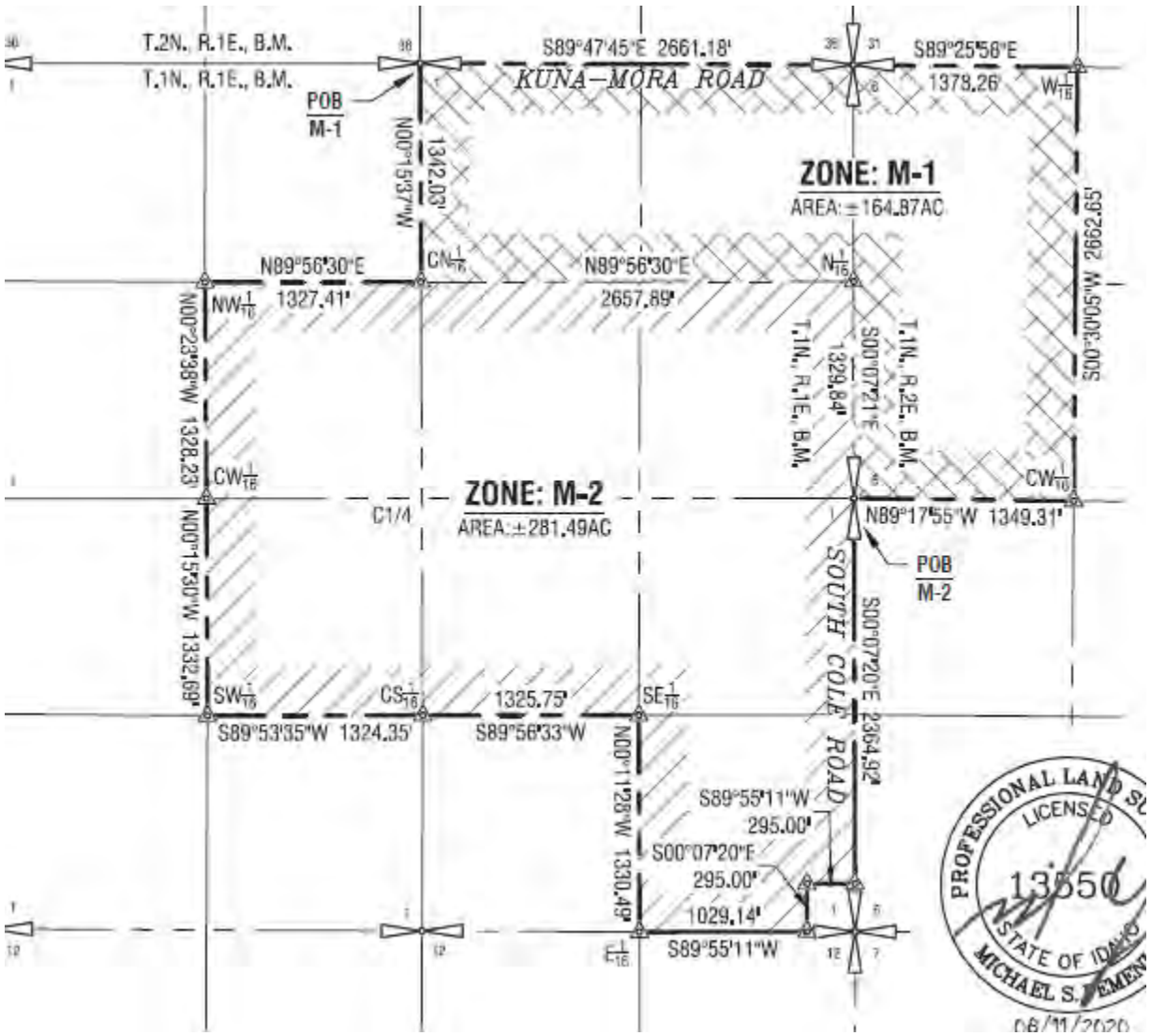
G. Attachments

1. Vicinity Map
2. Site Plan
3. Kuna Mora Road Interim Policy
4. Utility Coordinating Council
5. Development Process Checklist
6. Request for Reconsideration Guidelines **OR** Appeal Guidelines

VICINITY MAP



SITE PLAN


T.2N., R.1E., B.M.
T.1N., R.1E., B.M.
POB M-1
S89°47'45"E 2661.18'
KUNA–MORA ROAD
S89°25'58"E
1378.26'
N00°15'37"W 1342.03'
ZONE: M-1
AREA: ±164.87AC
N89°56'30"E 1327.41'
N89°56'30"E 2657.89'
S00°07'21"E 1329.84'
T.1N., R.1E., B.M.
T.1N., R.2E., B.M.
S00°03'05"W 2662.65'
N00°23'36"W 1328.23'
ZONE: M-2
AREA: ±281.49AC
N89°17'55"W 1349.31'
POB M-2
SOUTH COLE ROAD
S00°07'20"E 2364.92'
N00°15'30"W 1332.69'
S89°53'35"W 1324.35'
1325.75'
S89°56'33"W
N00°11'28"W 1330.49'
S89°55'11"W 295.00'
S00°07'20"E 295.00'
1029.14'
S89°55'11"W
PROFESSIONAL LAND SURVEYOR
LICENSED
13550
STATE OF IDAHO
MICHAEL S. CLEMENT
08/11/2020

Ada County Highway District

KUNA-MORA ROAD INTERIM POLICY Adopted 6/20/2007

Roadway Function: As noted in *Communities in Motion* (COMPASS), the region should consider long-term travel alternatives to I-84, and proposed and potential development may preclude Kuna-Mora as a future expressway unless a design is completed within the next 1-2 years. It is also noted that "Kuna-Mora Road should be preserved to allow for an expressway with potential grade-separated interchanges; and to maintain the right-of-way to construct a future expressway and interchanges, local governments along the corridor should stipulate a minimum setback of 150' from the centerline of Kuna-Mora. …At the intersections of Kuna-Mora Road with major roads, setbacks should be negotiated to preserve future interchanges. …As with any major road, future land uses along the corridor need to be planned with an eye toward regional needs – not just reacting to the immediate market." Kuna-Mora Road is not only needed to serve development in the area, but also higher speeds and volumes of through vehicular and truck traffic. While it has not been formally established that Kuna-Mora Road will be an official I-84 bypass, its direct route through the south part of the County lends itself to that type of roadway. Kuna-Mora Road would connect SH 45 in Canyon County east to I-84, with a connection to McDermott Road, which is also proposed in *Communities in Motion* as a long-term expressway corridor. Additionally the roadway will be used as the only main east-west access for future development in the area. A 50MPH posted speed limit, and 55MPH design speed are recommended for the entire length of the corridor.

Corridor Preservation/Roadway Section: A 200' wide corridor shall be preserved. This right-of-way width could accommodate a roadway with three travel lanes in each direction, center turn lanes where needed, and a center island. Also included are paved safety shoulders and adequate clear zone areas, as well as possible drainage areas.

Additional turn lanes and associated right-of-way (in excess of 200') may be required for intersections needed for development. These needs will be identified by Traffic Services upon review of the traffic impact study.

Drainage: Drainage can be accommodated in the clear zone slope area for a 4-lane roadway. When the roadway is widened to 6-lanes, the same system should be able to accommodate the drainage needs. At intersection approaches these drainage areas will need to narrow or terminate for left turn lanes and acceleration/deceleration lanes. Developers may be required to provide drainage systems/treatment outside of the right-of-way for road widening associated with their development. For future widening to 6-lanes, portions of the drainage areas would convert to additional lanes and there would still be sufficient capacity within the existing ditch. A storm water system could be developed through an urban section if necessary, but due to the high costs associated with that, the rural section and drainage is recommended.

Intersections: Three intersections along the corridor were identified as higher volume; higher use intersections that may require attention beyond a standard intersection footprint. These intersections are SH-69/Meridian Road, Cloverdale Road and Pleasant Valley Road. It is possible that others may be identified by traffic studies as they are conducted for development. As noted in Communities in Motion, future interchanges may need to be preserved. These intersections may need to be signalized as development occurs, possibly before build-out of the subdivision(s)/development, to ensure that the facilities are in place. Road trust deposits may also be required for signals. The intersections will be evaluated for signal installation and funding with the first development application located at or near the intersection. Due to the speed of the roadway, advance warning flashers should also be installed. For other intersections where signalization does not occur, Kuna-Mora Road will have the through condition and the north-south legs will be STOP controlled. Again, advance warning flashers and safety devices should be installed approaching these intersections. Roundabouts and alternative intersection designs should be considered as an alternative to signals and interchanges at all intersections where possible.

These three key intersections (along with others if necessary) should be studied further for long term needs. Urban interchanges or other high capacity intersection treatments should be planned for in the long term; however, right-of-way widths exceeding 225' on the Kuna-Mora legs, and 140' of right-of-way could be needed for the north-south legs. If development precedes this type of study, then the long term function of intersections should be analyzed with the development application and the appropriate right-of-way dedicated.

Adopted 6/20/2007

Ada County Utility Coordinating Council

Developer/Local Improvement District
Right of Way Improvements Guideline Request

Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.

1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.

2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.

3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.

4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

Notification to the Ada County UCC can be sent to: 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

Development Process Checklist

Items Completed to Date:

☒Submit a development application to a City or to Ada County

☒The City or the County will transmit the development application to ACHD

☒The ACHD **Planning Review Section** will receive the development application to review

☒The **Planning Review Section** will do one of the following:

☐Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.

☒Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

☒Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

☐For **ALL** development applications, including those receiving a **"No Review"** letter:

- The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
- The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.

☐Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:
Construction (Non-Subdivisions)

☐ **Driveway or Property Approach(s)**

- Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

☐ **Working in the ACHD Right-of-Way**

- Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
  a) Traffic Control Plan
  b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

☐ **Sediment & Erosion Submittal**

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

☐ **Idaho Power Company**

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

☐ **Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

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

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

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

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

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

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

Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.

    a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

       If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.

    b. The request must be in writing and delivered to the Secretary of the Highway District no later than 11:00 a.m. 2 days prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.

    c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.

    d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.

    e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.

    f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.

NEOPOST FIRST-CLASS MAIL
10/07/2020 US POSTAGE $000.00²
ZIP 83634
041M11460992

EXHIBIT

LEGAL NOTICE

City of Kuna
Planning and Zoning
PO Box 13
Kuna, ID 83634

Suggestions For Testifying at the Public Hearing:

Social distancing due to Covid-19…
Under the authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to required social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. The first 15 persons who appear, in addition to the Governing Body and Staff, will be allowed in Council Chambers. Virtual participation/ testimony via zoom is available (please see attached instructions for more details). All other persons may access the meeting via live streaming on the City of Kuna's Facebook page.

Be informed . . .
Review the proposal, staff report, applicable provisions of the ordinance, comprehensive plan and Idaho State Code (Title 67, Chapter 65).

All items pertaining to the application can be found the Friday prior to the hearing at **http://kunacity.id.gov/240/Agendas-and-Meeting-Minutes**.

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

Speak to the point . . .
The governing body appreciates pertinent, well organized, factual and concise comments. Redundant testimony is prohibited. The developer or their representative is given 10 minutes to present their project. Others wishing to testify are given three (3) minutes. The developer (or their representative) is given additional time for rebuttal to address issues raised during public 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. The group representative will receive 10 minutes to make comments.

If you don't wish to speak, write . . .
Written testimony submitted one (1) week prior to the hearing will be included in the packet that is distributed to the governing body prior to the hearing. Please submit all written testimony via mail, email or the City's website(**http://kunacity.id.gov/FormCenter/City-Clerk-13/Public-Testimony-Form-121**)

Late submissions will be presented to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision.

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

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Kuna **Planning and Zoning Commission** is scheduled to hold a public hearing on **October 27, 2020,** beginning **at 6:00 pm** on the following case:

A request from the Land Group, Inc to annex approximately 440.25 acres into Kuna City Limits with M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) zoning designations. The subject site is located at the SEC and SWC of W Kuna Mora Road and S Cole Road, Kuna, ID 83634, within Section 1, Township 1 North, Range 1 East and Section 6, Township 1 North, Range 2 East (APNs: S2006220000, S2006231100, S2101110050, S2101120610, S2101130000, S2101310000).

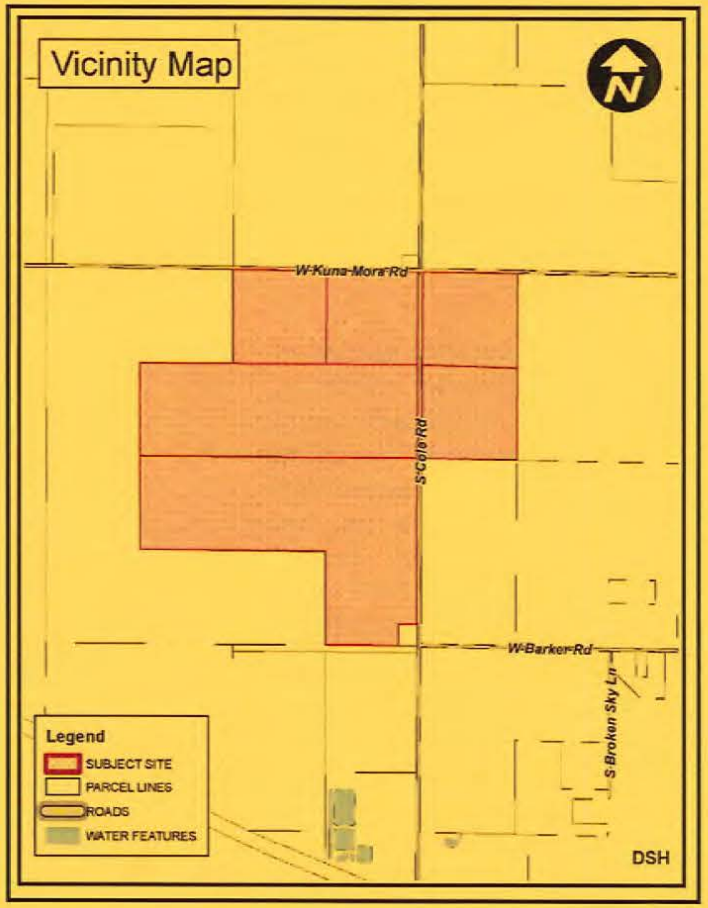
The hearing will be held **at 6:00 PM in the Council Chambers at City Hall located at 751 W. 4th Street, Kuna, Idaho.**

Under the authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to required social distancing protocol, **the Council Chambers Audience Occupancy Capacity is 15**. The first 15 persons who appear, in addition to the Planning and Zoning Commission and staff, will be allowed in Council Chambers. Virtual participation/testimony via Zoom and the submittal of written testimony are available as alternative forms of public testimony (please see attached instructions for more details). Written testimony received by the close of business on ***October 7, 2020*** will be included in the packet that is distributed to the governing body prior to the hearing. Please submit written testimony via mail, email or the City's website (**http://kunacity.id.gov/FormCenter/City-Clerk-13/Public-Testimony-Form-121**). Late submissions will be presented to the governing body at time of the hearing.

All other persons may access the meeting via live streaming on the City of Kuna's Facebook page.

Mail written comments to PO Box 13, Kuna, ID 83634 or hand deliver them to City Hall.

If you have questions or need special assistance, please contact the Planning and Zoning Division at (208) 922-5274, or email **dhanson@kunaid.gov**.



MAILED 10/7/2020

KUNA
Planning & Zoning

With the City Hall limited seating capacity to the public due to COVID-19, the *Kuna Planning and Zoning Commission* will be holding a virtual public hearing on *20-03-AN C&G Farms Annexation*. The instructions and options available for public testimony are listed below.

APPLICANT PUBLIC WRITTEN AND ORAL HEARING TESTIMONY PROCESS:

Written - In Advance to be included in the Agenda Packet that is distributed to the Decision-Making body.

1. Submit any below stated option prior to 5:00 pm the Thursday before Public Hearing meeting. *Late submissions will not be included in the packet but will be provided at the meeting.*
2. Submit testimony via our website on the Public Testimony Form. This form will email directly to the City for inclusion in the Agenda Packet.
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to:
   City of Kuna
   Attention: Planning and Zoning Department
   PO Box 13
   Kuna ID 83634

Written – Up to noon the day of the Public Hearing

1. Submit any below stated option prior to noon the day of the Public Hearing meeting. *Late submissions will not be included.*
2. Submit testimony via our website on the Public Testimony Form
   Kunacity.id.gov > Doing Business > Forms and Applications > Frequently Requested Applications and Forms > ONLINE Public Testimony Form
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to:
   City of Kuna
   Attention: Planning and Zoning Department
   PO Box 13
   Kuna ID 83634

Oral – Via electronic call is allowed based on Governor Little's Open Meeting Law suspension proclamation of March 13, 2020, until testimony in person is allowed.

1. Submit request no later than noon the day of the Public Hearing meeting.
2. Email PublicHearingTestimony@KunaID.gov
   - ✓ Your name
   - ✓ Address
   - ✓ Phone Number you will be calling from to give testimony
   - ✓ Email Address
   - ✓ Date of Public Hearing
   - ✓ Case number or Identification of Public Hearing
3. Watch your email for a reply email with the information to join the meeting electronically. (Check your spam/junk folder as a precaution)
4. Follow the dial in information.
5. Call into the virtual lobby a minimum of 5 minutes prior to the meeting.

751 West 4th Street
P.O. Box 13
Kuna, ID 83634
Phone: 208-922-5274
Fax: 208-922-5989
www.kunacity.id.gov

CITY OF KUNA

PLANNING & ZONING DEPARTMENT

CERTIFICATE OF MAILING

Date: 10/7/2020

To: ☑ 300' Property Owners ☐ Other _____

Planner: Doug Hanson, Planner I

Case Name: 20-03-AN – C&G Farms Annexation

I HEREBY CERTIFY that on this 7th day of October, 2020, I caused a true and correct copy of the foregoing instrument to be deposited in the United States mail, with prepaid postage.

_____
Signature

_____
Attest

PUBLIC NOTICE

CITY OF KUNA PO Box 13 - Kuna, ID 83634
Phone: 208.922.5274 - Fax: 208.922.598

File # 20-03-AN, C&G Farms Annexation

NOTICE IS HEREBY GIVEN, that the Kuna Planning and Zoning Commission will hold a public hearing, Tuesday, October 27, 2020 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 request from the Land Group, Inc to annex approximately 440.25 acres into Kuna City Limits with M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) zoning designations. The subject site is located at the SEC and SWC of W Kuna Mora Road and S Cole Road, Kuna, ID 83634, within Section 1, Township 1 North, Range 1 East and Section 6, Township 1 North, Range 2 East (APNs: S2006220000, S2006231100, S2101110050, S2101120610, S2101130000, S2101310000).

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

The public is invited to provide written or oral testimony. Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings.

APPLICANT AND PUBLIC WRITTEN AND ORAL HEARING TESTIMONY PROCESS:

Written - In Advance to be included in the Agenda Packet that is distributed to the Commission.

1. Submit any option prior to 5:00 pm the Thursday before Public Hearing meeting. *Late submissions will not be included in the packet but will be provided at the meeting.*
2. Submit testimony via our website on the Public Testimony Form. This form will email directly to the City for inclusion in the Agenda Packet.
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to: City of Kuna, Planning & Zoning Department, PO Box 13, Kuna ID 83634

Written – Up to noon the day of the Public Hearing

1. Submit any option prior to noon the day of the Public Hearing meeting. *Late submissions will not be included.*
2. Submit testimony via our website on the Public Testimony Form
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4. Submit via mail to: City of Kuna, Planning & Zoning Department, PO Box 13, Kuna ID 83634

Oral – Via electronic call during the Public Hearing

1. Submit request no later than noon the day of the Public Hearing meeting.
2. Email PublicHearingTestimony@KunaID.gov
   - Your name
   - Address
   - Phone Number you will be calling from to give testimony
   - Email Address
   - Date of Public Hearing
   - Case number or Identification of Public Hearing
3. Watch your email for a reply email with the information to join the meeting electronically. (Check your spam/junk folder as a precaution)
4. Follow the dial in information.
5. Call into the virtual lobby a minimum of 5 minutes prior to the meeting.

Oral – In Person Testimony during the Public Hearing. Due to social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. Social Distancing and masks will be required. The first 15 persons who appear will be allowed in Council Chambers. All other persons may access the meeting via Live Streaming on the City of Kuna Facebook page, https://www.facebook.com/CityofKunaIdaho/. All persons wishing to testify must, state their name and residential address. A three (3) minute time limit will be placed on all testimonies.

Kuna Planning & Zoning Department
October 7, 2020 38494

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 SEC and SWC Kuna Mora and Cole Roads **(NAME OF SUBDIVISION OR ADDRESS)** was posted as required per Kuna City Ordinance 5-1A-8. Sign posted 10/15/2020 **(DAY OF THE WEEK, MONTH, DATE AND YEAR)**. *This form is required to be returned three (3) calendar days subsequent to posting and signs are to be removed from the site three (3) calendar days after the hearing.*

DATED *this* 20 *day of* October, 2020.

Signature,

Jamara Thompson

Owner/Developer /Owners Rep

STATE OF IDAHO)
): ss
County of Ada)

On this 20 *day of* October, 2020, *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.

Misty R. Rodwick

Notary Public
Residing at Eagle Idaho

Commission Expires June 26, 2024

MISTY R RODWICK
NOTARY
PUBLIC
Comm. No. 47481
STATE OF IDAHO

CITY OF KUNA
PUBLIC HEARING NOTICE
Kuna Planning & Zoning Commission
THE CITY OF KUNA will hold a public hearing on Oct. 27, 2020 at 7:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634
PURPOSE: Annexation and Zoning-Annex 446.36 acres, Zoning M-1 164.87 acres, and M-2 281.49 acres.
PROPERTY LOCATION:
SWC and SEC of W Kuna Mora and S Cole Road, Kuna, ID 83634
APNs:
S2006220000, S2006231100, S2101110050, S2101120610, S2101130000, S2101310000
APPLICATION BY: C & G Farms
CONTACT: Doug Hanson, 208-922-5274
dhanson@kunaID.gov, with any questions

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10/16/2020

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S2101130000, S2101310000
APPLICANT: JYO & G Farms
CONTACT: Doug Hanson, 208-922-5274
dhanson@kunaid.gov, with any questions

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10/15/2020

751 W 4th Street | Kuna, ID | 83634
(208) 922-5274 | www.kunacity.id.gov

EXHIBIT CHECKLIST

Case Name: Urban Renewal District Plan
Case No.(s): N/A

	EXHIBITS
1	Economic Development Director Memo
2	Urban Renewal Plan for the Kuna West Urban Renewal Project
3	Resolution No. PZC-01-2020

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

MEMO

Date: October 27, 2020

From: Lisa Holland, Economic Development Director

To: Planning & Zoning Commission

RE: Urban Renewal District Plan

Planning & Zoning Commissioners,

As one of the initiatives in the Comprehensive Plan for Kuna, the City went through an education process in 2019 and 2020 to talk about what financing tools were available to cities to help with economic development. In June 2019, the City partnered with JUB Engineers to put on an education workshop as well as several outreach events with public partners to explore options. In October 2019, the City hosted an Economic Development Strategic Planning Workshop which also prioritized considering an Urban Renewal District for Kuna.

The City of Kuna originally established an Urban Renewal Agency (URA) on April 3, 2011. The City of Kuna explored the concept of establishing a district several times in the last twenty years, but never formalized a District. City Council officially appointed a Board of Commissioners to this agency effective March 17th, 2020 (Resolution R23-2020).

The Urban Renewal Agency approved an eligibility study on April 24th and the Kuna City Council adopted the eligibility study on May 19th, 2020. The Urban Renewal Agency has now crafted and recommended approval of a district plan for consideration.

While the Urban Renewal District formation doesn't require any formal public outreach, the City has worked diligently to give the community time to give input to the planning process. We held a public workshop on August 27th to collect community feedback, we sent a letter to every property owner within the District boundary with a survey, and we have reached out to dozens of partner agencies, developers, and the economic development committee for guidance and feedback throughout the process.

The plan in front of you tonight is for your review of how the plan conforms to the needs and desires of the Comprehensive Plan of the City. We have worked hard to take the community feedback we've received from the Comprehensive Planning process and the public outreach to create a plan that focuses on the core of Kuna for infrastructure needs.

An Urban Renewal District is essentially a planning boundary that allows the City to focus dollars from new developments that take place within the District into infrastructure projects. There is no financial impact or restriction to property owners, and there are no taxes added to property owners for being a part of the district. Taxing entities will continue to receive the amount of property taxes they have budgeted, the Urban Renewal Agency would only collect increment of property taxes from new developments and increased values that take place. School districts are exempt from the collection of increment from their budget, agencies are still allowed to collect impact fees, and we have also coordinated closely with Ada County and ACHD on how to prioritize projects and partner together on initiatives. The

funds will be managed by the Urban Renewal agency and utilized for projects as outlined within the proposed plan in front of you tonight.

Staff is in favor of supporting the Urban Renewal Plan as presented as it meets the needs and many goals as outlined in the Comprehensive Plan, specifically:

- Goal Area 1: Kuna will be economically diverse and vibrant
    - 1.A. Ensure land use in Kuna will support economic development
    - ***Economic Development Comments****: This plan gives the URA the opportunity to purchase blighted structures for redevelopment, assist interested landowners with greenfield properties on development possibilities and infrastructure improvements to help attract commercial projects. Ultimately, we hope to see more shovel-ready properties*
- Goal Area 2: Kuna will be a healthy, safe community
    - 2.A Maintain and expand an interconnected greenbelt, pathways and trail system.
    - 2.B Maintain and expand parks and public gathering spaces.
    - ***Economic Development Comments****: The plan includes the option for the URA to help assist with improving public amenities, pathways, and gathering spaces for the community.*
- Goal Area 3: Kuna's land uses will support a desirable, distinctive and well-designed community
    - 3.A. Ensure community design directs growth and implement sustainable land use patterns.
    - 3.B Preserve and enhance areas of interest within the community.
    - 3.C Encourage development of commercial areas with good connectivity and character.
    - 3.E Strategically locate and develop industrial areas.
    - 3.G Respect and protect private property rights.
    - ***Economic Development Comments:*** *The plan focuses primarily on the downtown core as well as the welcoming corridors entering downtown Kuna. The plan integrates the future land use map that was part of the comprehensive plan, and includes several potential greenfield sites for commercial development. There is also the ability to support the existing industrial park in Kuna with improvements. No property owner will be forced to redevelop as part of the Urban Renewal District, and there is no addition of taxes or fees that will be assessed to landowners within the planning boundary. We will work to respect and protect private property rights while integrating projects.*
- Goal Area 4: Kuna will be a connected community through strong transportation and infrastructure systems
    - 4.A Use overlay districts to create mixed-use entryway corridors with strong character and managed access.
    - 4.B Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.
    - 4.C Increase pathway, trail and on-street bicycle facilities to create an expanded and connected bicycle network.
    - 4.D Promote a connected street network that incorporates mid-mile collectors and crossings for improved neighborhood connectivity
    - 4.F Ensure water, sewer, irrigation, street lighting, storm water and solid waste systems are capable of serving the current and future population.
    - 4.G Maintain serviceability of communication systems including broadband internet, phone and cable
    - ***Economic Development Comments:*** *There are significant roadway, pathway, sidewalks, public infrastructure, and broadband projects within the proposed plan. Many of these improvements are needed but lack a source of funding to take place in a reasonable timeline. By including these projects within the District plan, we hope to expedite the timing of when improvements could take place.*
- Goal Area 5: Kuna will invest appropriately in education, community facilities and cultural heritage.
    - 5.C Identify and develop cultural and community facilities.
    - 5.D Identify specific strategies to preserve Kuna's open space, agricultural lands and heritage.
    - ***Economic Development Comments:*** *There are many aspects in the plan that give the URA the flexibility to help preserve open space, and partner with developers to create community facilities.*
- Goal Area 6: Kuna will govern collaboratively and effectively in the best interest of its citizens.
    - 6.A. Involve citizens in decisions about Kuna's future.
    - 6.B Maintain adequate organizational capacity to efficiently manage city government and implement this plan.
    - 6.C Engage in regional collaboration to leverage city and partner agency resources on behalf of the community.
    - 6.D Maintain sustainable and transparent financial operations and proactively manage city budgets and investments.

- ***Economic Development Comments:*** *The City of Kuna and the URA have worked hard to go above and beyond the requirements needed for public participation in the planning efforts. The City also has a webpage specifically focused on Urban Renewal so the community can keep informed on what's happening: http://www.kunacity.id.gov/518/Kuna-Urban-Renewal-Agency. All of the URA meetings are open to the public to attend and live streamed on the Kuna Economic Development Facebook page. The URA reached out to regional city and partner agencies for feedback and involvement in the crafting of the plan, and every year, the URA will hold it's own budget hearing process.*

Any of the projects referenced in the District plan are conceptual in nature and would each need to go through individual approval processes. The District will be set to go no longer than 20 years, and the Urban Renewal Agency will work with coordinating agencies and committees to implement projects based on the proposed District plan (and in compliance with the City's comprehensive plan).

Thanks for your consideration.

Best Regards,

Lisa Holland
Economic Development Director
lholland@kunaid.gov
208-559-5926

URBAN RENEWAL PLAN FOR THE
KUNA WEST URBAN RENEWAL PROJECT

THE URBAN RENEWAL AGENCY OF THE CITY OF KUNA
CITY OF KUNA, IDAHO

Ordinance No. _____
Adopted _____
Effective _____

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Attachments

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Attachment 2	Legal Description of Urban Renewal Project Area and Revenue Allocation Area
Attachment 3	Private Properties Which May be Acquired by the Agency
Attachment 4	Map Depicting Expected Land Use and Current Zoning Map of the Project Area
Attachment 5	Economic Feasibility Study
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Attachment 7	Public Input Survey, August 2020

100 INTRODUCTION

This is the Urban Renewal Plan (the "Plan") for the Kuna West Urban Renewal Project (the "Project") in the City of Kuna (the "City"), state of Idaho. Attachments 1 through 7 attached hereto (collectively, the "Plan Attachments") are incorporated herein and shall be considered a part of this Plan.

The term "Project" is used herein to describe the overall activities defined in this Plan and conforms to the statutory definition of an urban renewal project. Reference is specifically made to Idaho Code §§ 50-2018(10) and 50-2903(13) for the various activities contemplated by the term "Project." Such activities include both private and public development of property within the urban renewal area. The Kuna West Project Area is also referred to as the "Project Area" or the "Revenue Allocation Area."

This Plan was prepared by the Board of Commissioners (the "Agency Board") of the Urban Renewal Agency of the City of Kuna (the "Agency"), its consultants, and staff, and reviewed and recommended by the Agency pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act"), and all applicable local laws and ordinances.

Idaho Code § 50-2905 identifies what information the Plan must include with specificity as follows:

(1) A statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality.

(2) A statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area.

(3) An economic feasibility study.

(4) A detailed list of estimated project costs.

(5) A fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area.

(6) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred;

(7) A termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code. In determining the termination date, the plan shall recognize that the agency shall receive allocation of revenues in the calendar

year following the last year of the revenue allocation provision described in the urban renewal plan.

(8) A description of the disposition or retention of any assets of the agency upon the termination date. Provided however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets.

This Plan includes the above information with specificity.

The proposed development and redevelopment of the Project Area as described in this Plan conforms to The City of Kuna 2019 Comprehensive Plan, *Envision Kuna* (the "Comprehensive Plan"), adopted by the Kuna City Council (the "City Council"). The Agency intends to rely heavily on any applicable City design standards which may cover all or part of the Project Area.

This Plan is subject to the Plan modification limitations and reporting requirements set forth in Idaho Code § 50-2903A. Subject to limited exceptions as set forth in Idaho Code § 50-2903A, if this Plan is modified by City Council ordinance, then the base value for the year immediately following the year in which modification occurs shall include the current year's equalized assessed value of the taxable property in the revenue allocation area, effectively eliminating the Agency's revenue stream. Should the Agency have any outstanding financial obligations, the City shall not adopt an ordinance modifying this Plan unless modification is deemed to have not occurred as provided in Idaho Code § 50-2903A(1)(a)(i)-(iv) and written consent has been obtained by any creditors, including but not limited to lending institutions and developers who have entered into reimbursement agreements with the Agency.

A modification shall not be deemed to occur when "[t]here is a plan amendment to make technical or ministerial changes to a plan that does not involve an increase in the use of revenues allocated to the agency." Idaho Code § 50-2903A(1)(a)(i). Annual adjustments as more specifically set forth in the Agency's annual budget will be required to account for more/less estimated revenue and project timing, including prioritization of projects. Any adjustments for these stated purposes are technical and ministerial and are not modifications under Idaho Code § 50-2903A.

This Plan provides the Agency with powers, duties, and obligations to implement and further the program generally formulated in this Plan for the development, redevelopment, rehabilitation, and revitalization of the area within the boundaries of the Project Area. The Agency retains all powers allowed by the Law and Act. This Plan presents a process and a basic framework within which plan implementation, including contracts, agreements and ancillary documents will be presented and by which tools are provided to the Agency to fashion, develop, and proceed with plan implementation. The Plan has balanced the need for flexibility over the twenty (20)-year timeframe of the Plan to implement the improvements identified in Attachment 5, with the need for specificity as required by Idaho Code § 50-2905. The Plan narrative

addresses the required elements of a plan set forth in Idaho Code § 50-2905(1), (5), (7) and (8). Attachment 5, together with the Plan narrative, meet the specificity requirement for the required plan elements set forth in Idaho Code § 50-2905(2)-(6), recognizing that actual Agency expenditures are prioritized each fiscal year during the required annual budgeting process.

Allowed projects are those activities which comply with the Law and the Act and meet the overall objectives of this Plan. The public-private relationship is crucial in the successful development and redevelopment of the Project Area. Typically, the public will fund enhanced public improvements like utilities, streets, and sidewalks which, in turn, create an attractive setting for adjacent private investment for a mix of uses including residential (single family residential and increased density), light and heavy industrial, commercial facilities, including office and retail, medical, educational or institutional facilities and other community facilities.

The purpose of the Law and Act will be attained through the implementation of the Plan. The master goals of this Plan are:

a. The installation and construction of public improvements, including new collector and arterial streets; improvements to existing roadways and intersections, including the installation of traffic signals; installation of curbs, gutters and streetscapes, which for purposes of this Plan, the term "streetscapes" includes sidewalks, lighting, landscaping, benches, bike racks, wayfinding, public art and similar amenities between the curb and right of way line; installation and/or improvements to fiber optic facilities; improvements to public utilities including water and sewer improvements, and fire protection systems; removal, burying, or relocation of overhead utilities; extension of electrical distribution lines and transformers; improvement of irrigation and drainage ditches and laterals; and improvement of storm drainage facilities;

b. The planning, design and construction of a new overpass site, and improvements to other existing roadways and intersections within the Project Area;

c. The replanning, redesign, and development of undeveloped or underdeveloped areas which are stagnant or improperly utilized because of limited traffic access, underserved utilities, and other site conditions;

d. The strengthening of the economic base of the Project Area and the community by the installation of needed public improvements to stimulate new private development providing employment and economic growth;

e. The provision of adequate land for open space, street rights-of-way and pedestrian rights-of-way, including pathways along Indian Creek and the canals; and improvements to parks and open space;

f. The reconstruction and improvement of street corridors to allow traffic flows to move through the Project Area along with the accompanying utility connections, through the Project Area;

g. The provision of public service utilities, which may be sited outside of the Project Area, but are necessary to the development of the Project Area, such as water system improvements, sewer system improvements and improvements to storm drainage facilities;

h. In conjunction with the City, the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project Area, including commitment of funds for planning studies, achieving high standards of development, and leveraging such development to achieve public objectives and efficient use of scarce resources;

i. The strengthening of the tax base by encouraging private development, thus increasing the assessed valuation of properties within the Project Area as a whole and benefiting the various taxing districts in which the urban renewal area is located;

j. The acquisition of real property to support development and/or redevelopment initiatives consistent with the Law and Act; and

k. The funding of necessary public infrastructure to accommodate both public and private development.

101 General Procedures of the Agency

The Agency is a public body, corporate and politic, as defined and described under the Law and the Act. Under the Law, the Agency is governed by the Idaho open meeting law; the Public Records Act; the Ethics in Government Act of 2015, Chapters 1, 2 and 4 of Title 74, Idaho Code; reporting requirements pursuant to Idaho Code §§ 67-450B, 67-450E, 50-2903A and 50-2913; and the competitive bidding requirements under Chapter 28, Title 67, Idaho Code, as well as other procurement or other public improvement delivery methods.

Subject to limited exceptions, the Agency shall conduct all meetings in open session and allow meaningful public input as mandated by the issue considered or by any statutory or regulatory provision.

The Agency may adopt separate policy statements. Any modification to any policy statement is a technical or ministerial adjustment and is not a modification to this Plan under Idaho Code § 50-2903A.

102 Provisions Necessary to Meet State and Local Requirements: Conformance with Idaho Code Sections 50-2008 and 50-2906

Idaho law requires that the City Council, by resolution, must determine a geographic area be a deteriorated area or a deteriorating area, or a combination thereof, and designate such area

as appropriate for an urban renewal project prior to preparation of an urban renewal plan. A consultant was retained to study a proposed project area (the "Study Area") and prepare an eligibility report (the "2020 Report"). The 2020 Report was submitted to the Agency. The Agency accepted the 2020 Report by Agency Resolution No. URA02-2020on April 24, 2020, and thereafter submitted the 2020 Report to the Ada County Board of County Commissioners and the City Council for their consideration.

As properties within the Study Area included parcels that were within the City limits as well as outside the boundaries of the City and within the boundaries of unincorporated Ada County, and in accordance with Idaho Code § 50-2018(18), the Ada County Board of County Commissioners considered adoption of a resolution on May 7, 2020, finding the Study Area to be a deteriorated area and/or deteriorating area and finding a need for the urban renewal plan. The Ada County Board of County Commissioners declined to adopt the resolution, in part, for the reason that several of the parcels located in unincorporated Ada County were considered to be prime agricultural land and their preference was to see urban renewal efforts focused more closely on the core of the City limits.

The Study Area was deemed by the City Council to be a deteriorating area and/or a deteriorated area and therefore eligible for an urban renewal project by adoption of Resolution No. R29-2020 on May 19, 2020. With the adoption of Resolution No. R29-2020, the City Council declared the Study Area described in the 2020 Report to be a deteriorated area and/or a deteriorating area as defined by Chapters 20 and 29, Title 50, Idaho Code, as amended, that such area is appropriate for an urban renewal project, that should the Ada County Board of County Commissioners fail to adopt the necessary resolution, then those parcels located within unincorporated Ada County shall not be included in any proposed urban renewal plan or project area unless or until such parcels are annexed into the City and directed the Agency to commence preparation of an urban renewal plan.

After adoption of Resolution No. R29-2020 by the City Council, adjustments were necessary to the Study Area map to conform to parcel lines. Additionally, it was determined additional parcels adjacent to the Study Area should be reviewed for eligibility. The consultant was retained to study the additional area (the "Revised Study Area") and to prepare a supplemental eligibility report (the "Supplemental 2020 Report"). The Supplemental 2020 Report was submitted to the Agency. The Agency accepted the Supplemental 2020 Report by Agency Resolution No. URA08-2020 on August 27, 2020, and thereafter submitted the Supplemental 2020 Report to the Ada County Board of County Commissioners and the City Council for their consideration.

Following ongoing discussions and planning efforts since the Ada County Board of County Commissioners first considered a resolution pursuant to Idaho Code § 50-2018(18), the proposed project area was contemplated to be smaller than the Revised Study Area, alleviating many of the Commissioners' earlier concerns.

The Ada County Board of County Commissioners was asked to adopt a resolution finding the need for an urban renewal project for a portion of the unincorporated Ada County parcels within the boundaries of the Revised Study Area. On August 31, 2020, the Ada County Board of County Commissioners adopted the Agency's findings concerning the proposed Revised Study Area; however, the Commissioners specifically limited the unincorporated County parcels to be included in any proposed project area to those certain parcels in and around the Meridian and Kuna Road/Avalon intersection and the railroad right-of-way. The Ada County Board of County Commissioners agreed to adopt a resolution;

The Revised Study Area was deemed by the City Council to be a deteriorating area and/or a deteriorated area and therefore eligible for an urban renewal project by adoption of Resolution No. R47-2020 on September 1, 2020. With the adoption of Resolution No. R47-2020, the City Council authorized the preparation of an urban renewal plan for the Revised Study Area, subject to the geographic limitations requested by the Ada County Board of County Commissioners.

Under the Law and Act, Idaho Code Sections 50-2903(8)(f) and 50-2018(8) and (9), the definition of a deteriorating area shall not apply to any agricultural operation as defined in section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years.

The 2020 Report, as supplemented by the Supplemental 2020 Report setting forth the Revised Study Area boundary, included parcels subject to such consent. Following multiple communications with property owners and/or their representatives, the owner of the parcels located within unincorporated Ada County and generally located in and around the Meridian and Kuna Road/Avalon intersection did not submit the required consents.

Based on continued discussions and planning efforts, the Project Area was further reduced to approximately 473 acres of parcels (approximately 600 acres including right-of-way) and includes only those parcels within the City limits.

In accordance with the Law and Act, the necessary agricultural operation consent was obtained from the owner of the agricultural operation within the Project Area for property that has been used as an agricultural operation within the last three (3) years. A copy of the agricultural operation consent is attached hereto as Attachment 6.

In addition to the discussions occurring at several Agency Board meetings in 2020, Agency staff met with property owners, taxing districts and other stakeholders regularly in an effort to provide an opportunity for all to weigh in on the scope of the Plan and Project Area. Property owners within the Revised Study Area were advised of the planning efforts and there were two virtual public workshops held on August 27, 2020, to address the scope of the Plan. The findings of the public workshops are set forth in the Kuna West Urban Renewal District Public Input Survey, dated August 2020, and attached hereto as Attachment 7.

The Plan was prepared and submitted to the Agency for its review and approval. The Agency approved the Plan by the adoption of Agency Resolution No. 09-2020, on October 7, 2020, and submitted the Plan to the City Council with its recommendation for adoption.

In accordance with the Law, this Plan was submitted to the Planning and Zoning Commission of the City. After consideration of the Plan, the Commission reported to the City Council that this Plan is in conformity with the City's Comprehensive Plan.

Pursuant to the Law and Act, the City Council having published due notice thereof, a public hearing was held on this Plan. Notice of the hearing was duly published in the *Kuna Melba News*, a newspaper having general circulation in the City. The City Council adopted this Plan on _____ __, _____, by Ordinance No. _____.

103 History and Current Conditions of the Area

This Project Area includes an estimated 473 acres of parcels (approximately 600 acres including right-of-way) with a mix of land uses and includes the City's core business district. The Project Area is generally located at the southernmost portion of Highway 69/Meridian Road and extends south to the Union Pacific Rail Line and west along West Avalon Street, including portions of Linder Avenue and Franklin Avenue. The Project Area continues west to include all properties from Linder Avenue to Ten Mile Road and from 4th Street to West Avalon Street. Additional properties are also included on the south side of the Union Pacific Rail Line along West Shortline Street and East Stagecoach Way. The Project Area includes properties located within the City limits

The Project Area includes mixed zoning for industrial, commercial and residential uses. A significant impediment to development is the extent of infrastructure necessary to develop and/or redevelop the Project Area. Development potential within the Project Area is currently restricted due to defective or inadequate connectivity, vehicular and pedestrian, as well as lack of access to the municipal water system, which creates fire flow issues. Extension of a water distribution system throughout the Project Area is necessary to support development. Likewise, the sewer system will also need to be extended throughout the Project Area. Power system upgrades are also necessary. The Project Area lacks the public infrastructure necessary to properly serve economic development as contemplated by the City's Comprehensive Plan.

The Plan proposes installation and improvements to public infrastructure and other publicly owned assets throughout the Project Area, as more specifically set forth in Attachment 5, creating the opportunity to revitalize the City's downtown core and to support mixed-use residential, commercial and industrial economic development consistent with the City's Comprehensive Plan.

A significant portion of the Project Area is underdeveloped and/or vacant and is not being used to its highest and best use due to a substantial number of deteriorating or deteriorated structures, deterioration of site, the predominance of defective or inadequate street layout, faulty lot layout, obsolete platting, outmoded street patterns, need for modern traffic requirements, insanitary and unsafe conditions, diversity of ownership and inadequate utility infrastructure

needed for a larger development. The foregoing conditions have arrested or impaired growth in the Project Area.

The preparation and approval of an urban renewal plan, including a revenue allocation financing provision, gives the City additional resources to solve the public infrastructure and development impediment issues in this area. Revenue allocation financing should help to improve the situation. In effect, property taxes generated by new developments within the Project Area may be used by the Agency to finance a variety of needed public improvements and facilities. Finally, some of the new developments may also generate new jobs in the community that would, in turn, benefit area residents.

It is unlikely individual developers will take on the prohibitive costs of constructing the necessary infrastructure in the Project Area without the ability of revenue allocation to help offset at least some of these costs. But for urban renewal and revenue allocation financing, the proposed public improvements to support downtown revitalization and new industrial and commercial developments would not occur.

104 Purpose of Activities

Attachment 5 includes the public improvements lists identifying with specificity the proposed public improvements and projects contemplated in the Project Area. The projects are prioritized with Priority A Projects identified as those that are most important to incent revitalization and new development. Additional unfunded projects are identified in the Priority B Projects list and the Priority C Projects list (collectively Priority A Projects, Priority B Projects and Priority C Projects may be referred to as the "Priority Projects Lists"). The description of activities, public improvements, and the estimated costs of those items are intended to create an outside limit of the Agency's activity. Due to the inherent difficulty in projecting future levy rates, future taxable value, and the future costs of construction, the Agency reserves the right to:

a. change funding amounts from one Project to another.

b. to re-prioritize the Priority Projects Lists described in this Plan and the Plan Attachments.

c. Retain flexibility in funding the various activities in order to best meet the Plan and the needs of the Project Area.

d. Retain flexibility in determining whether to use the Agency's funds or funds generated by other sources.

e. Alter the location of proposed improvements set forth in Attachment 5 to support development when it occurs. The information included in Attachment 5 presents a realistic siting of improvements recognizing it is difficult to project with any certainty where the improvements will be sited until any future projects submit plans to the City for design review and permitting.

The Agency intends to discuss and negotiate with any owner or developer of the parcels within the Project Area seeking Agency assistance during the duration of the Plan and Project Area. During such negotiation, the Agency will determine the eligibility of the activities sought for Agency funding, the amount the Agency may fund by way of percentage or other criteria including the need for such assistance. The Agency will also take into account the amount of revenue allocation proceeds estimated to be generated from the developer's activities. The Agency also reserves the right to establish, by way of policy, its funding percentage or participation, which would apply to all developers and owners.

Throughout this Plan, there are references to Agency activities, Agency funding, and the development, and contribution of public improvements. Such references do not necessarily constitute a full, final, and formal commitment by the Agency but, rather, grant to the Agency the discretion to participate as stated subject to achieving the objectives of this Plan and provided such activity is deemed eligible under the Law and the Act. The activities listed in Attachment 5 will be determined or prioritized as the overall Project Area develops and through the annual budget setting process.

The activities listed in Attachment 5 are also prioritized by way of importance to the Agency by the amounts funded, and by year of funding, with earlier years reflecting the more important activities, achievement of higher objectives, long term goals, and commitments. As required by the Law and Act, the Agency will adopt more specific budgets annually. The projected timing of funding is primarily a function of the availability of market conditions and financial resources but is also strategic, considering the timing of private development partnership opportunities and the ability of certain strategic activities to stimulate development at given points in time within the planned 20-year period of the urban renewal district and revenue allocation area.

The Study (Attachment 5) has described a list of prioritized public improvements and other related activities in the list of Priority A Projects with an estimated cost in 2020 dollars of approximately $17,252,067[1]. This amount does not take into account inflationary factors, such as increasing construction costs, which would increase that figure depending on when the owner, developer and/or Agency is able to develop, construct or initiate those activities. The Study has concluded the capacity of revenue allocation funds through the term of the Plan based on the assumed development projects and assessed value increases will likely generate an estimated $20,593,297 in revenue allocation proceeds if the Project Area is only 50% developed; or $37,738,025 if 100% developed[2]. The Study has further identified and described a list of unfunded projects and public improvements in the Priority B Projects list and the Priority C Projects list in the total amount of $35,729,840. The Agency reserves the discretion and flexibility to use revenue allocation proceeds in excess of the amounts predicted in the event higher increases in assessed values occur during the term of the Plan for the improvements and activities identified in the Priority Projects Lists. Additionally, the Agency reserves the discretion and flexibility to use other sources of funds unrelated to revenue allocation to assist in the funding of the improvements and activities identified in any of the Priority Projects Lists.

[1] $952,800 of water/sewer extensions may be deferred to Priority B Projects.
[2] Cumulative revenue allocation estimates are not discounted to present value.

105 Open Land Criteria

The Project Area includes open land requiring the area meet the conditions set forth in Idaho Code § 50-2008(d). These conditions include defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, and faulty lot layout, all of which are included in one form or another in the definitions of deteriorated area or deteriorating area set forth in Idaho Code §§ 50-2018(8), (9) and 50-2903(8). The issues listed only in Idaho Code § 50-2008(d)(4)(2) (the open land section) include economic disuse, unsuitable topography, and "the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area."

Open land areas qualify for Agency acquisition and development for residential uses if the City Council determines there is a shortage of housing of sound standards and design which is decent, safe and sanitary in the City, that the need for housing will be increased as a result of the clearance of deteriorated areas, that the conditions of blight in the area and the shortage of decent, safe and sanitary housing contributes to an increase in the spread of disease and crime and constitutes and menace to the public health, safety, morals, or welfare, and that the acquisition of the area for residential uses is an integral part of and essential to the program of the City. Due to the City's expected growth, the need for housing is significant and integral to a successful mixed-use Project Area. Further, the existing zoning designations in the Project Area allow for mixed-density residential, and the future land use map shows areas of projected increased residential density surrounding potential industrial and commercial projects.

Open land areas qualify for Agency acquisition and development for primarily nonresidential uses if acquisition is necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives if any of the deteriorating area conditions set forth in Idaho Code §§ 50-2018(8), (9) and 50-2903(8) apply. But such areas also qualify if any of the issues listed only in Idaho Code § 50-2008(d)(4)(2) apply. The lack of water and sewer facilities, large parcel size, a deficient street system, lack of fire protection facilities, diversity of ownership, and economic disuse, are all conditions which delay or impair development of the open land areas and satisfy the open land conditions as more fully supported by the Kuna Urban Renewal District Eligibility Study, Kuna West District, prepared by J-U-B Engineers, Inc., dated May 2020, as supplemented by the Supplement to the Kuna Urban Renewal District Eligibility Study, Kuna West District, prepared by J-U-B Engineers, Inc., dated August 2020.

This Plan does anticipate Agency acquisition of property within the Project Area; however, the acquisition of specific parcels is unknown at this time. Should the Agency determine the need to acquire property as further set forth in Attachment 3, then the open land areas qualify for Agency acquisition and development.

200 DESCRIPTION OF PROJECT AREA

The boundaries of the Project Area and the Revenue Allocation Area are shown on the Boundary Map of Urban Renewal Project Area and Revenue Allocation Area, attached hereto as

Attachment 1 and incorporated herein by reference, and are described in the Legal Description of Urban Renewal Project Area and Revenue Allocation Area, attached hereto as Attachment 2 and incorporated herein by reference. For purposes of boundary descriptions and use of proceeds for payment of improvements, the boundary shall be deemed to extend to the outer boundary of rights-of-way or other natural boundary unless otherwise stated.

300 PROPOSED REDEVELOPMENT ACTIONS

301 General

The Agency proposes to eliminate and prevent the spread of deteriorating conditions and deterioration in the Project Area by employing a strategy to improve and develop public and private lands, and to grow the economy in the Project Area. Implementation of the strategy includes, but is not limited to the following actions:

a. The engineering, design, installation, construction, and/or reconstruction of storm water management infrastructure to support compliance with federal, state and local regulations for storm water discharge and to support private development;

b. The provision for participation by property owners and developers within the Project Area to achieve the objectives of this Plan;

c. The engineering, design, installation, construction, and/or reconstruction of streets and streetscapes, including but not limited to improvements to portions of Ten Mile Road, Linder Road, Avalon Street, 4th Street, Avenues A, B, C, and D, the Bridge Avenue roundabout, and related pedestrian facilities, curb and gutter, intersection and rail crossing improvements, and traffic signals;

d. Then engineering, design, installation and/or construction of a new overpass, with preliminary discussions centered around siting at Ten Mile Road or Swan Falls Road/Linder Road;

e. The engineering, design, installation, construction, and/or reconstruction of utilities (within and outside of the Project Area) including but not limited to improvements and upgrades to the water distribution system, including extension of the water distribution system, water capacity improvements, water storage upgrades, sewer system improvements and upgrades, including extension of the sewer collection system, lift station, and improvements, and upgrades to power, gas, fiber optics, communications and other such facilities. To the extent construction of utilities outside of the Project Area are identified, such improvements are directly related to the growth and development within the Project Area, but cannot be sited within the Project Area;

f. Removal, burying, or relocation of overhead utilities; removal or relocation of underground utilities; extension of electrical distribution lines and transformers; improvement of irrigation and drainage ditches and laterals; undergrounding or

piping of laterals; addition of fiber optic lines or other communication systems; public parking facilities, and other public improvements, including but not limited to, fire protection systems, roadways, curbs, gutters, and streetscapes, which for purposes of this Plan, the term streetscapes includes sidewalks, lighting, landscaping, benches, signage, way-finding, bike racks, public art, and similar amenities between the curb and right-of-way line; and other public improvements, including public open spaces, such as improvements to Bernie Fisher Park and Helen Zamzow Park, that may be deemed appropriate by the Board;

g. The acquisition of real property for public right-of-way improvements, public parks, pedestrian facilities, pathways and trails, recreational access points and to encourage development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers;

h. The acquisition of real property for utility undergrounding and streetscape improvements to create development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers and for qualified developments, including economic development;

i. The disposition of real property through a competitive process in accordance with this Plan, Idaho law, including Idaho Code § 50-2011, and any disposition policies adopted by the Agency;

j. The demolition or removal of certain buildings and/or improvements for public rights-of-way, pedestrian facilities, utility undergrounding and streetscape improvements to encourage and enhance transportation and mobility options, decrease underutilized parcels, to eliminate unhealthful, unsanitary, or unsafe conditions, eliminate obsolete or other uses detrimental to the public welfare or otherwise to remove or to prevent the spread of deteriorating or deteriorated conditions;

k. The management of any property acquired by and under the ownership and control of the Agency;

l. The development or redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;

m. The construction and financial support of infrastructure necessary for the provision of improved transit and alternative transportation;

n. The engineering, design, installation, construction, and/or reconstruction of below ground infrastructure to support the construction of certain municipal buildings pursuant to Idaho Code § 50-2905A, including but not limited to: library, fire district, school district, and recreational facilities;

o. The provision of financial and other assistance to encourage and attract business enterprise including but not limited to start-ups and microbusinesses, mid-sized companies and large-scale corporations and industries;

p. The provision of financial and other assistance to encourage greater density;

q. The rehabilitation of structures and improvements by present owners, their successors, and the Agency;

r. The preparation and assembly of adequate sites for the development and construction of facilities for industrial, commercial, office, retail, residential, and governmental use;

s. In collaboration with property owners and other stakeholders, working with the City to amend zoning regulations (if necessary) and standards and guidelines for the design of streetscape, festival streets, plazas, a downtown archway, multi-use pathways, parks and open space and other like public spaces applicable to the Project Area as needed to support implementation of this Plan;

t. In conjunction with the City, the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project Area, including commitment of funds for planning studies, achieving high standards of development, and leveraging such development to achieve public objectives and efficient use of scarce resources;

u. To the extent allowed by law, lend or invest federal funds to facilitate development and/or redevelopment;

v. The provision for relocation assistance to displaced Project Area occupants, as required by law, or within the discretion of the Agency Board for displaced businesses;

w. Agency and/or owner-developer construction, participation in the construction and/or management of public parking facilities and/or surface lots that support a desired level and form of development to enhance the vitality of the Project Area;

x. Other related improvements to those set forth above as further set forth in Attachment 5.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by Law and Act.

302 Urban Renewal Plan Objectives

Urban renewal activity is necessary in the Project Area to combat problems of physical deterioration or deteriorating conditions. As set forth in greater detail in Section 103, the Project Area has a history of stagnant growth and development compared to other areas of the City based on deteriorated or deteriorating conditions that have arrested or impaired growth in the Project Area primarily attributed to: a substantial number of deteriorating or deteriorated structures, deterioration of site, the predominance of defective or inadequate street layout, faulty lot layout, obsolete platting, outmoded street patterns, need for modern traffic requirements, insanitary and unsafe conditions, diversity of ownership and inadequate utility infrastructure needed for a larger commercial and industrial developments. The Plan for the Project Area is a proposal to work in partnership with public and private entities to improve, develop, and grow the economy within the Project Area by the implementation of a strategy and program set forth in Section 301.

The provisions of this Plan are applicable to all public and private property in the Project Area. The provisions of the Plan shall be interpreted and applied as objectives and goals, recognizing the need for flexibility in interpretation and implementation, while at the same time not in any way abdicating the rights and privileges of the property owners which are vested in the present and future zoning classifications of the properties. All development under an owner participation agreement shall conform to those standards specified in Section 303.1 of this Plan.

It is recognized that the Ada County Highway District has exclusive jurisdiction over all public street rights-of-way within the Project Area, except for state highways. Nothing in this Plan shall be construed to alter the powers of the Ada County Highway District pursuant to Title 40, Idaho Code.

This Plan must be practical in order to succeed. Particular attention has been paid to how it can be implemented, given the changing nature of market conditions. Transforming the Project Area into a vital, thriving part of the community requires an assertive strategy. The following list represents the key elements of that effort:

a. Initiate simultaneous projects designed to revitalize the Project Area. From street and utility improvements to significant new public or private development, the Agency plays a key role in creating the necessary momentum to get and keep things going.

b. Develop new mixed-use residential, retail, commercial, office and industrial areas including opportunities for community, cultural, educational, medical and recreational facilities, as well as encourage economic development opportunities.

c. Secure and improve certain public open space in critical areas.

d. Initiate projects designed to increase workforce transportation and mobility options.

Without direct public intervention, much of the Project Area could conceivably remain unchanged and in a deteriorated and/or deteriorating condition for the next twenty (20) years. The Plan creates the necessary flexible framework for the Project Area to support the City's economic development while complying with the "specificity" requirement set forth in Idaho Code § 50-2905.

Land use in the Project Area will be modified to the extent that underutilized, underdeveloped, and vacant land and land now devoted to uses inconsistent with the future land uses of the area will be converted to residential, commercial, industrial, retail, office and community uses. In implementing the activities described in this Plan, the Agency shall give due consideration to the provision of adequate open space, park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of residents in the general vicinity of the site covered by the Plan.

303 Participation Opportunities and Agreement

303.1 Participation Agreements

The Agency shall enter into various development participation agreements with any existing or future owner of property in the Project Area, in the event the property owner receives assistance from the Agency in the development and/or redevelopment of the property. The term "owner participation agreement" or "participation agreement" is intended to include all participation agreements with a property owner, including reimbursement agreements, grant agreements or other participation agreements. In that event, the Agency may allow for an existing or future owner of property to remove the property and/or structure from future Agency acquisition subject to entering into an owner participation agreement. The Agency may also enter into owner participation agreements with other future owners and developers within the Project Area throughout the duration of this Plan in order to implement the infrastructure improvements set forth in this Plan.

Each structure and building in the Project Area to be rehabilitated or to be constructed as a condition of the owner participation agreement between the Agency and the owner pursuant to this Plan will be considered to be satisfactorily rehabilitated and constructed, and the Agency will so certify, if the rehabilitated or new structure meets the standards set forth in an executed owner participation agreement and meets the conditions described below:

a. Any such property within the Project Area shall be required to conform to all applicable provisions, requirements, and regulations of this Plan. The owner participation agreement may require as a condition of financial participation by the Agency a commitment by the property owner to meet the greater objectives of the land use elements identified in the Comprehensive Plan, and applicable zoning ordinances. Upon completion of any rehabilitation each structure must be safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition that will continue throughout an estimated useful life for a minimum of twenty (20) years.

b. Any owner shall give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children and seniors residing in the general vicinity of the site covered by the Plan.

c. All such buildings or portions of buildings which are to remain within the Project Area shall be rehabilitated or constructed in conformity with all applicable codes and ordinances of the City.

d. Any new construction shall also conform to all applicable provisions, requirements, and regulations of this Plan, as well as to all applicable codes and ordinances of the City.

All owner participation agreements will address development timing, justification and eligibility of project costs, and achievement of the objectives of the Plan. The Agency shall retain its discretion in the funding level of its participation. Obligations under owner participation agreements shall terminate no later than the termination date of this Plan, December 31, 2040. The Agency shall retain its discretion to negotiate an earlier date to accomplish all obligations under any owner participation agreement.

In all participation agreements, participants who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties. Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

In the event a participant fails or refuses to rehabilitate, develop, use, and maintain its real property pursuant to this Plan and a participation agreement, the real property or any interest therein may be acquired by the Agency in accordance with Section 305.1 of this Plan and sold or leased for rehabilitation or development in accordance with this Plan.

Owner participation agreements may be used to implement the following objectives:

a. Encouraging property owners to revitalize and/or remediate deteriorated areas or deteriorating areas of their parcels to accelerate development in the Project Area.

b. Subject to the limitations of the Law and the Act, providing incentives to property owners to encourage utilization and expansion of existing permitted uses during the transition period to prevent a decline in the employment base and a proliferation of vacant and deteriorated parcels in the Project Area during the extended redevelopment of the Project Area.

c. To accommodate improvements and expansions allowed by City regulations.

d. Subject to the limitations of the Law and Act, providing incentives to improve nonconforming properties so they implement the design guidelines contained in this Plan to the extent possible and to encourage an orderly transition from nonconforming to conforming uses through the term of the Plan.

e. Provide for advance funding by the developer/owner participant of those certain public improvements related to or needed for the private development and related to the construction of certain public improvements. In that event, the Agency will agree as set out in the participation agreement to reimburse a portion of, or all of, the costs of public improvements identified in the participation agreement from the revenue allocation generated by the private development.

304 Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. All plans for development of property in the Project Area by a public body shall be subject to Agency approval, in the event the Agency is providing any financial assistance.

Subject to applicable authority, the Agency may impose on all public bodies the planning and design controls contained in this Plan to ensure that present uses and any future development by public bodies will conform to the requirements of this Plan; provided, however, the Ada County Highway District has exclusive jurisdiction over Ada County Highway District streets. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements of the Project Area as allowed by the Law and Act.

The Agency intends to cooperate to the extent allowable with the City and ACHD (or the Idaho Transportation Department), as the case may be, for the engineering, design, installation, construction, and/or reconstruction of public infrastructure improvements, including, but not limited to water, sewer, storm drainage, electrical, natural gas, telecommunication, or other similar systems and lines, streets, roads, curbs, gutters, sidewalks, walkways, parking facilities and unoccupied auxiliary structures. The Agency shall also cooperate with the City and ACHD (or the Idaho Transportation Department) on various relocation, screening, or undergrounding projects and the providing of fiber optic capability. To the extent any public entity, including the City and/or ACHD, has funded certain improvements, the Agency may reimburse those entities for those expenses. The Agency also intends to cooperate and seek available assistance from state, federal and other sources for economic development.

In the event the Agency is participating in the public development by way of financial incentive or otherwise, the public body shall enter into a participation agreement with the Agency and then shall be bound by the Plan and other land use elements and shall conform to those standards specified in Section 303.1 of this Plan.

This Plan does not financially bind or obligate the City, Agency and/or any other public entity to any project or property acquisition; rather, for purposes of determining the economic feasibility of the Plan certain projects and expenditures have been estimated and included in the analysis. Agency revenue and the ability to fund reimbursement of eligible Project Costs is more specifically detailed in any owner participation agreement and in the annual budget adopted by the Agency Board.

305 Property Acquisition

305.1 Real Property

Only as specifically authorized herein, the Agency may acquire, through the voluntary measures described below, but is not required to acquire, any real property located in the Project Area where it is determined that the property is needed for construction of public improvements, required to eliminate or mitigate the deteriorated or deteriorating conditions, to facilitate economic development, including acquisition of real property intended for disposition to qualified developers through a competitive process, and as otherwise allowed by law. The acquisition shall be by any means authorized by law, including, but not limited to, the Law, the Act, and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, but shall not include the right to invoke eminent domain authority except as authorized herein. The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee, including structures and fixtures upon the real property, without acquiring the land upon which those structures and fixtures are located.

The Agency intends to acquire any real property through voluntary or consensual gift, devise, exchange, or purchase. Such acquisition of property may be for the development of the public improvements identified in this Plan. Such properties may include properties owned by private parties or public entities. This Plan does not anticipate the Agency's widespread use of its resources for property acquisition, except for the construction of public improvements or to dispose of real property to a qualified developer to incent certain types of development as permitted by the Law and Act.

In the event the Agency identifies certain property which should be acquired to develop certain public improvements intended to be constructed under the provisions of this Plan, the Agency shall coordinate such property acquisition with any other public entity (e.g., without limitation, the City, the state of Idaho, or any of its authorized agencies), including the assistance of the Agency of funds to acquire said property either through a voluntary acquisition or the public entity's invoking of its eminent domain authority as limited by Idaho Code Section 7-701A.

The Agency is authorized by this Plan to acquire the properties identified in Attachment 3 hereto, including but not limited to property to be acquired for the extension or expansion of certain rights-of-way.

The Agency is authorized by this Plan and Idaho Code §§ 50-2010 and 50-2018(12) to acquire the properties identified in Attachment 3 hereto for the purposes set forth in this Plan. The Agency has identified its intent to acquire and/or participate in the development of certain public improvements, including, but not limited to streets, streetscapes, water and sewer improvements, environmental remediation/site preparation, public parking, community facilities, including but not limited to parks and open space, pedestrian/bike paths and trails, and to support belowground public infrastructure improvements to support other public facilities, such as fire, library, school and/or recreation facilities. Further, the Agency may acquire real property to facilitate commercial and/or industrial development by assembling and disposing of developable parcels. The Agency's property acquisition will result in remediating deteriorating conditions in the Project Area by facilitating the development of mixed-use, residential, commercial, retail, office, community and industrial areas. The public improvements are intended to be dedicated to the City and/or other appropriate public entity, as the case may be, upon completion. The Agency reserves the right to determine which properties identified, if any, should be acquired. The open land areas qualify for Agency acquisition as further set forth in Section 105 of this Plan.

It is in the public interest and may be necessary, in order to eliminate the conditions requiring redevelopment and in order to execute this Plan, for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area for the public improvements identified in this Plan, which cannot be acquired by gift, devise, exchange, purchase, or any other lawful method.

Under the provisions of the Act, the urban renewal plan "shall be sufficiently complete to indicate such land acquisition, demolition, and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area." Idaho Code § 50-2018(12). The Agency has generally described those properties by use as set out in Attachment 3 for acquisition for the construction of public improvements. The Agency may also acquire property for the purpose of developing streetscape and public utilities. The Agency reserves the right to determine which properties, if any, should be acquired.

305.2 Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain for the purpose of developing the public improvements described in section 305.1.

306 Property Management

During the time real property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be

rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

307 Relocation of Persons (Including Individuals and Families), Business Concerns, and Others Displaced by the Project

If the Agency receives federal funds for real estate acquisition and relocation, the Agency shall comply with 24 C.F.R. Part 42, implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

The Agency reserves the right to extend benefits for relocation to those not otherwise entitled to relocation benefits as a matter of state law under the Act or the Law. The Agency may determine to use as a reference the relocation benefits and guidelines promulgated by the federal government, the state government, or local government, including the State Department of Transportation and the Ada County Highway District. The intent of this section is to allow the Agency sufficient flexibility to award relocation benefits on some rational basis, or by payment of some lump-sum per case basis. The Agency may also consider the analysis of replacement value for the compensation awarded to either owner occupants or businesses displaced by the Agency to achieve the objectives of this Plan. The Agency may adopt relocation guidelines which would define the extent of relocation assistance in non-federally-assisted projects and which relocation assistance to the greatest extent feasible would be uniform. The Agency shall also coordinate with the various local, state, or federal agencies concerning relocation assistance as may be warranted.

In the event the Agency's activities result in displacement, the Agency shall comply with, at a minimum, the standards set forth in the Law. The Agency shall also comply with all applicable state laws concerning relocation benefits. The Agency shall also coordinate with the various local, state, or federal agencies concerning relocation assistance.

308 Demolition, Clearance and Site Preparation

The Agency is authorized (but not required) to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

Further, the Agency is authorized (but not required) to prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the Agency including site preparation. In connection therewith, the Agency may cause, provide for, or undertake the installation or construction of streets, utilities, parks, pedestrian walkways, parking facilities, drainage facilities, and other public improvements necessary to carry out this Plan.

309 Property Disposition and Development

309.1 Disposition by the Agency

For the purposes of this Plan, the Agency is authorized to sell, lease, lease/purchase, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or

otherwise dispose of any interest in real property under the reuse provisions set forth in Idaho Code § 50-2011 and pursuant to any disposition policies adopted by the Agency. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding.

Real property acquired by the Agency may be conveyed by the Agency and, where beneficial to the Project Area, without charge to any public body as allowed by law. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan.

309.2 Disposition and Development Agreements

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of deteriorating conditions, all real property sold, leased, or conveyed by the Agency is subject to the provisions of this Plan.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan.

Leases, lease/purchases, deeds, contracts, agreements, and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the Recorder of Ada County, Idaho.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, age, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, disability/handicap, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as required by law.

As required by law or as determined in the Agency's discretion to be in the best interest of the Agency and the public, the following requirements and obligations shall be included in the disposition and development agreement.

That the developers, their successors, and assigns agree:

a. That a detailed scope and schedule for the proposed development shall be submitted to and agreed upon by the Agency.

b. That the purchase or lease of the land and/or subterranean rights and/or air rights is for the purpose of redevelopment and not for speculation.

c. That the building of improvements will be commenced and completed as jointly scheduled and determined by the Agency and the developer(s).

d. That the site and construction plans will be submitted to the Agency for review as to conformity with the provisions and purposes of this Plan.

e. All new construction shall have a minimum estimated life of no less than twenty (20) years.

f. That rehabilitation of any existing structure must assure that the structure is safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition which will continue throughout an estimated useful life for a minimum of twenty (20) years.

g. That the Agency receives adequate assurance acceptable to the Agency to ensure performance under the contract for sale.

h. All such buildings or portions of the buildings which are to remain within the Project Area shall be reconstructed in conformity with all applicable codes and ordinances of the City.

i. All disposition and development documents shall be governed by the provisions of Section 409 of this Plan.

j. All other requirements and obligations as may be set forth in any participation policy established and/or amended by the Agency.

The Agency also reserves the right to determine the extent of its participation based upon the achievements of the objectives of this Plan. Obligations under any disposition and development agreement and deed covenants, except for covenants which run with the land beyond the termination date of this Plan, shall terminate no later than December 31, 2040. The Agency shall retain its discretion to negotiate an earlier date to accomplish all obligations under any disposition and development agreement.

309.3 Development by the Agency

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct public improvements within the Project Area for itself or for any public body or entity, which public improvements are or would be of benefit to the Project Area. Specifically, the Agency may pay for, install, or construct the public improvements authorized under Idaho Code §§ 50-2007, 50-2018(10) and (13), and 50-2903(9), (13), and (14), and as otherwise identified in Attachment 5, attached hereto and incorporated herein by reference, and may acquire or pay for the land required therefore.

The Agency may enter into contracts, leases, and agreements with the City or other public body or private entity pursuant to this section, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency as described in Idaho Code § 50-2909 which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under Idaho Code § 50-2908(2)(b) and Section 500 of this Plan or out of any other available funds.

310 Development Plans

All development plans (whether public or private) prepared, pursuant to an owner participation or disposition and development agreement, shall be submitted to the Agency Board for approval and architectural review. All development in the Project Area must conform to those standards specified in Section 409. Additionally, development must be consistent with all City ordinances.

311 [Reserved]
312 [Reserved]

313 Participation with Others

Under the Law, the Agency has the authority to lend or invest funds obtained from the federal government for the purposes of the Law if allowable under federal laws or regulations. The federal funds that may be available to the Agency are governed by regulations promulgated by the Department of Housing and Urban Development for the Community Development Block Grant Program ("CDBG"), the Economic Development Administration, the Small Business Administration, or other federal agencies. In order to enhance such grants, the Agency's use of revenue allocation funds is critical.

Under those regulations the Agency may participate with the private sector in the development and financing of those private projects that will attain certain federal objectives.

The Agency may, therefore, use the federal funds for the provision of assistance to private for-profit business, including, but not limited to, grants, loans, loan guarantees, interest supplements, technical assistance, and other forms to support, for any other activity necessary or appropriate to carry out an economic development project.

As allowed by law, the Agency may also use funds from any other sources for any purpose set forth under the Law or Act.

The Agency may enter into contracts, leases, and agreements with the City, or other public body or private entity, pursuant to this section, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency as described in Idaho Code § 50-2909 which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under Idaho Code § 50-2908(2)(b) and Section 500 of this Plan or out of any other available funds.

314 Conforming Owners

The Agency may, at the Agency's sole and absolute discretion, determine that certain real property within the Project Area presently meets the requirements of this Plan, and the owner of such property will be permitted to remain as a conforming owner without a participation agreement with the Agency, provided such owner continues to operate, use, and maintain the real property within the requirements of this Plan.

315 Arts Funding

The Agency encourages public art and performing arts through joint ventures with private developers and in cooperation with the City. Whenever possible, any Agency arts funding will be used to leverage additional contributions from developers, other private sources, and public or quasi-public entitles for purposes of including public art within the streetscape projects identified in this Plan.

400 USES PERMITTED IN THE PROJECT AREA

401 Designated Land Uses

The Agency intends to rely upon the overall land use designations and zoning classifications of the City, as may be amended, and as depicted on Attachment 4 and as set forth in the City's Comprehensive Plan, including the future land use map and zoning classifications, as may be amended. For the most part, the Project Area includes a mix of uses including mixed-use residential, commercial, retail and office development, as well as industrial and governmental uses. Provided, however, nothing herein within this Plan shall be deemed to be granting any particular right to zoning classification or use.

402 [Reserved]

403 Public Rights-of-Way

The Project Area contains existing maintained public rights-of-way included within the boundaries, as shown on several maps included within Attachment 5, including but not limited to: Ten Mile Road, Park Avenue, Avalon Street, School Avenue, Linder Avenue, 2nd Street, Main Street, 4th Street, Avenues A-D, Shortline Street, and Kay Avenue. Any new roadways, including new collectors and/or arterials to be engineered, designed, installed and constructed in the Project Area, will be constructed in conjunction with any applicable policies and design standards of the City or Ada County Highway District (and State and Federal standards, as the case may be) regarding dedicated rights-of-way. Additional public streets, alleys, and easements may be created in the Project Area as needed for proper development, and other potential roadways generally shown in Attachment 5.

Additional improvements to existing streets, alleys and easements may be created, improved, or extended in the Project Area as needed for development. Existing dirt roadways, streets, easements, and irrigation or drainage laterals or ditches may be abandoned, closed, or

modified as necessary for proper development of the Project Area, in accordance with any applicable policies and standards of the Idaho Transportation Department, the City or ACHD regarding changes to dedicated rights-of-way, and appropriate irrigation or drainage districts regarding changes to laterals or ditches.

Any development, maintenance and future changes in the interior or exterior street layout shall be in accordance with the objectives of this Plan and the design standards of the City, ACHD, or the Idaho Department of Transportation as may be applicable; and shall be effectuated in the manner prescribed by State and local law; and shall be guided by the following criteria:

a. A balancing of the needs of proposed and potential new developments for adequate vehicular access, vehicular parking, and delivery loading docks with the similar needs of any existing developments permitted to remain. Such balancing shall take into consideration the rights of existing owners and tenants under the rules for owner and tenant participation adopted by the Agency for the Project and any participation agreements executed thereunder;

b. The requirements imposed by such factors as topography, traffic safety, and aesthetics; and

c. The potential need to serve not only the Project Area and new or existing developments, but to also serve areas outside the Project Area by providing convenient and efficient vehicular access and movement.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

404 Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses that are not in conformity with the uses permitted in this Plan. However, any interim use must comply with applicable City Code or Ada County Code.

405 Development in the Project Area Subject to the Plan

All real property in the Project Area, under the provisions of either a disposition and development agreement or an owner participation agreement, is made subject to the controls and requirements of this Plan. No such real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

406 Construction Shall Comply with Applicable Federal, State, and Local Laws and Ordinances and Agency Development Standards

All construction in the Project Area shall comply with all applicable state laws, the Kuna City Code, as may be amended from time to time, and any applicable City Council ordinances pending codification, including but not limited to, regulations concerning the type, size, density and height of buildings; open space, landscaping, light, air, and privacy; the undergrounding of utilities; limitation or prohibition of development that is incompatible with the surrounding area by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors; parcel subdivision; off-street loading and off-street parking requirements.

In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area in the event of a disposition and development agreement or owner participation agreement.

407 [Reserved]

408 Nonconforming Uses

The Agency may permit an existing use to remain in an existing building and site usage in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area. The owner of such a property must be willing to enter into an owner participation agreement and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and use of the Project Area.

The Agency may authorize additions, alterations, repairs, or other improvements in the Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project Area where, in the determination of the Agency, such improvements would be compatible with surrounding Project uses and development.

All nonconforming uses shall also comply with the City codes and ordinances.

409 Design Guidelines for Development under a Disposition and Development Agreement or Owner Participation Agreement

Under a disposition and development agreement and an owner participation agreement, the design guidelines and land use elements of the Plan shall be achieved to the greatest extent feasible, though the Agency retains the authority to grant minor variations under this Plan and subject to a negotiated agreement between the Agency and the developer or property owner.

Under those agreements, the architectural, landscape, and site plans shall be submitted to the Agency and approved in writing by the Agency. In such agreements, the Agency may impose additional design controls. One of the objectives of this Plan is to create an attractive

pedestrian environment in the Project Area. Therefore, such plans shall give consideration to good design and amenities to enhance the aesthetic quality of the Project Area. These additional design standards or controls will be implemented through the provisions of any owner participation agreement or disposition and development agreement. These controls are in addition to any standards and provisions of any applicable City building or zoning ordinances; provided, however, each and every development shall comply with all applicable City zoning and building ordinances.

500 METHODS OF FINANCING THE PROJECT

501 General Description of the Proposed Financing Method

The Agency is authorized to finance this Project with revenue allocation funds, financial assistance from the City (loans, grants, other financial assistance), state of Idaho, federal government or other public entities, interest income, developer advanced funds, donations, loans from private financial institutions (bonds, notes, line of credit), the lease or sale of Agency-owned property, public parking revenue, or any other available source, public or private, including assistance from any taxing district or any public entity.

The Agency is also authorized to obtain advances, lines of credit, borrow funds, and create indebtedness in carrying out this Plan. The Agency may also consider an inter-fund transfer or grant from the City. The principal and interest on such advances, funds, and indebtedness may be paid from any funds available to the Agency. The City, as it is able, may also supply additional assistance through City loans and grants for various public improvements and facilities. The City or any other public agency, as properly budgeted, may expend money to assist the Agency in carrying out this Project.

As allowed by law and subject to restrictions as are imposed by law, the Agency is authorized to issue notes or bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the Project. Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

502 Revenue Allocation Financing Provisions

The Agency hereby adopts revenue allocation financing provisions as authorized by the Act, effective retroactively to January 1, 2020. These revenue allocation provisions shall apply to all taxing districts which are located in or overlap the Revenue Allocation Area shown and described on Attachments 1 and 2 to this Plan. The Agency shall take all actions necessary or convenient to implement these revenue allocation financing provisions. The Agency specifically finds that the equalized assessed valuation of property within the Revenue Allocation Area is likely to increase as a result of the initiation of the Project.

The Agency, acting by one or more resolutions adopted by its Board, is hereby authorized to apply all or any portion of the revenues allocated to the Agency pursuant to the Act to pay as costs are incurred (pay-as-you-go) or to pledge all or any portion of such revenues to the repayment of any moneys borrowed, indebtedness incurred, or notes or bonds issued by the

Agency to finance or to refinance the Project Costs (as defined in Idaho Code § 50-2903(14)) of one or more urban renewal projects.

The Agency may consider a note or line of credit issued by a bank or lending institution premised upon revenue allocation funds generated by a substantial private development contemplated by the Study, as defined in Section 502.1, which would allow the Agency to more quickly fund the public improvements contemplated by this Plan. Likewise, a developer/owner advanced funding of certain eligible public infrastructure improvements to be reimbursed pursuant to an owner participation agreement could achieve the same purpose.

Upon enactment of a City Council ordinance finally adopting these revenue allocation financing provisions and defining the Revenue Allocation Area described herein as part of the Plan, there shall hereby be created a special fund of the Agency into which the County Treasurer shall deposit allocated revenues as provided in Idaho Code § 50-2908. The Agency shall use such funds solely in accordance with Idaho Code § 50-2909 and solely for the purpose of providing funds to pay the Project Costs, including any incidental costs, of such urban renewal projects as the Agency may determine by resolution or resolutions of its Board.

A statement listing proposed public improvements and facilities, a schedule of improvements, an economic feasibility study, estimated project costs, fiscal impact upon other taxing districts, and methods of financing project costs required by Idaho Code § 50-2905 is included in this Plan and in Attachment 5 to this Plan. This information necessarily incorporates estimates and projections based on the Agency's and consultants' present knowledge and expectations. The Agency is hereby authorized to adjust the presently anticipated urban renewal projects and use of revenue allocation financing of the related Project Costs if the Board deems such adjustment necessary or convenient to effectuate the general objectives of the Plan in order to account for revenue inconsistencies, market adjustments, future priorities and unknown future costs. Agency revenue and the ability to fund reimbursement of eligible Project Costs is more specifically detailed in the annual budget.

Revenues will continue to be allocated to the Agency until termination of the revenue allocation area as set forth in Section 800. Attachment 5 incorporates estimates and projections based on the Agency's and its consultants' present knowledge and expectations concerning the length of time to complete the improvements and estimated future revenues. The activity may take longer depending on the significance and timeliness of development. Alternatively, the activity may be completed earlier if revenue allocation proceeds are greater or the Agency obtains additional funds from another source.

The revenue allocation proceeds are hereby irrevocably pledged for the payment of the principal and interest on the advance of monies or making of loans or the incurring of any indebtedness such as bonds, notes, and other obligations (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part, including reimbursement to any owner/developer for the cost of eligible public improvements pursuant to an owner participation agreement.

The Agency is authorized to make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the Project.
The Agency reserves the right to either pay for Project Costs from available revenue (pay-as-you-go basis) or borrow funds by incurring debt through notes or other obligations.

Revenue allocation proceeds are deemed to be only a part of the proposed funding sources for the payment of public improvements and other project improvements. Additionally, project funding is proposed to be phased for the improvements, allowing various sources of funds to be accumulated for use.

502.1 Economic Feasibility Study

Attachment 5 constitutes the Economic Feasibility Study (the "Study"), prepared by Alivia Metts, the Metts Group. The Study constitutes the financial analysis required by the Act and is based upon existing information from property owners, developers, the Agency, the City and others.

502.2 Assumptions and Conditions/Economic Feasibility Statement

The information contained in Attachment 5 assumes certain completed and projected actions. All debt is projected to be repaid no later than the duration period of the Plan. The total amount of indebtedness (and all other loans or indebtedness), developer reimbursement and the amount of revenue generated by revenue allocation are dependent upon the extent and timing of private development. Should all of the development take place as projected, the project indebtedness could be extinguished earlier, dependent upon other legal obligations. Should private development take longer to materialize, or should the private development be substantially less than projected, then the amount of revenue generated will be substantially reduced and debt may continue for its full term.

The Plan and the Plan Attachments incorporate estimates and projections based on the Agency's and consultants' present knowledge and expectations. The Plan proposes certain public improvements as set forth in Attachment 5 and as prioritized in the Priority Projects Lists, which will facilitate development in the Revenue Allocation Area.

The assumptions set forth in the Study are based upon the best information available to the Agency and its consultants through public sources or discussions with property owners, developers, the City and others. The information has been analyzed by the Agency and its consultants in order to provide an analysis that meets the requirements set forth under the Law and Act. At the point in time when the Agency may seek a loan from lenders or others, a more detailed and then-current financial pro forma will be presented to those lenders or underwriters for analysis to determine the borrowing capacity of the Agency. As set forth herein, the Agency reserves the right to fund the Project on a "pay-as-you-go" basis. The Agency Board will prioritize the activities set forth in this Plan and determine what funds are available and what activities can be funded. The Agency will establish those priorities through its mandated annual budgetary process.

The Priority Projects Lists, or activities within Attachment 5 are prioritized by way of importance to the Agency, with the Priority A Projects being identified as the most important, by feasibility based on estimated revenues to be received, amounts funded, and by timing of the proposed funding. The projected timing of funding is primarily a function of the availability of financial resources and market conditions but is also strategic, considering the timing of anticipated or projected private development partnership opportunities and the ability of certain strategic activities to stimulate development at a given point in time within the duration of the Plan and Project Area.

The assumptions concerning revenue allocation proceeds are based upon certain anticipated or projected new developments, assessed value increases, and assumed tax levy rates as more specifically set forth in Attachment 5. In projecting new construction, the Study considered parcels identified as expected to develop over the life of the Project Area, communications with potential developers and City staff, and historical market absorption rates for commercial, retail and residential improvements.

The types of new construction expected in the Project Area are: mixed-use; industrial; commercial; office; medical, educational, community or institutional facilities; residential, including residential above retail and office, live-work residences, higher density townhome, and single-family homes; parks and open space; and lodging and retail. The Project Area has potential for a significant increase in residential, commercial and industrial growth due to the location of the Project Area. However, without a method to construct the identified public improvements such as main water and sewer lines, street infrastructure, and pedestrian amenities, development is unlikely to occur in much of the Project Area.

The financial analysis set forth in Attachment 5 has taken into account and excluded levies that do not flow to the Agency consistent with Idaho Code § 50-2908.

It is understood that application of certain exemptions, including the homeowner's exemption and Idaho Code § 63-602K, which provides for personal property tax exemption to businesses may have the effect of reducing the increment value, which in turn reduces revenue.

502.3 Ten Percent Limitation

Under the Act, the base assessed valuation for all revenue allocation areas cannot exceed gross/net ten percent (10%) of the current assessed taxable value for the entire City. According to the Ada County Assessor, the assessed taxable value for the City as of January 1, 2020, less homeowners' exemptions, is $1,637,987,068.00. Therefore, the 10% limit is $163,798,706.80.

The estimated base value for the proposed Project Area[3], less homeowners' exemptions, is $111,638,700.00, which is less than 10% of the City's 2020 value.

[3] Pursuant to House Bill 560 enacted during the 2020 Legislative Session, as of July 1, 2020, there is no longer a speculative value exemption for agricultural land. Instead, the market value of land actively devoted to agriculture is its "actual use value." This statutory change will have an impact on the current allocation of value between the base value and the increment value as there is no longer an agricultural tax exemption. Previously, any increase in valuation caused by the removal of the agricultural tax exemption from undeveloped agricultural land in a revenue

502.4 Financial Limitation

The Study identifies several capital improvement projects. Use of any particular funding source for any particular purpose is not assured or identified. Use of the funding source shall be conditioned on any limitations set forth in the Law, the Act, or by contract. If revenue allocation funds are unavailable, then the Agency will need to use a different funding source for that improvement.

The amount of funds available to the Agency from revenue allocation financing is directly related to the assessed value of new improvements within the Revenue Allocation Area. Under the Act, the Agency is allowed the revenue allocation generated from inflationary increases and new development value. Increases have been assumed based upon the projected value of new development as that development occurs along with possible land reassessment based on a construction start. For purposes of determining feasibility, the Study reviews and analyzes three potential development scenarios over the duration of the Project Area, including a scenario where none of the projected development occurs, a scenario where only 50% of the projected new development occurs and a final scenario where 100% of the projected development occurs.

The Study, with the various estimates and projections, constitutes an economic feasibility study. Costs and revenues are analyzed, and the analysis shows the need for public capital funds during the project. Multiple financing sources including proposed revenue allocation notes, annual revenue allocations, developer contributions, city contributions, interfund loan, and other funds are shown. This Study identifies the kind, number, and location of all proposed public works or improvements, a detailed list of estimated project costs, a description of the methods of financing illustrating project costs, and the time when related costs or monetary obligations are to be incurred.[4] Based on these funding sources, the conclusion is that the Project is feasible.

The Study has further identified and described a list of "unfunded" improvements in the total amount of $35,729,840 as set forth in the Priority B Project list and the Priority C Project list. The Agency reserves the discretion and flexibility to use revenue allocation proceeds in excess of the amounts projected in the Study for the purpose of funding the additional identified projects and improvements. The projections in the Study are based on reasonable assumptions and existing market conditions. However, should the Project Area result in greater than anticipated revenues, the Agency specifically reserves the ability to fund the additional activities and projects identified in the Priority B Projects list and the Priority C Projects list. Further, the Agency reserves the discretion and flexibility to use other sources of funds unrelated to revenue allocation to assist in the funding of the improvements and activities identified, including but not limited to owner participation agreements and disposition and development agreements. The Agency may also re-prioritize projects in the Priority Projects Lists pursuant to market conditions, project timing, funding availability, etc., as more specifically detailed in the annual budget.

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allocation area was added to the base assessment roll. With the removal of the exemption, going forward the base value of agricultural land will be the actual use value. This Plan assumes any increase in value on the agricultural parcel will be allocated to the increment value.

[4] *See* Idaho Code § 50-2905.

The proposed timing for the public improvements may have to be adjusted depending upon the availability of some of the funds and the Agency's ability to finance any portion of the Project. **Any adjustment to Project timing or funding is technical or ministerial in nature and shall not be considered a modification of the Plan pursuant to Idaho Code § 50-2903A.**

Attachment 5 lists those public improvements the Agency intends to construct or fund through the term of the Plan. The costs of improvements are estimates only as it is impossible to know with any certainty what the costs of improvements will be in future years. There is general recognition that construction costs fluctuate and are impacted by future unknowns, such as, the cost of materials and laborers. Final costs will be determined by way of construction contract public bidding or by an agreement between the developer/owner and Agency. The listing of public improvements does not commit the Agency, City or other public entity, to any particular level of funding; rather, identification of the activity in the Plan allows the Agency to negotiate the terms of any reimbursement with the developer and/or the public entities. This Plan does not financially bind or obligate the Agency to any project or property acquisition; rather, for purposes of determining the economic feasibility of the Plan certain projects and expenditures have been estimated and included in the analysis. Agency revenue and the ability to fund reimbursement of eligible Project Costs is more specifically detailed in any participation agreement and in the annual budget adopted by the Agency Board. The proposed location and siting of the proposed public infrastructure and other improvement projects in the Project Area are generally shown in Attachment 5 recognizing that the specific location of the projects will depend on the type and timing of development. The change in the location of the improvements shown in Attachment 5 does not constitute a modification to the Plan.

The Agency reserves its discretion and flexibility in deciding which improvements are more critical for development or redevelopment, and the Agency intends to coordinate its public improvements with associated development by private developers/owners. Where applicable, the Agency also intends to coordinate its participation in the public improvements with the receipt of certain grants or loans which may require the Agency's participation in some combination with the grant and loan funding.

Generally, the Agency expects to develop those improvements identified in Attachment 5 first, in conjunction with private development within the Project Area generating the increment as identified in Attachment 5.

The Plan has shown that the equalized valuation of the Revenue Allocation Area as defined in the Plan is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

502.5 [Reserved]

502.6 Participation with Local Improvement Districts and/or Business Improvement Districts

Under the Idaho Local Improvement District ("LID") Code, Chapter 17, Title 50, Idaho Code, the City has the authority to establish local improvement districts for various public

facilities, including, but not limited to, streets, curbs, gutters, sidewalks, storm drains, landscaping, and other like facilities. To the extent allowed by the Law and the Act, the Agency reserves the authority, but not the obligation, to participate in the funding of local improvement district facilities. This participation may include either direct funding to reduce the overall cost of the LID or to participate as an assessed entity to finance the LID project. Similarly, to the extent allowed by the Law and the Act, the Agency reserves the authority, but not the obligation, to participate in the funding of the purposes specified under the Business Improvement Districts, Chapter 26, Title 50, Idaho Code.

502.7 Issuance of Debt and Debt Limitation

Any debt incurred by the Agency as allowed by the Law and Act shall be secured by revenue allocation funds as allowed by the Act. All such debt shall be repaid within the duration of this Plan, except as may be authorized by law.

502.8 Impact on Other Taxing Districts and Levy Rate

An estimate of the overall impact of the revenue allocation project on each taxing district is shown in the Study through the new development projections set forth in Attachment 5.

The assessed value for each property in a revenue allocation area consists of a base value and an increment value. The base value is the assessed value as of January 1 of the year in which a revenue allocation area is approved by a municipality, with periodic adjustments allowed by Idaho law. The increment value is the difference between the adjusted base assessed value and current assessed taxable value in any given year while the property is in a revenue allocation area. Under Idaho Code § 63-802, taxing entities are constrained in establishing levy rates by the amount each budget of each taxing district can increase on an annual basis. Taxing entities submit proposed budgets to the County Board of Commissioners, which budgets are required to comply with the limitations set forth in Idaho Code § 63-802. Therefore, the impact of revenue allocation on the taxing entities is more of a product of the imposition of Idaho Code § 63-802, then the effect of urban renewal.

The County Board of Commissioners calculates the levy rate required to produce the proposed budget amount for each taxing entity using the assessed values which are subject to each taxing entity's levy rate. Assessed values in urban renewal districts which are subject to revenue allocation (incremental values) are not included in this calculation. The combined levy rate for the taxing entities is applied to the incremental property values in a revenue allocation area to determine the amount of property tax revenue which is allocated to an urban renewal agency. The property taxes generated by the base values in the urban renewal districts and by properties outside revenue allocation areas are distributed to the other taxing entities. Properties in revenue allocation areas are subject to the same levy rate as they would be outside a revenue allocation area. The difference is how the revenue is distributed. If the overall levy rate is less than assumed, the Agency will receive fewer funds from revenue allocation.

In addition, without the Revenue Allocation Area and its ability to pay for public improvements and public facilities, fewer substantial improvements within the Revenue

Allocation Area would be expected during the term of the Plan; hence, there would be lower increases in assessed valuation to be used by the other taxing entities.

One result of new construction occurring outside the revenue allocation area (Idaho Code §§ 63-802 and 63-301A) is the likely reduction of the levy rate as assessed values increase for property within each taxing entity's jurisdiction. From and after December 31, 2006, Idaho Code § 63-301A prohibits taxing entities from including, as part of the new construction roll, the increased value related to new construction within a revenue allocation area until the revenue allocation authority is terminated. Any new construction within the Project Area is not available for inclusion by the taxing entities to increase their budgets. Upon termination of this Plan or deannexation of area, the taxing entities will be able to include the accumulated new construction roll value in setting the following year's budget and revenue from such value is not limited to the three percent increase allowed in Idaho Code § 63-802(1)(a).

As the 2020 certified levy rates are not determined until late September or October 2020, the 2019 certified levy rates have been used in the Study for purposes of the analysis.[5] Those taxing districts and are as follows:[6]

Taxing Districts	Levy Rates:
Ada County	.002549212
Ada County Ambulance	.000121963
College of Western Idaho	.000128506
ACHD	.000771526
City of Kuna	.002367198
Kuna Cemetery	.000108161
Kuna Rural Fire	.001058883
Kuna School #3	.000029716
Kuna School Community Library	.000425868
Southwest Ada County Mosquito Abatement	.000021765
TOTAL[7]	.007582798

House Bill 587, as amended in the Senate, effective July 1, 2020, amends Idaho Code Section 50-2908 altering the allocation of revenue allocation funds to the Agency from the Ada County Highway District levy. This amendment will apply to this Project Area and provides: "[i]n the case of a revenue allocation area first formed or expanded to include the property on or after July 1, 2020, all taxes levied by any highway district, unless the local governing body that created the revenue allocation area has responsibility for the maintenance of roads or highways" will be allocated to the applicable highway district, which in this case is the Ada County Highway District.

[5] Due to the timing of the taxing districts' budget and levy setting process, certification of the 2020 levy rates did not occur until this Plan had been prepared. In order to provide a basis to analyze the impact on the taxing entities, the 2019 levy rates are used. Use of the 2019 levy rates provides a more accurate base than estimating the 2020 levy rates.

[6] It is unclear how the personal property tax exemption set forth in Idaho Code § 63-602KK may impact the levy rate.

[7] Net of voter approved bonds and levies.

However, amended Idaho Code Section 50-2908 further provides the highway district and Agency may enter into an agreement for a different allocation. A copy of any agreement is required to be submitted to the Idaho State Tax Commission and to the Ada County Clerk by the Ada County Highway District as soon as practicable after the parties have entered into the agreement and by no later than September 1 of the year in which the agreement takes effect. The Plan includes significant transportation elements, and the Agency intends to work with the Ada County Highway District to enter into an agreement allowing the Agency to retain the revenues from the highway district levies.

The Study has made certain assumptions concerning the levy rate. The levy rate is estimated to stay level for the life of the revenue allocation area. As the actual impact of the expiration of any property tax abatements granted pursuant to Idaho Code § 63-602NN and property value fluctuations on the levy rate is unknown, the Study has assumed the 2019 combined levy rate of .007582798. The increment value is expected to increase annually by 1.6% over the term of the Plan. If the overall levy rate is less than projected, or if expected development fails to occur as estimated, the Agency shall receive fewer funds from revenue allocation.

Pursuant to Idaho Code § 50-2908, the Agency is not entitled to revenue allocation proceeds from certain levy increases which are allowed by either specific statutory authorization or approved by an election of the qualified electors of the particular taxing district. Therefore, for any levy election, the Agency will not receive revenue allocation funds which would have been generated by imposing that levy on the assessed valuation within the Project Area. The Study has taken this statute into account. This is also the reason there is limited impact to Kuna School District #3 (tort levy only).

503 Phasing and Other Fund Sources

The Agency anticipates funding only a portion of the entire cost of the public improvements shown on Attachment 5. Other sources of funds shall include City and developer participation. It is important to note this Plan does not financially bind or obligate the City, Agency and/or any other public entity to any project or property acquisition. Agency and/or other public entity participation in any project shall be determined by the amount of revenue allocation funds generated and pursuant to the annual budgeting process.

504 Lease Revenue and Bonds

Under the Law (Idaho Code § 50-2012), the Agency is authorized to issue revenue bonds to finance certain public improvements identified in the Plan. Under that type of financing, the public entity would pay the Agency a lease payment annually which provides certain funds to the Agency to retire the bond debt. Another variation of this type of financing is sometimes referred to as conduit financing, which provides a mechanism where the Agency uses its bonding authority for the Project, with the end user making payments to the Agency to retire the bond debt. These sources of revenues are not related to revenue allocation funds and are not particularly noted in the Study, because of the “pass through” aspects of the financing. Under

the Act, the economic feasibility study focuses on the revenue allocation aspects of the Agency's financial model.

These financing models typically are for a longer period of time than the 20-year period set forth in the Act. However, these financing models do not involve revenue allocation funds, but rather funds from the end users which provide a funding source for the Agency to continue to own and operate the facility beyond the term of the Plan as allowed by Idaho Code § 50-2905(8) as those resources involve funds not related to revenue allocation funds.

505 Membership Dues and Support of Community Economic Development

The Act is premised upon economic development being a valid public purpose. To the extent allowed by the Law and the Act, the Agency reserves the authority to use revenue allocation funds to contract with non-profit and charitable organizations established for the purpose of supporting economic development and job creation. Additionally, the Agency reserves the authority to expend revenue allocation funds to join, participate and support non-profit organizations established to support Agency best practices and administration. The line item of Operating Expenses within the Study shall be deemed to include expenditures for the purposes described in this section as may be deemed appropriate during the annual budgetary process.

600 ACTIONS BY THE CITY AND OTHER PUBLIC ENTITIES

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing deterioration. Actions by the City may include, but not be limited to, the following:

a. Institution and completion of proceedings necessary for changes and improvements in private and publicly owned public utilities within or affecting the Project Area.

b. Revision of zoning (if necessary) within the Project Area to permit the land uses and development authorized by this Plan.

c. Imposition, wherever necessary, of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.

d. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency may develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.

e. Building Code enforcement.

f. Performance of the above actions and of all other functions and services relating to public peace, health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.

g. Institution and completion of proceedings necessary for the establishment of a local improvement district under Chapter 17, Title 50, Idaho Code, or a business improvement district.

h. The undertaking and completing of any other proceedings necessary to carry out the Project.

i. Administration of Community Development Block Grant funds that may be made available for this Project.

j. Appropriate agreements with the Agency for administration, supporting services, funding sources, and the like.

k. The waiver of any hookup or installation fee for sewer, water, or other utility services for any facility owned by any public agency, including any Agency facility.

l. Joint funding of certain public improvements, including but not limited to improvements to sewer treatment facilities.

m. Use of public entity labor, services, and materials for construction of the public improvements listed in this Plan.

n. The waiver of any city impact fee for development within the Project Area.

o. Assist with coordinating and implementing the public improvements in the Project Area identified in the Study.

The foregoing actions, if taken by the City, do not constitute any commitment for financial outlays by the City.

601 Maintenance of Public Improvements

The Agency has not identified any commitment or obligation for long-term maintenance of the public improvements identified. The Agency will need to address this issue with the appropriate entity, public or private, who has benefited from or is involved in the ongoing preservation of the public improvement. The Agency expects to dedicate public improvements to the City.

700 ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

800 DURATION OF THIS PLAN, TERMINATION, AND ASSET REVIEW

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan, shall be effective for twenty (20) years from the effective date of the Plan subject to modifications and/or extensions set forth in Idaho Code § 50-2904. The revenue allocation authority will expire on December 31, 2040, except for any revenue allocation proceeds received in calendar year 2041, as contemplated by Idaho Code § 50-2905(7). The Agency may use proceeds in 2041 to complete the projects set forth herein. As stated in the Plan, any owner participation agreement or disposition and development agreement obligations will cease as of December 31, 2040.

Idaho Code § 50-2903(5) provides the Agency shall adopt a resolution of intent to terminate the revenue allocation area by September 1. In order to provide sufficient notice of termination to the affected taxing districts to allow them to benefit from the increased budget capacity, the Agency will use its best efforts to provide notice of its intent to terminate this Plan and its revenue allocation authority by May 1, 2041, or if the Agency determines an earlier terminate date, then by May 1 of the early termination year:

a. When the Revenue Allocation Area plan budget estimates that all financial obligations have been provided for, the principal of and interest on such moneys, indebtedness, and bonds have been paid in full or when deposits in the special fund or funds created under this chapter are sufficient to pay such principal and interest as they come due, and to fund reserves, if any, or any other obligations of the Agency funded through revenue allocation proceeds shall be satisfied and the Agency has determined no additional project costs need be funded through revenue allocation financing, the allocation of revenues under Idaho Code § 50-2908 shall thereupon cease; any moneys in such fund or funds in excess of the amount necessary to pay such principal and interest shall be distributed to the affected taxing districts in which the Revenue Allocation Area is located in the same manner and proportion as the most recent distribution to the affected taxing districts of the taxes on the taxable property located within the Revenue Allocation Area; and the powers granted to the urban renewal agency under Idaho Code § 50-2909 shall thereupon terminate.

b. In determining the termination date, the Plan shall recognize that the Agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the Plan.

c. For the fiscal year that immediately predates the termination date, the Agency shall adopt and publish a budget specifically for the projected revenues and

expenses of the Plan and make a determination as to whether the Revenue Allocation Area can be terminated before January 1 of the termination year pursuant to the terms of Idaho Code § 50-2909(4). In the event that the Agency determines that current tax year revenues are sufficient to cover all estimated expenses for the current year and all future years, by May 1, but in any event, no later than September 1, the Agency shall adopt a resolution advising and notifying the local governing body, the county auditor, and the State Tax Commission, recommending the adoption of an ordinance for termination of the Revenue Allocation Area by December 31 of the current year, and declaring a surplus to be distributed as described in Idaho Code § 50-2909 should a surplus be determined to exist. The Agency shall cause the ordinance to be filed with the office of the county recorder and the Idaho State Tax Commission as provided in Idaho Code § 63-215.

Upon termination of the revenue allocation authority of the Plan to the extent the Agency owns or possesses any assets, subject to the following paragraph, the Agency intends to dispose of any remaining assets by granting or conveying or dedicating such assets to the City, unless based on the nature of the asset, disposition to another public entity is more appropriate.

As allowed by Idaho Code § 50-2905(8), the Agency may retain assets or revenues generated from such assets as long as the Agency shall have resources other than revenue allocation funds to operate and manage such assets. Similarly, facilities which provide a lease income stream to the Agency for full retirement of the facility debt will allow the Agency to meet debt services obligations and provide for the continued operation and management of the facility. For those assets which do not provide such resources or revenues, the Agency will likely convey such assets to the City, depending on the nature of the asset.

900 PROCEDURE FOR AMENDMENT OR MODIFICATION

To the extent there are any outstanding loans or obligations, this Plan shall not be modified pursuant to the provisions set forth in Idaho Code § 50-2903A. Modification of this Plan results in a reset of the base value for the year immediately following the year in which the modification occurred to include the current year's equalized assessed value of the taxable property in the revenue allocation area, effectively eliminating the Agency's revenue stream as more fully set forth in Idaho Code § 50-2903A subject to certain limited exceptions contained therein, including the exception to allow an amendment to support growth of an existing commercial or industrial project. I.C. § 50-2903A(1)(a)(iv). As more specifically identified above, the Agency's projections are based on estimated values, estimated levy rates, estimated future development, and estimated costs of future construction/improvements. Annual adjustments, as more specifically set forth in the Agency's annual budget, will be required to account for more/less estimated revenue and prioritization of projects. Any adjustments for these stated purposes are technical and ministerial and are not deemed a modification under Idaho Code § 50-2903A(1)(a)(i).

1000 SEVERABILITY

If any one or more of the provisions contained in this Plan to be performed on the part of the Agency shall be declared by any court of competent jurisdiction to be contrary to law, then such provision or provisions shall be null and void and shall be deemed separable from the remaining provisions in this Plan and shall in no way affect the validity of the other provisions of this Plan.

1100 ANNUAL REPORT AND OTHER REPORTING REQUIREMENTS

Under the Law, the Agency is required to file with the City, on or before March 31 of each year, a report of the Agency's activities for the preceding calendar year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such calendar year. This annual report shall be considered at a public meeting to report these findings and take comments from the public.

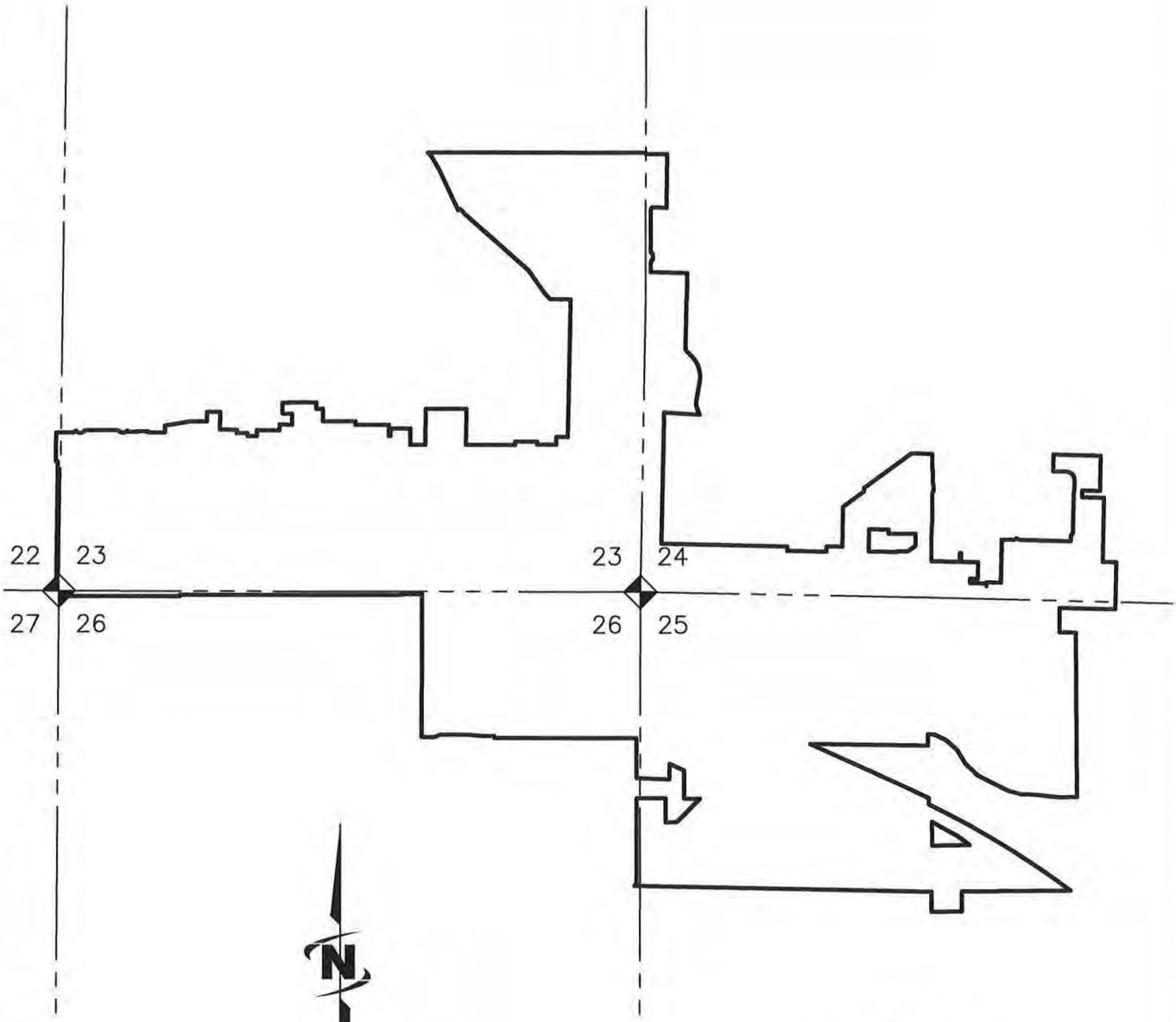
Additionally, the Agency must comply with certain other reporting requirements as set forth in Idaho Code § 67-450E, the local government registry portal, Idaho Code § 50-2913, the tax commission plan repository, and Idaho Code § 50-2903A, the tax commission's plan modification annual attestation. Failure to report the information requested under any of these statutes results in significant penalties, including loss of increment revenue, and the imposition of other compliance measures by the Ada County Board of County Commissioners.

1200 APPENDICES, ATTACHMENTS, EXHIBITS, TABLES

All attachments and tables referenced in this Plan are attached and incorporated herein by their reference. All other documents referenced in this Plan but not attached are incorporated by their reference as if set forth fully.

Attachment 1

Boundary Map of Urban Renewal Project Area and Revenue Allocation Area



SEE SHEET 17 FOR
LEGEND AND CURVE TABLE
SEE SHEETS 18-21
FOR LINE TABLES

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STATE OF IDAHO
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10/8/2020

EXHIBIT "B"

PRJ NO: 19-20-067	CITY OF KUNA URBAN RENEWAL DISTRICT - DESCRIPTION PORTIONS OF SECTIONS 22, 23, 24, 25, 26, AND 27, T2N, R1W, BM CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO	SHEET 1 OF 21

J-U-B ENGINEERS, INC.

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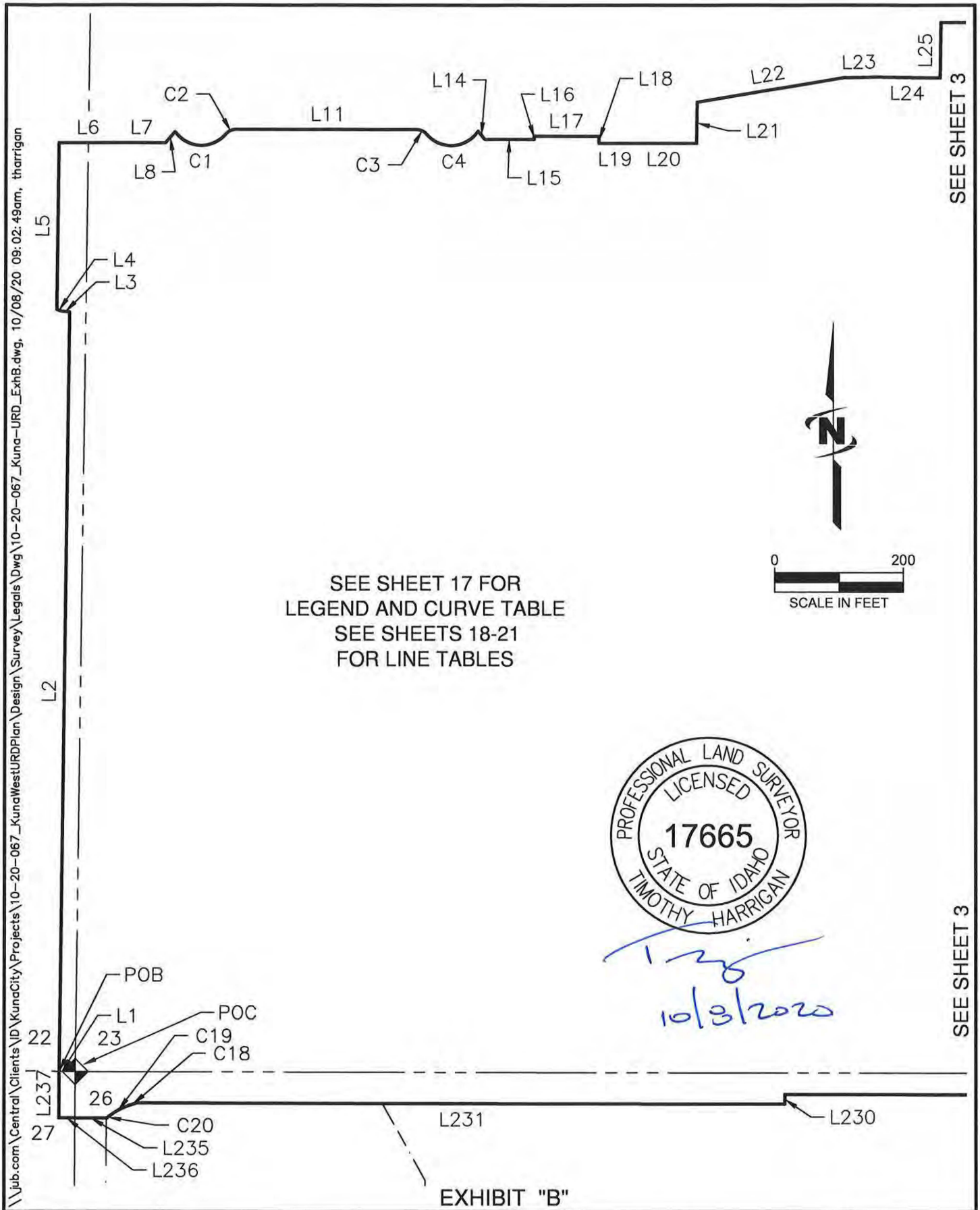

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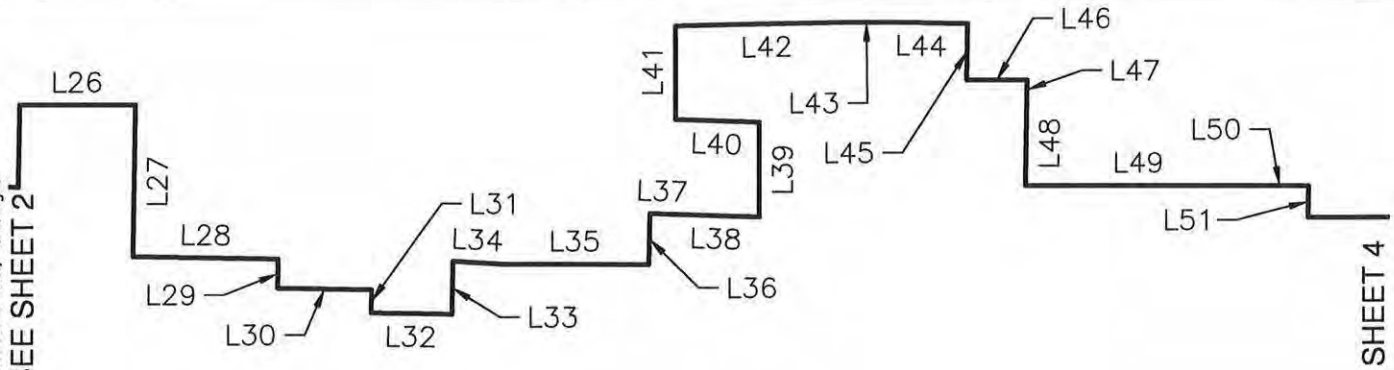

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SEE SHEET 4

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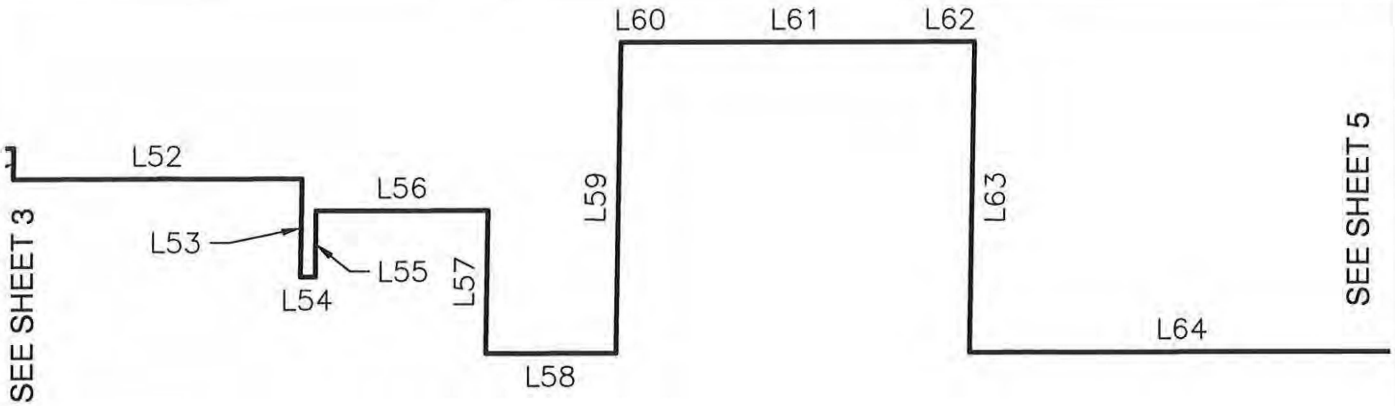

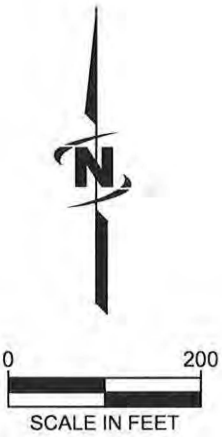

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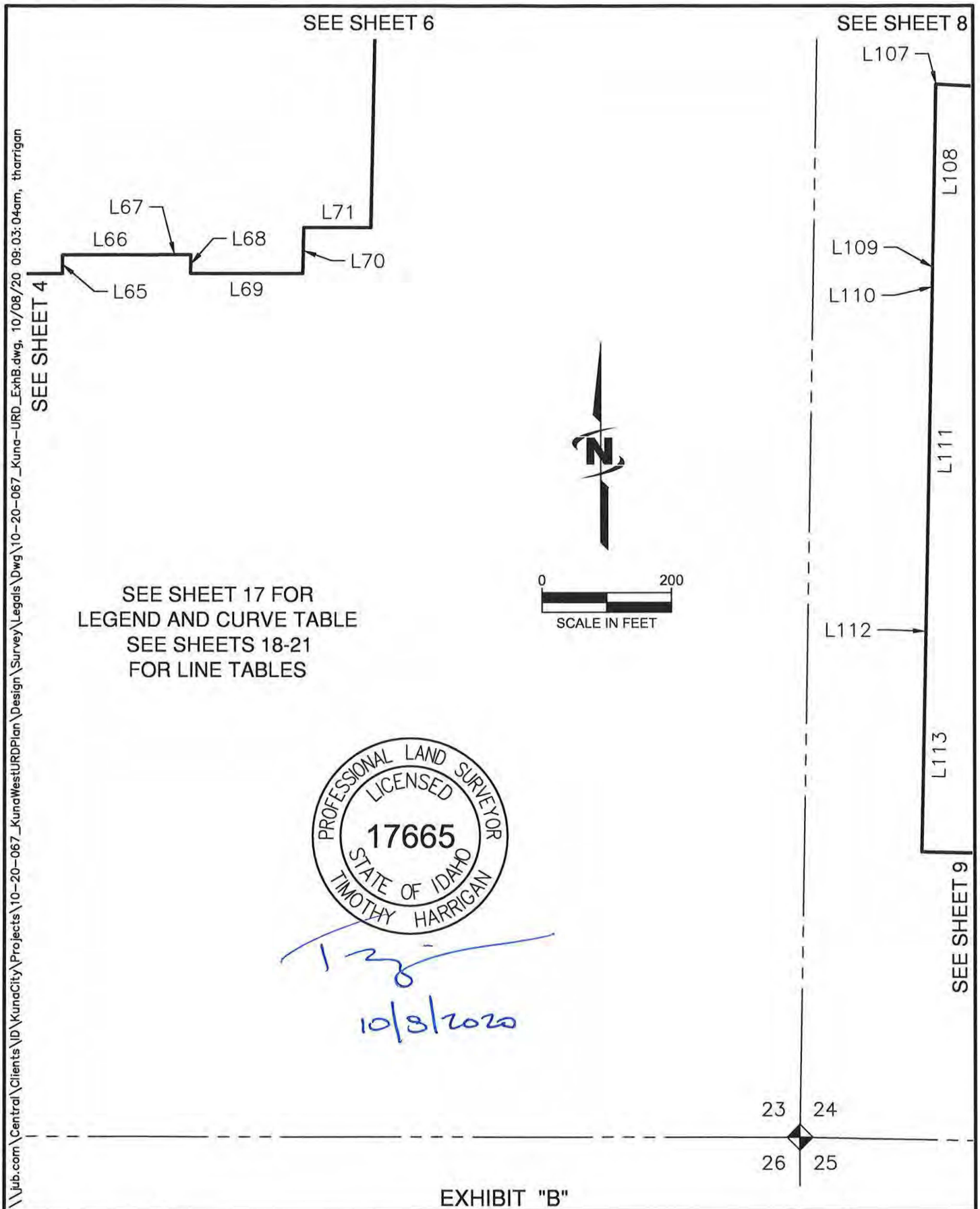

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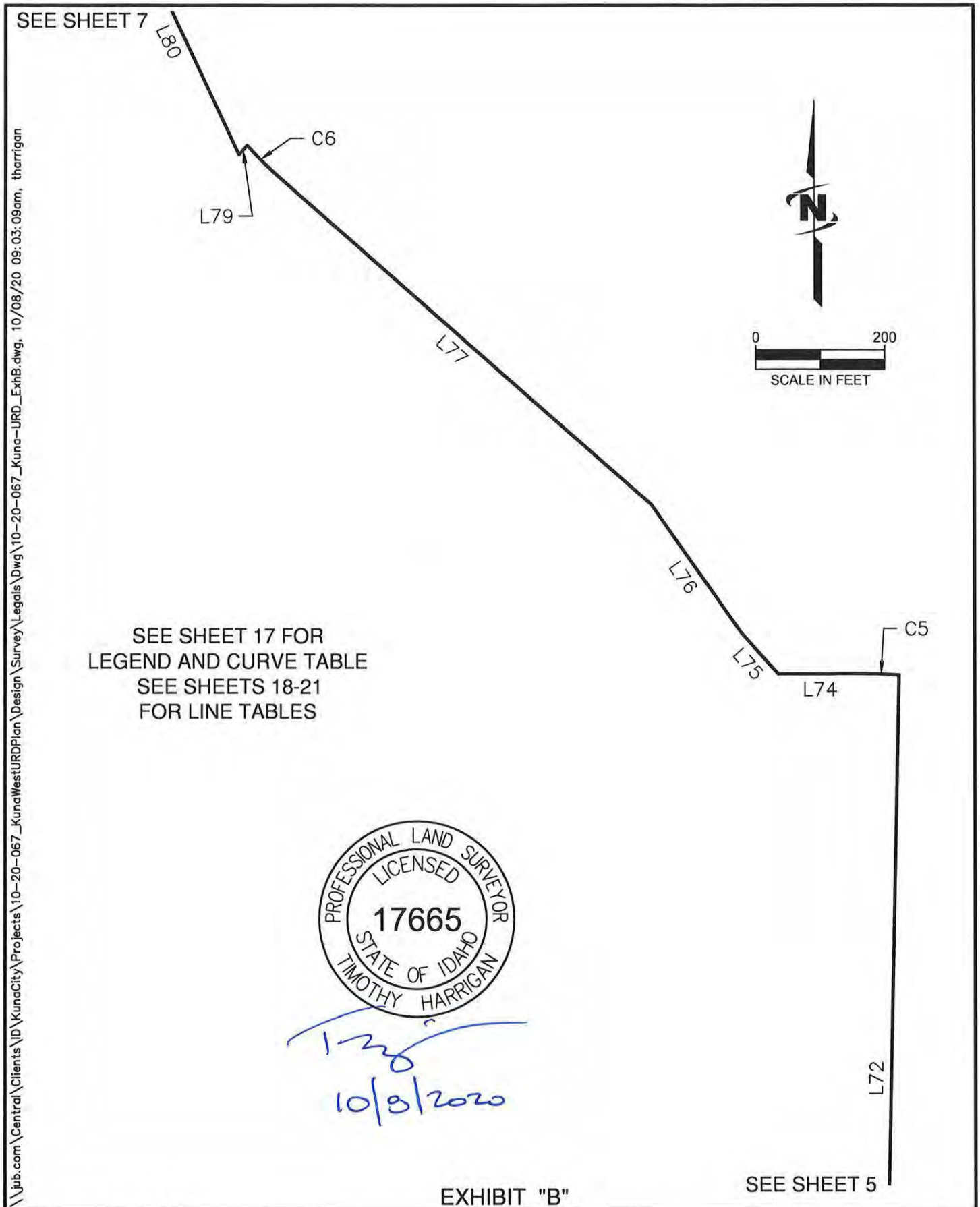

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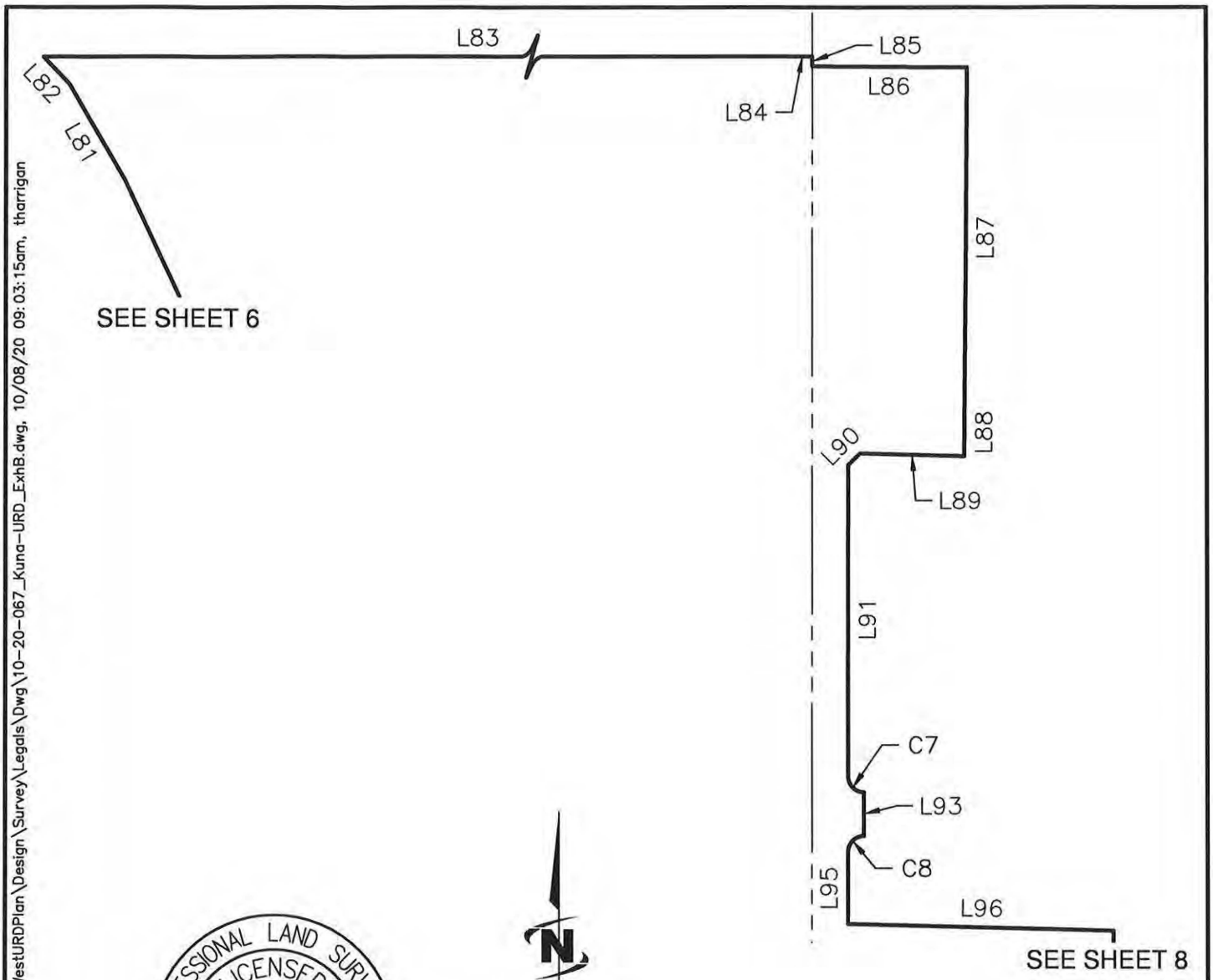

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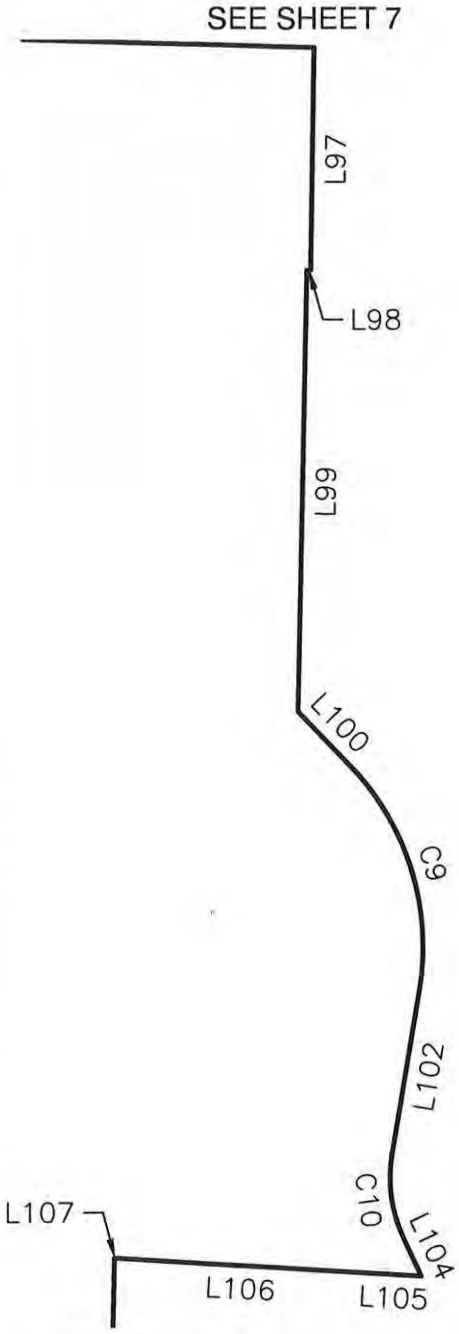

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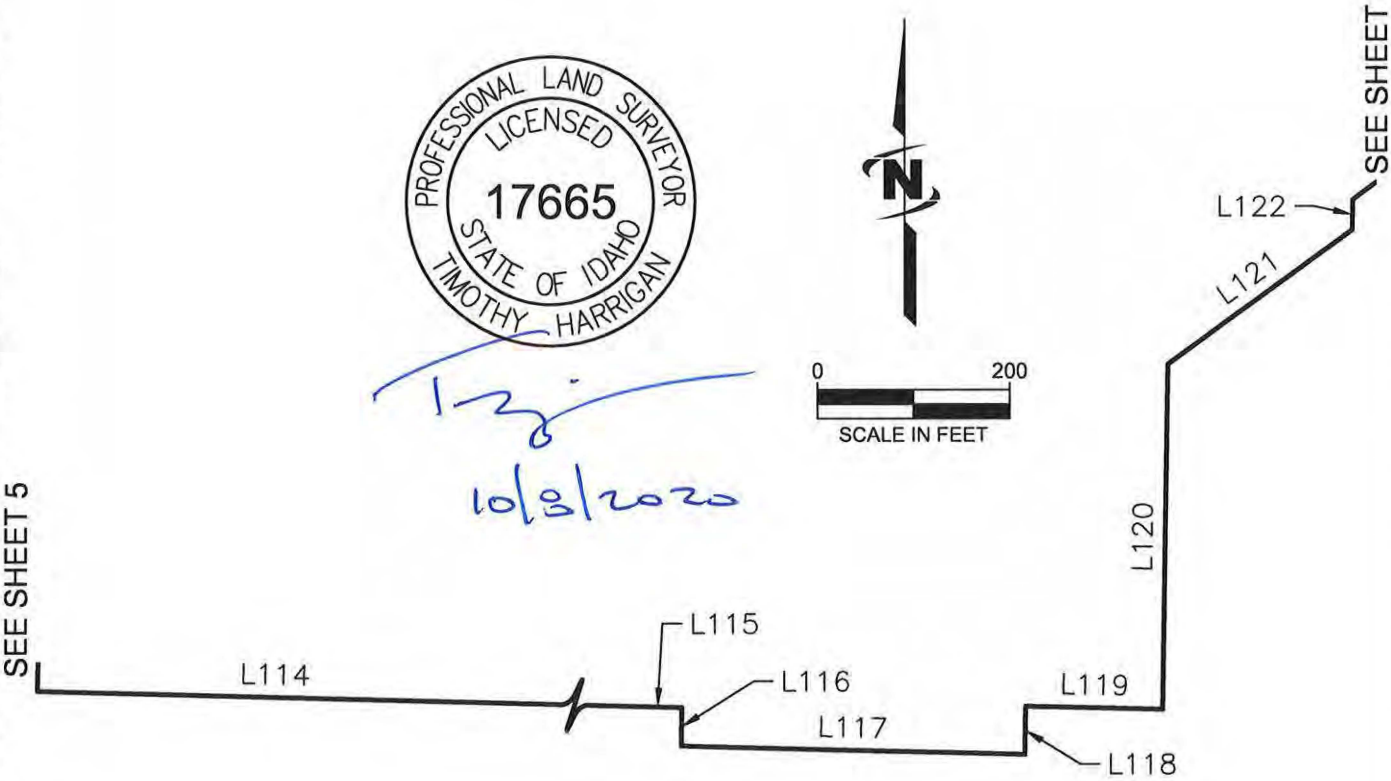

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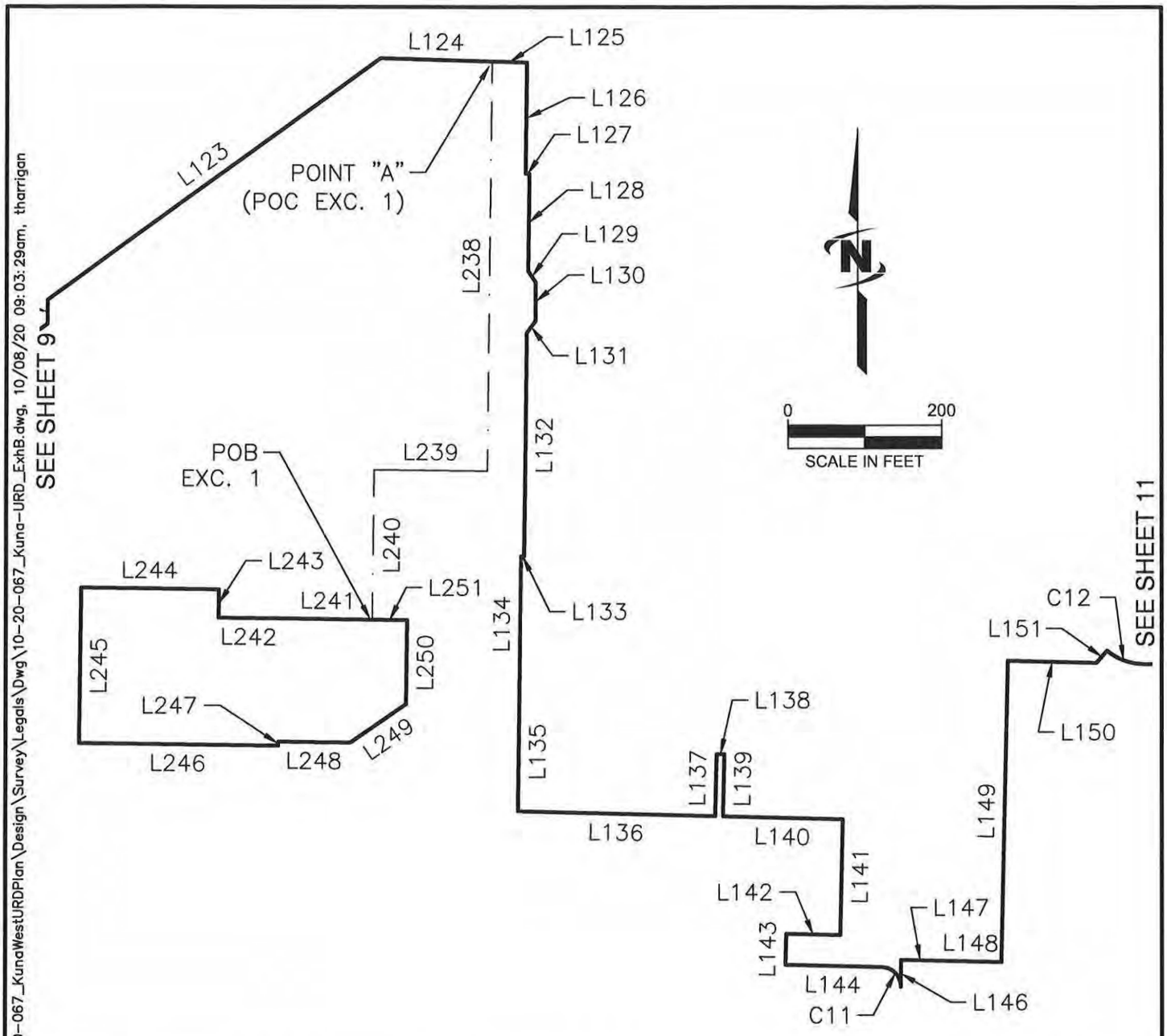
CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO



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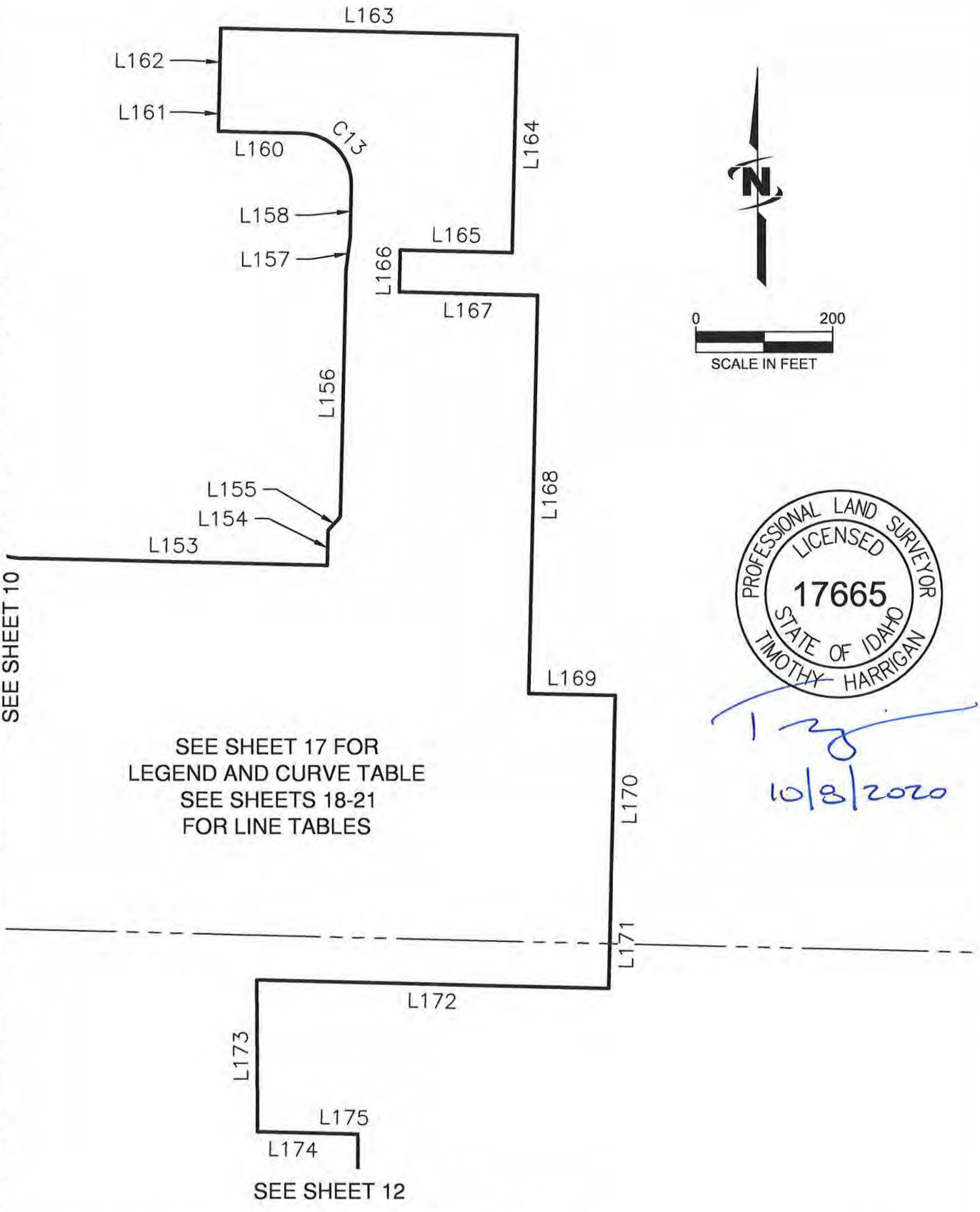

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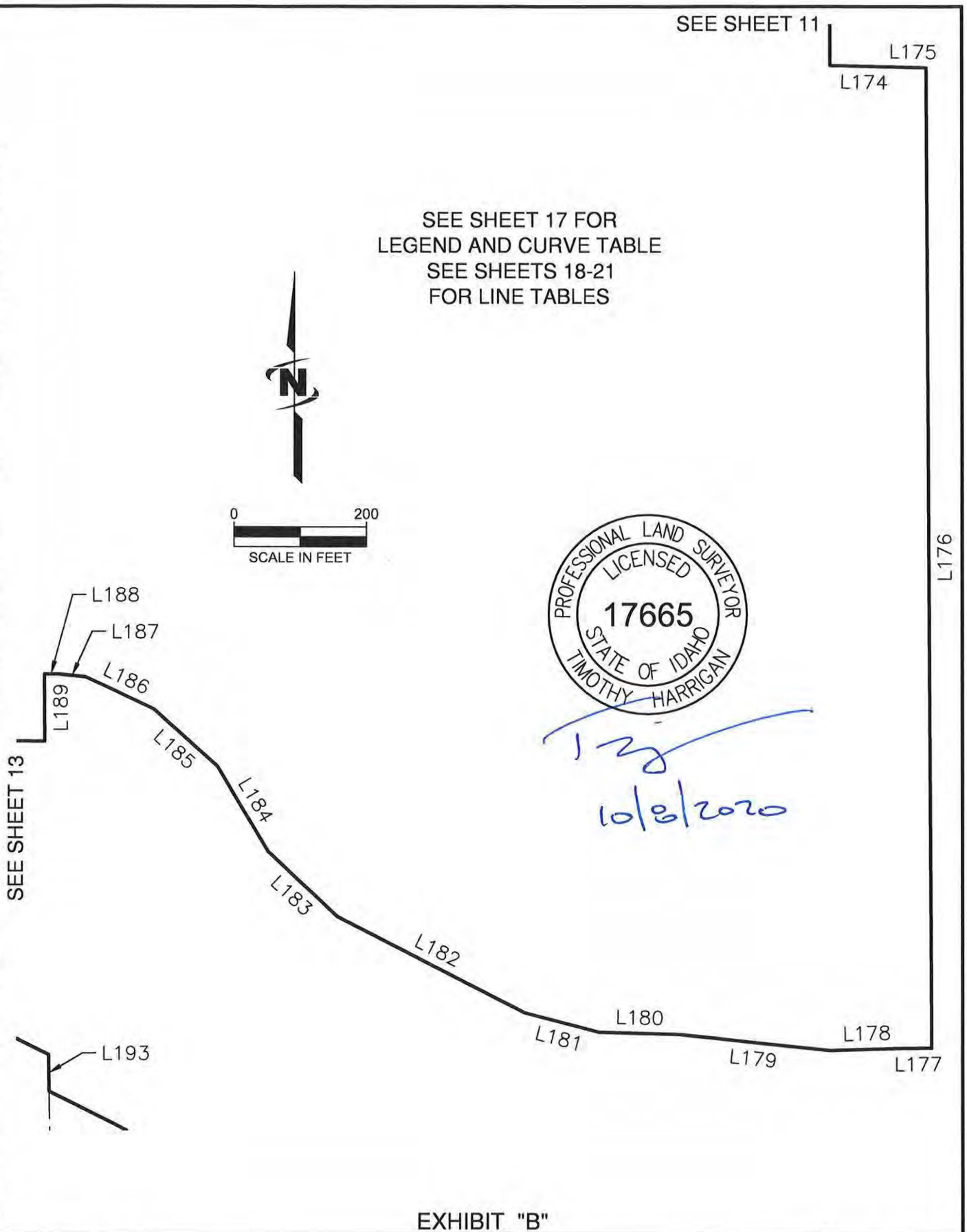

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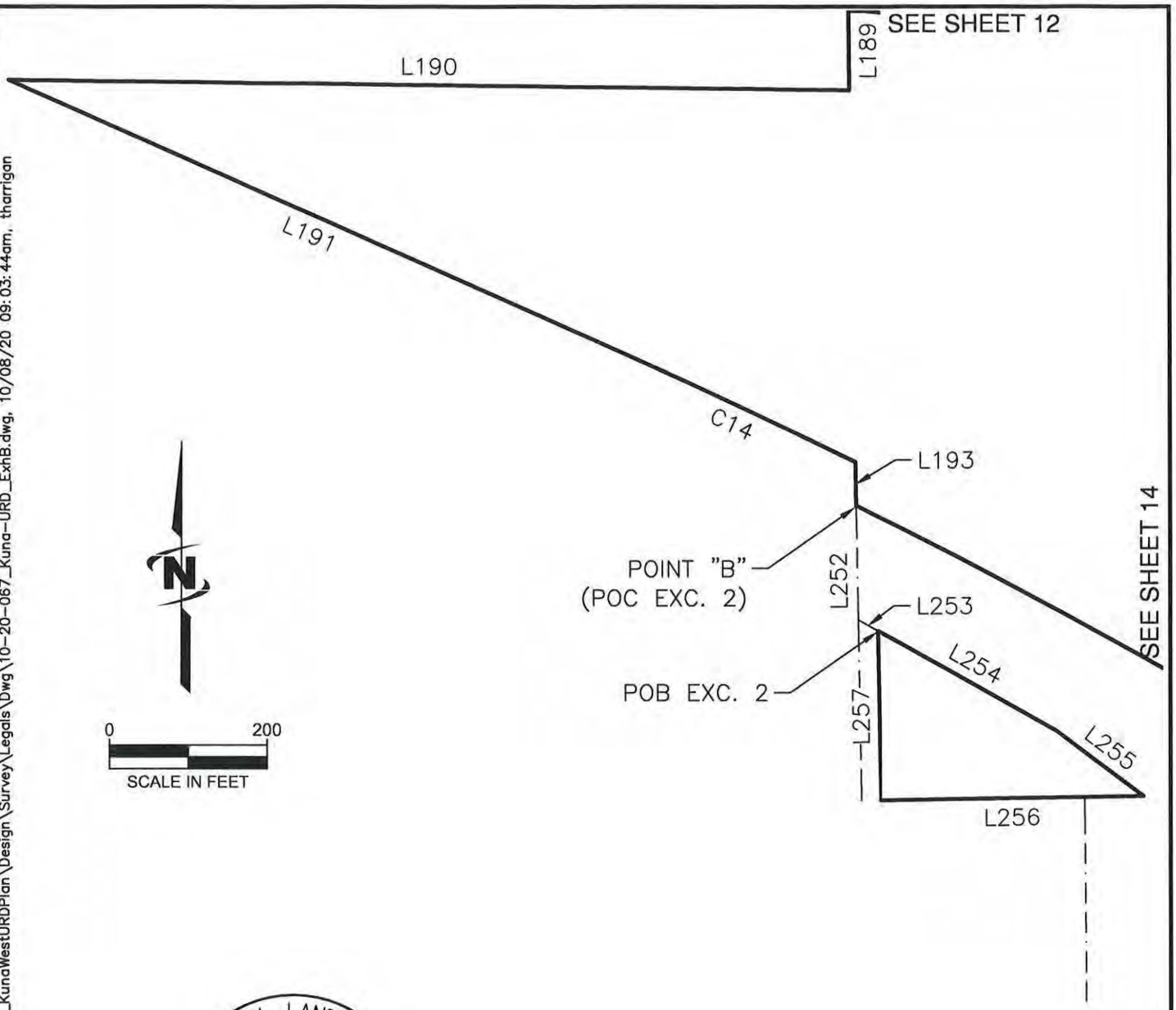

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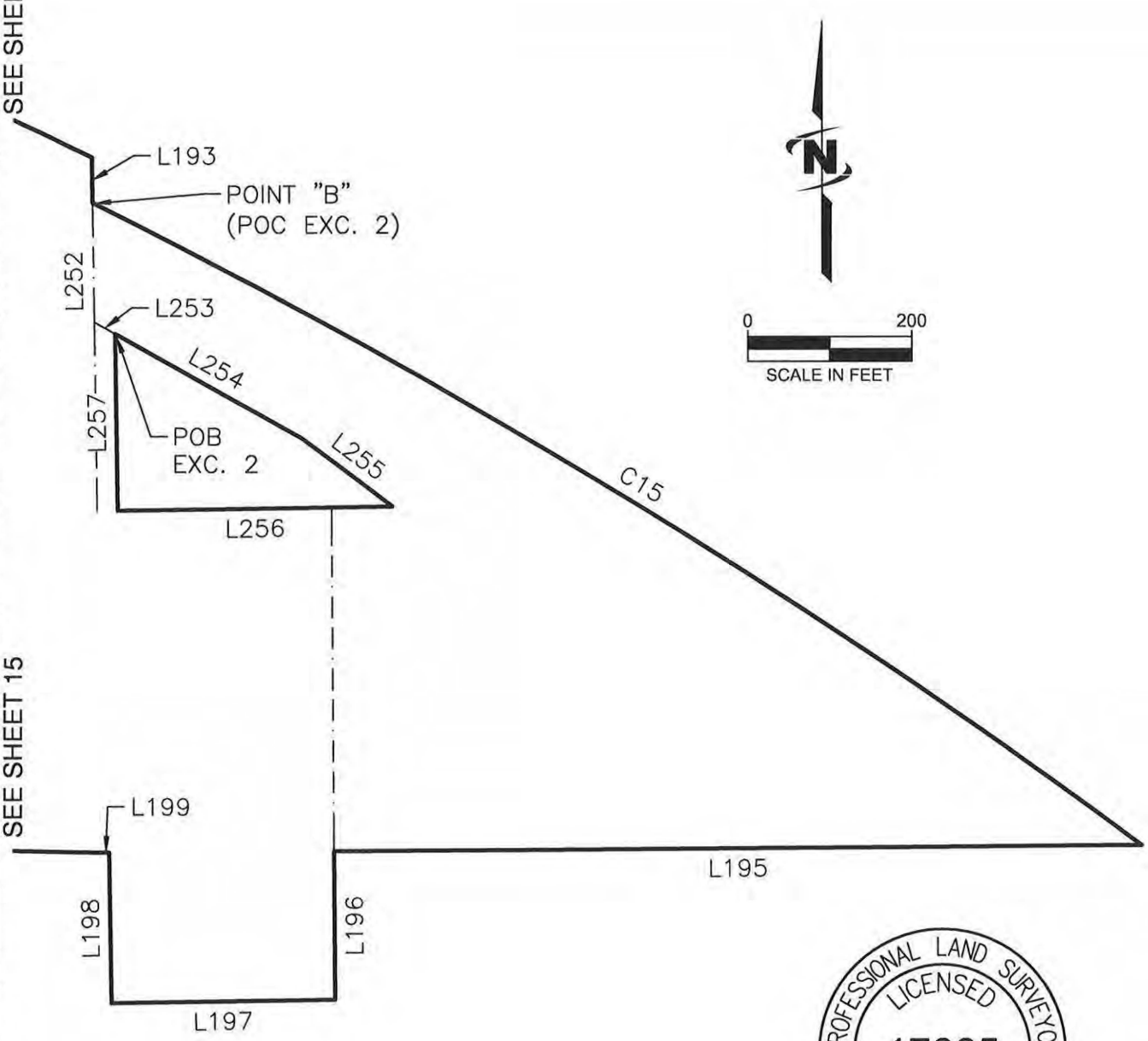

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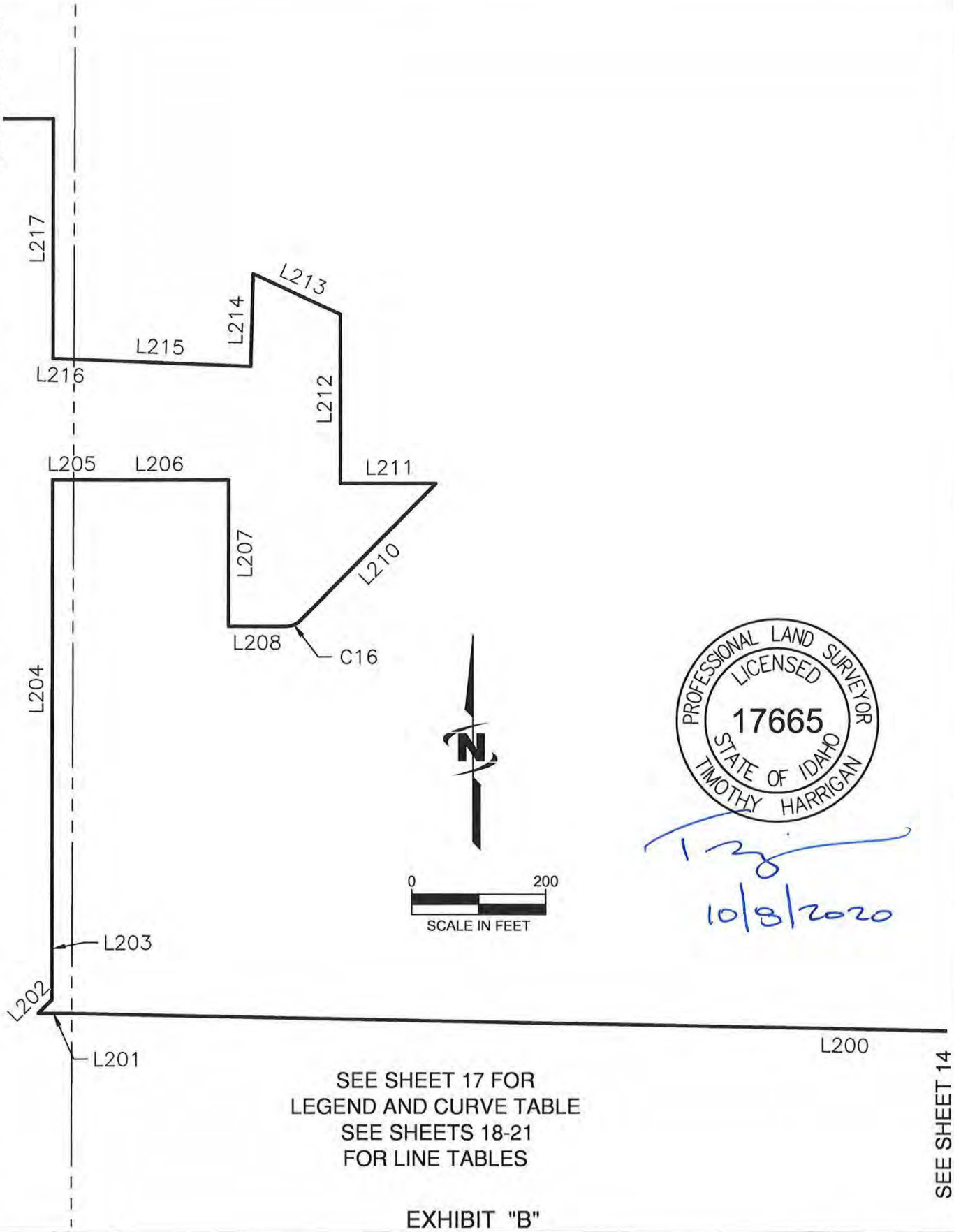

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LEGEND

- SECTION LINE
- URD BOUNDARY LINE
- SECTION CORNER

POC – POINT OF COMMENCEMENT

POB – POINT OF BEGINNING

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CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	50.00'	104°51'18"	91.50'	S87°31'46"E	79.26'
C2	20.00'	49°59'36"	17.45'	N65°02'32"E	16.90'
C3	20.00'	49°59'06"	17.45'	S64°57'53"E	16.90'
C4	50.00'	106°47'45"	93.20'	N86°38'01"E	80.28'
C5	667.00'	4°50'55"	56.45'	N87°44'55"W	56.43'
C6	451.24'	7°38'35"	60.19'	N44°53'10"W	60.15'
C7	20.00'	90°09'56"	31.47'	S44°57'37"E	28.33'
C8	20.00'	89°50'04"	31.36'	S45°02'23"W	28.24'
C9	270.00'	53°30'00"	252.11'	S17°08'44"E	243.05'
C10	145.00'	34°40'00"	87.73'	S07°43'44"E	86.40'
C11	25.00'	89°56'28"	39.24'	S43°39'20"E	35.34'
C12	75.50'	38°11'28"	50.33'	S69°35'21"E	49.40'
C13	74.50'	90°00'00"	117.02'	N43°41'05"W	105.36'
C14	8494.42'	2°11'40"	325.34'	S64°57'36"E	325.32'
C15	8462.97'	10°10'00"	1501.69'	S58°36'32"E	1499.72'
C16	30.00'	45°15'48"	23.70'	N67°23'34"E	23.09'
C17	334.51'	12°33'44"	73.34'	S83°44'29"W	73.19'
C18	282.50'	2°31'20"	12.44'	S72°11'57"W	12.43'
C19	102.50'	19°23'00"	34.68'	S61°14'47"W	34.51'
C20	64.50'	4°10'29"	4.70'	S49°28'03"W	4.70'

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STATE OF IDAHO
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PRJ NO: 10-19-042

J-U-B ENGINEERS, INC.

EXHIBIT "B"

CITY OF KUNA
URBAN RENEWAL DISTRICT - DESCRIPTION
PORTIONS OF SECTIONS 22, 23, 24, 25, 26, AND 27, T2N, R1W, BM
CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO

LINE TABLE		
NO.	BEARING	DIST.
L1	N89°27'07"W	25.00'
L2	N00°40'49"E	1169.24'
L3	N84°11'11"W	12.96'
L4	N69°34'16"W	7.54'
L5	N00°40'49"E	257.14'
L6	S89°57'44"E	90.00'
L7	S89°57'44"E	73.61'
L8	N40°25'14"E	22.61'
L11	S89°57'44"E	279.62'
L14	S39°18'43"E	16.33'
L15	S89°57'44"E	76.40'
L16	N00°02'16"E	5.00'
L17	S89°57'44"E	100.00'
L18	S00°02'16"W	10.93'
L19	S89°57'44"E	50.00'
L20	S89°57'44"E	101.55'
L21	N00°50'18"E	63.93'
L22	N80°33'55"E	229.85'
L23	N88°44'09"E	50.03'
L24	S89°09'42"E	100.00'

LINE TABLE		
NO.	BEARING	DIST.
L25	N00°49'57"E	86.12'
L26	S89°57'44"E	120.00'
L27	S00°49'57"W	158.43'
L28	S89°10'03"E	151.98'
L29	S00°49'57"W	30.36'
L30	S89°10'03"E	97.65'
L31	S00°55'45"W	24.14'
L32	S89°04'10"E	83.91'
L33	N00°55'45"E	55.30'
L34	S86°49'31"E	50.04'
L35	S89°57'44"E	155.00'
L36	N00°59'11"E	53.16'
L37	S88°08'35"E	25.00'
L38	S88°08'35"E	89.25'
L39	N00°00'50"W	99.17'
L40	N88°06'32"W	87.60'
L41	N00°04'57"W	98.07'
L42	N88°43'19"E	189.79'
L43	S89°57'54"E	20.96'
L44	S89°09'42"E	95.52'

LINE TABLE		
NO.	BEARING	DIST.
L45	S00°57'30"W	59.06'
L46	S89°57'44"E	63.00'
L47	S00°57'30"W	21.00'
L48	S00°57'30"W	89.50'
L49	S89°57'44"E	236.11'
L50	S89°57'44"E	60.00'
L51	S00°59'33"W	32.78'
L52	N89°49'28"E	300.79'
L53	S00°59'00"W	102.39'
L54	N89°49'33"E	15.52'
L55	N00°36'31"E	68.77'
L56	N89°49'33"E	180.13'
L57	S00°59'33"W	148.93'
L58	N89°54'42"E	135.61'
L59	N00°59'03"E	324.82'
L60	N89°54'41"E	41.60'
L61	N89°54'41"E	278.14'
L62	N89°54'41"E	50.00'
L63	S01°03'08"W	324.83'
L64	N89°54'42"E	447.04'

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LINE TABLE		
NO.	BEARING	DIST.
L65	N00°05'18"W	28.89'
L66	N89°54'21"E	148.74'
L67	N89°54'21"E	50.00'
L68	S01°02'21"W	28.92'
L69	N89°54'42"E	173.69'
L70	N01°13'32"E	70.84'
L71	S89°55'33"E	103.65'
L72	N01°13'32"E	1241.42'
L74	S89°49'41"W	131.04'
L75	N42°14'43"W	84.60'
L76	N35°08'19"W	243.62'
L77	N48°42'27"W	774.53'
L79	S41°05'08"W	19.30'
L80	N24°59'25"W	408.08'
L81	N30°01'15"W	138.50'
L82	N43°19'56"W	47.61'
L83	N89°58'19"E	1956.36'
L84	N89°58'19"E	25.00'
L85	S00°06'32"W	12.45'
L86	S89°36'28"E	193.05'

LINE TABLE		
NO.	BEARING	DIST.
L87	S00°31'34"W	424.67'
L88	S00°31'34"W	60.00'
L89	N88°27'55"W	129.65'
L90	S45°49'43"W	20.95'
L91	S00°07'21"W	387.20'
L93	S00°14'42"W	54.00'
L95	S00°07'21"W	89.36'
L96	S88°28'47"E	332.34'
L97	S00°57'13"W	231.96'
L98	N88°27'58"W	4.00'
L99	S01°13'40"W	459.56'
L100	S43°53'44"E	78.72'
L102	S09°36'16"W	174.00'
L104	S25°03'44"E	44.29'
L105	N86°39'23"W	54.57'
L106	N86°39'23"W	265.11'
L107	N88°40'25"W	1.02'
L108	S01°09'29"W	270.01'
L109	S01°09'29"W	26.73'
L110	S01°10'57"W	33.27'

LINE TABLE		
NO.	BEARING	DIST.
L111	S01°13'41"W	474.64'
L112	S01°13'41"W	80.00'
L113	S01°13'41"W	299.78'
L114	S88°37'36"E	1087.22'
L115	S88°37'36"E	50.00'
L116	S00°56'26"W	40.00'
L117	S88°37'34"E	358.00'
L118	N00°56'26"E	50.00'
L119	S88°37'34"E	143.82'
L120	N00°56'26"E	358.55'
L121	N53°55'26"E	237.93'
L122	N00°38'45"E	31.19'
L123	N53°55'26"E	533.05'
L124	S88°24'49"E	145.26'
L125	S88°24'49"E	45.00'
L126	S00°38'42"W	144.66'
L127	S88°38'23"E	5.00'
L128	S00°38'42"W	126.19'
L129	S33°50'52"E	17.22'
L130	S00°04'23"W	50.01'

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PRJ NO: 10-19-042

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LINE TABLE		
NO.	BEARING	DIST.
L131	S36°16'57"W	19.31'
L132	S00°38'42"W	288.81'
L133	N88°37'59"W	4.00'
L134	S00°38'42"W	175.09'
L135	S00°38'42"W	154.74'
L136	S88°37'46"E	256.31'
L137	N01°18'54"E	80.02'
L138	S88°37'34"E	10.00'
L139	S01°18'54"W	80.01'
L140	S88°37'46"E	155.00'
L141	S01°18'54"W	149.80'
L142	N88°37'34"W	70.00'
L143	S01°18'54"W	40.00'
L144	S88°37'34"E	125.03'
L146	N01°18'54"E	34.98'
L147	S88°37'34"E	50.00'
L148	S88°37'34"E	80.00'
L149	N01°18'54"E	389.54'
L150	S88°41'05"E	115.40'
L151	N41°01'15"E	21.01'

LINE TABLE		
NO.	BEARING	DIST.
L153	S88°41'05"E	448.14'
L154	N01°18'55"E	51.00'
L155	N42°30'04"E	26.58'
L156	N01°18'55"E	359.89'
L157	N07°15'43"E	48.26'
L158	N01°18'55"E	75.00'
L160	N88°41'05"W	121.64'
L161	N01°18'55"E	51.00'
L162	N01°18'55"E	100.08'
L163	S88°38'35"E	433.56'
L164	S01°18'55"W	317.76'
L165	N88°41'05"W	163.92'
L166	S01°18'55"W	61.00'
L167	S88°41'05"E	202.50'
L168	S01°18'55"W	579.89'
L169	S88°41'05"E	125.82'
L170	S01°18'55"W	300.39'
L171	S01°18'55"W	125.63'
L172	N88°37'34"W	513.00'
L173	S00°16'46"E	220.00'

LINE TABLE		
NO.	BEARING	DIST.
L174	S88°37'34"E	106.04'
L175	S88°37'34"E	40.00'
L176	S00°16'46"E	1482.71'
L177	S89°43'14"W	40.00'
L178	S88°21'21"W	115.42'
L179	N84°04'48"W	228.72'
L180	N88°22'25"W	123.10'
L181	N75°17'17"W	116.43'
L182	N62°59'31"W	318.00'
L183	N46°48'00"W	144.11'
L184	N30°48'17"W	149.70'
L185	N48°14'07"W	129.78'
L186	N64°47'35"W	112.88'
L187	N83°58'57"W	42.97'
L188	S89°35'48"W	20.13'
L189	S00°21'55"E	101.38'
L190	N89°17'43"W	1072.00'
L191	S66°03'26"E	857.88'
L193	S00°57'04"E	55.54'
L195	S89°35'39"W	986.02'

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LINE TABLE		
NO.	BEARING	DIST.
L196	S00°24'21"E	180.30'
L197	S89°02'56"W	271.37'
L198	N00°57'04"W	182.89'
L199	S89°35'39"W	8.00'
L200	N88°51'00"W	2635.93'
L201	N89°48'50"W	45.06'
L202	N45°06'23"E	28.34'
L203	N00°01'37"E	151.40'
L204	N00°01'37"E	621.82'
L205	S89°58'23"E	58.00'
L206	S89°58'23"E	204.63'
L207	S00°01'37"W	217.87'
L208	S89°58'32"E	86.13'
L210	N44°45'40"E	287.14'
L211	N89°58'23"W	142.51'
L212	N00°01'37"E	252.06'
L213	N65°19'38"W	143.82'
L214	S01°29'20"W	137.63'
L215	N87°44'08"W	270.65'
L216	N87°44'08"W	25.00'

LINE TABLE		
NO.	BEARING	DIST.
L217	N00°01'37"E	357.04'
L218	N89°55'51"W	1292.85'
L219	N00°06'19"E	16.60'
L220	S89°52'12"W	88.79'
L221	N85°18'47"W	146.47'
L222	N89°57'37"W	257.36'
L223	S67°35'46"W	54.10'
L224	N89°54'22"W	116.57'
L225	N00°12'03"E	1291.26'
L226	N89°59'01"W	152.39'
L228	N89°59'01"W	432.48'
L229	N89°54'56"W	1533.28'
L230	S00°18'18"W	15.00'
L231	N89°54'55"W	999.14'
L235	N89°39'38"W	48.68'
L236	N89°39'19"W	25.00'
L237	N00°20'22"E	71.39'
L238	S00°38'41"W	530.85'
L239	N89°21'19"W	147.00'
L240	S00°38'41"W	194.00'

LINE TABLE		
NO.	BEARING	DIST.
L241	N89°21'19"W	120.00'
L242	N89°21'19"W	78.67'
L243	N00°38'41"E	36.67'
L244	N89°21'19"W	178.66'
L245	S00°38'41"W	201.34'
L246	S89°21'19"E	257.33'
L247	N00°38'41"E	5.26'
L248	S89°21'19"E	93.39'
L249	N55°34'19"E	88.27'
L250	N00°38'41"E	108.69'
L251	N89°21'19"W	45.63'
L252	S00°57'04"E	145.05'
L253	S60°52'43"E	28.89'
L254	S60°52'43"E	260.18'
L255	S53°08'43"E	138.71'
L256	S89°04'18"W	334.75'
L257	N00°57'04"W	215.27'

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Attachment 2

Legal Description of Urban Renewal Project Area and Revenue Allocation Area

Exhibit "A"
Kuna URD
Legal Description

Project No. 10-20-067 October 8, 2020

A tract of land situate in portions of Sections 22, 23, 24, 25, 26, and 27 of Township 2 North, Range 1 West, Boise Meridian, County of Ada, State of Idaho, and being more particularly described as follows:

Commencing at the Section corner common to said Sections 22, 23, 26, and 27; thence from said Point of Commencement, North 89°28'15" West, coincident with the south line of said Section 22, a distance of 25.00 feet to a point on a line lying 25.00 feet westerly of and parallel with the east line of said Section 22 said point being the **Point of Beginning** of this description;

thence from said **Point of Beginning**, North 00°40'49" East, coincident with said parallel line, a distance of 1,169.24 feet to a point on the southerly line of the Plat of Discovery Creek Subdivision No. 1 (Book 66 of Plats, Pages 6799, 6800, Ada County Records); thence coincident with said southerly line, the following two (2) consecutive courses and distances:

1. North 84°11'11" West, a distance of 12.96 feet, and
2. North 69°34'16" West, a distance of 7.54 feet to a point on the westerly right-of-way line of N. Ten Mile Road as shown on said Plat of Discovery Creek No. 1;

thence North 00°40'49" East, coincident with said right-of-way line, and its northerly projection, a distance of 257.14 feet; thence leaving said right-of-way line, South 89°57'44" East, a distance of 90.00 feet to the northwest corner of Lot 20, Block 2 as shown on the Plat of Hayfield Subdivision (Book 72 of Plats, Pages 1370, 1371, Ada County Records); thence coincident with the northerly lines of respective Lots 20, 19, 18, 17, 16, and 2 of said Block 2, the following eleven (11) consecutive courses and distances:

1. continuing South 89°57'44" East, a distance of 73.61 feet,
2. North 40°25'14" East, a distance of 22.61 feet
3. along the arc of a non-tangent curve to the left, concave northerly, having a radius of 50.00 feet, through a central angle of 104°51'18", an arc length of 91.50 feet, and a chord bearing South 87°31'46" East, a distance of 79.26 feet
4. along the arc of a reverse curve to the right, concave southeasterly, having a radius of 20.00 feet, through a central angle of 49°59'36", an arc length of 17.45 feet, and a chord bearing North 65°02'32" East, a distance of 16.90 feet,
5. South 89°57'44" East, a distance of 279.62 feet,
6. along the arc of a tangent curve to the right, concave southwesterly, having a radius of 20.00 feet, through a central angle of 49°59'06", an arc length of 17.45 feet, and a chord bearing South 64°57'53" East, a distance of 16.90 feet,
7. along the arc of a reverse curve to the left, concave northerly, having a radius of 50.00 feet, through a central angle of 106°47'45", an arc length of 93.20 feet, and a chord bearing North 86°38'01" East, a distance of 80.28 feet,
8. South 39°18'43" East, a distance of 16.33 feet,
9. South 89°57'44" East, a distance of 76.40 feet,
10. North 00°02'16" East, a distance of 5.00 feet, and
11. South 89°57'44" East, a distance of 100.00 feet to a point on the westerly right-of-way of N. Thornley Avenue as shown on said Plat of Hayfield Subdivision;

a 250 S. Beechwood Avenue, Suite 201, Boise, ID 83709-0944 p 208-376-7330 f 208-323-9336 w www.jub.com

thence South 00°02'16" West, coincident with said right-of-way line, a distance of 10.93 feet; thence leaving said right-of-way, South 89°57'44" East, a distance of 50.00 feet to the northwest corner of Lot 2, Block 1 as shown on said Plat of Hayfield Subdivision; thence continuing South 89°57'44" East, coincident with the northerly line of said Lot 2, a distance of 101.55 feet to the northeast corner of said Lot 2, said corner also being a point on the westerly boundary line of the Plat of Conestoga Subdivision (Book 68 of Plats, Pages 6929, 6930, Ada County Records); thence North 00°50'18" East, coincident with said westerly boundary line a distance of 63.93 feet to the northwest corner of Lot 2, Block 1 as shown on said Plat of Conestoga Subdivision; thence North 80°33'55" East, coincident with the northerly lines of said Lot 2 and Lot 3, Block 1 of said Subdivision, a distance of 229.85 feet to a point on the westerly right-of-way line of N. Ash Avenue as shown on said Subdivision; thence North 88°44'09" East, a distance of 50.03 feet to the northwest corner of Lot 1, Block 2 as shown on said Subdivision; thence South 89°09'42" East, coincident with the northerly line of said Lot 1, Block 2, a distance of 100.00 feet to the northeast corner of said Lot 1, Block 2; thence North 00°49'57" East, coincident with the easterly boundary line of said Plat of Conestoga Subdivision, a distance of 86.12 feet to the southwest corner of Lot 5, Block 1 as shown on the Plat of Roeder Meadows Subdivision (Book 74 of Plats, Pages 7625, 7626, Ada County Records); thence coincident with the southerly and westerly lines of said Block 1, the following two (2) consecutive courses and distances:

1. South 89°57'44" East, a distance of 120.00 feet, and
2. South 00°49'57" West, a distance of 158.43 feet to the southwest corner of Lot 2 of said Block 1;

thence South 89°10'03" East, coincident with the southerly line of said Lot 2 and its easterly projection, a distance of 151.98 feet to the easterly right-of-way of N. Great Oaks Avenue as shown on said Plat of Roeder Meadows Subdivision; thence South 00°49'57" West, coincident with said right-of-way, a distance of 30.36 feet to the southwest corner of Lot 2, Block 2 of said Subdivision; thence South 89°10'03" East, coincident with the southerly line of said Lot 2, a distance of 97.65 feet to the southeast corner of said Lot 2, said corner also being a point on the westerly boundary line of the Plat of Begonia Fields Subdivision (Book 87 of Plats, Pages 9956, 9957, Ada County Records); thence South 00°55'45" West, coincident with said westerly boundary line, a distance of 24.14 feet to the southwest corner of Lot 2, Block 1 as shown on said Plat of Begonia Fields Subdivision; thence coincident with the respective southerly and easterly lines of said Lot 2, Block 1, the following two (2) consecutive courses and distances:

1. South 89°04'10" East, a distance of 83.91 feet, and
2. North 00°55'45" East, a distance of 55.30 feet;

thence South 86°49'31" East, a distance of 50.04 feet to the southwest corner of Lot 2, Block 2 as shown on said Subdivision; thence coincident with the respective southerly and easterly lines of said Block 2, the following two (2) consecutive courses and distances:

1. South 89°57'44" East, a distance of 155.00 feet, and
2. North 00°59'11" East, a distance of 53.16 feet to the southwest corner of the tract of land described in the deed recorded as Instrument No. 2019-008714, Official Records of Ada County;

thence coincident with the respective southerly, easterly, and northerly lines of said tract, the following four (4) consecutive courses and distances:

1. South 88°08'35" East, a distance of 25.00 feet,

2. continuing South 88°08'35" East, a distance of 89.25 feet to the southeast corner thereof,
3. North 00°00'50" West, a distance of 99.17 feet to the northeast corner thereof, and
4. North 88°06'32" West, a distance of 87.60 feet to the most westerly southwest corner of the tract of land described in the deed recorded as Instrument No. 2018-072454, Official Records of Ada County;

thence coincident with the respective westerly and northerly lines of said tract, the following two (2) consecutive courses and distances:

1. North 00°04'57" West, a distance of 98.07 feet, and
2. North 88°43'19" East, a distance of 189.79 feet to the northwest corner of Parcel "B" as shown on the Record of Survey No. 11041, Ada County Records;

thence coincident with the northerly line of said Parcel "B", the following two (2) consecutive courses and distances:

1. South 89°57'54" East, a distance of 20.96 feet, and
2. South 89°09'42" East, a distance of 95.52 feet to the northeast corner thereof, said corner being a point on the southwesterly lines of Parcel "A" as shown on said Record of Survey;

thence coincident with said southwesterly lines, the following three (3) consecutive courses and distances:

1. South 00°57'30" West, a distance of 59.06 feet,
2. South 89°57'44" East, a distance of 63.00 feet, and
3. South 00°57'30" West, a distance of 21.00 feet to the northwest corner of Parcel 1 as shown on the Record of Survey No. 7063, Ada County Records;

thence coincident with the respective westerly and southerly lines of said Parcel 1, the following two (2) consecutive courses and distances:

1. South 00°57'30" West, a distance of 89.50 feet, and
2. South 89°57'44" East, a distance of 236.11 feet more or less to a point on the westerly right-of-way of N. School Avenue;

thence continuing South 89°57'44" East, a distance of 60.00 feet to a point on the easterly right-of-way line of N. School Avenue; thence South 00°59'33" West, coincident with said right-of-way line, a distance of 32.78 feet to the southwest corner of Lot 3 as shown on Lawanderson Subdivision (Book 30 of Plats, Pages 1868, 1869, Ada County Records); thence coincident with the respective northerly and easterly lines of said Lot 3, the following two (2) consecutive courses and distances:

1. North 89°49'28" East, a distance of 300.79 feet, and
2. South 00°59'00" West, a distance of 102.39 feet more or less to the northwest corner of Parcel 2 as described in the deed recorded as Instrument No. 111036131, Official Records of Ada County;

thence North 89°49'33" East, coincident with the northerly line of said Parcel 2, a distance of 15.52 feet more or less to a point on the westerly line of the tract of land described in the deed recorded as

2014-070114, Official Records of Ada County; thence North 00°36'31" East, coincident with said westerly line, a distance of 68.77 feet to a point on the northerly line of the lands surveyed on Record of Survey No. 4221, Ada County Records; thence coincident with the respective northerly and easterly lines of said Record of Survey the following two (2) consecutive courses and distances:

1. North 89°49'33" East, a distance of 180.13 feet, and
2. South 00°59'33" West, a distance of 148.93 feet more or less to a point on the northerly line of the lands surveyed on Record of Survey No. 1671, Ada County Records;

thence North 89°54'42" East, coincident with said northerly line, a distance of 135.61 feet to a point on the westerly right-of-way of N. Maple Avenue; thence North 00°59'03" East, coincident with said right-of-way, a distance of 324.82 feet; thence leaving said right-of-way, North 89°54'41" East, a distance of 41.60 feet more or less to the northwest corner of Parcel 2 as shown on the Record of Survey No. 4434, Ada County Records; thence continuing North 89°54'41" East, coincident with the northerly line of said Parcel 2 and of Parcel 1 as shown on said Record of Survey, a distance of 278.14 feet more or less to the northeast corner of said Parcel 1; thence continuing North 89°54'41" East, a distance of 50.00 feet to a point on the easterly right-of-way of N. Locust Avenue; thence South 01°03'08" West, coincident with said right-of-way, a distance of 324.83 feet to a point on the south line of the north half of the southeast quarter of the aforesaid Section 23; thence North 89°54'42" East, coincident with said south line, a distance of 447.04 feet more or less to a point on the westerly line of the tract of land described in the deed recorded as Instrument No. 2017-059309; thence North 00°05'18" West, coincident with said westerly line, a distance of 28.89 feet to the northwest corner thereof; thence North 89°54'21" East, coincident with the northerly line of said tract and the northerly line of the tract of land described in the deed recorded as Instrument No. 107112550, Official Records of Ada County, a distance of 148.74 feet more or less to a point on the westerly right-of-way of N. Elm Avenue; thence continuing North 89°54'21" East, a distance of 50.00 feet to a point on the easterly right-of-way of N. Elm Avenue; thence South 01°02'21" West, coincident with said right-of-way, a distance of 28.92 feet more or less to a point on the south line of the north half of the southeast quarter of said Section 23, said point also being the southwest corner of Block 1 as shown on the Plat of Carrington Meadows Subdivision (Book 68 of Plats, Pages 7017, 7018, Ada County Records); thence North 89°54'42" East, coincident with said south line and the southerly line of said Block 1, a distance of 173.69 feet to the southwest corner of Lot 7 of said Block 1; thence coincident with the respective westerly and northerly lines of said Lot 7, the following two (2) consecutive courses and distances:

1. North 01°13'32" East, a distance of 70.84 feet more or less to the northwest corner thereof, and
2. South 89°55'33" East, a distance of 103.65 feet to the northeast corner thereof, said corner being a point on the westerly right-of-way of N. Franklin Avenue;

thence North 01°13'32" East, coincident with said right-of-way, a distance of 1,241.42 feet to the point of intersection of said right-of-way, with the southerly right-of-way of W. Boise Street; thence coincident with said southerly right-of-way, the following two (2) consecutive courses and distances:

1. along the arc of a non-tangent curve to the left, concave southerly, having a radius of 667.00 feet, through a central angle of 04°50'55", an arc length of 56.45 feet, and a chord bearing North 87°44'55" West, a distance of 56.43 feet, and
2. South 89°49'41" West, a distance of 131.04 feet;

thence leaving said right-of-way, North 42°14'43" West, a distance of 84.60 feet to the southwest corner

of Parcel 1-B as shown on the Record of Survey No. 9560, Ada County Records; thence coincident with the respective southwesterly lines of said Parcel 1-B, and the respective southwesterly and northerly line of Parcel 2-B as shown on said Record of Survey, the following eight (8) consecutive courses and distances:

1. North 35°08'19" West, a distance of 243.62 feet,
2. North 48°42'27" West, a distance of 774.53 feet,
3. along the arc of a tangent curve to the right, concave northeasterly, having a radius of 451.24 feet, through a central angle of 7°38'35", an arc length of 60.19 feet, and a chord bearing of North 44°53'10" West, a distance of 60.15 feet,
4. South 41°05'08" West, a distance of 19.30 feet,
5. North 24°59'25" West, a distance of 408.08 feet,
6. North 30°01'15" West, a distance of 138.50 feet,
7. North 43°19'56" West, a distance of 47.61 feet to a point on the north line of the south half of the northeast quarter of said Section 23, and
8. North 89°58'19" East, coincident with said north line, a distance of 1,956.36 feet to the northeast corner of said Parcel 2-B;

thence continuing along said north line, continuing North 89°58'19" East, a distance of 25.00 feet to the northeast corner of the south half of the northeast quarter of said Section 23; thence South 00°06'32" West, coincident with the east line of said Section 23, a distance of 12.45 feet to the northwest corner of the tract of land described in the deed recorded as Instrument No. 9390742, Official Records of Ada County, as said tract is shown on the Record of Survey No. 11657, Ada County Records; thence along the respective northerly and easterly lines of said tract the following two (2) consecutive courses and distances:

1. South 89°36'28" East, a distance of 193.05 feet, and
2. South 00°31'34" West, a distance of 424.67 feet to a point on the northerly right-of-way of E. Porter Street;

thence leaving said right-of-way, continuing South 00°31'34" West, a distance of 60.00 feet to a point on the southerly right-of-way line of said E. Porter Street, said point also being on the northerly boundary of the Plat of Parkland Estates Subdivision (Book 66 of Plats, Pages 6797, 6798, Ada County Records); thence North 88°27'55" West, coincident with said northerly boundary, a distance of 129.65 feet to a point on the easterly right-of-way of N. Linder Road as shown on said Parkland Estates Subdivision; thence coincident with said right-of-way, the following six (6) consecutive courses and distances:

1. South 45°49'43" West, a distance of 20.95 feet,
2. South 00°07'21" West, a distance of 387.20 feet,
3. along the arc of a tangent curve to the left, concave northeasterly, having a radius of 20.00 feet, through a central angle of 90°09'56", an arc length of 31.47 feet and a chord bearing South 44°57'37" East, a distance of 28.33 feet,
4. South 00°14'42" West, a distance of 54.00 feet,
5. along the arc of a non-tangent curve to the left, concave southeasterly, having a radius of 20.00 feet, through a central angle of 89°50'04", an arc length of 31.36 feet, and a chord bearing South 45°02'23" West, a distance of 28.24 feet, and
6. South 00°07'21" West, a distance of 89.36 feet to a point on the southwesterly boundary of said Parkland Estates Subdivision;

thence coincident with said southwesterly boundary, the following two (2) consecutive courses and distances:

1. South 88°28'47" East, a distance of 332.34 feet, and
2. South 00°57'13" West, a distance of 231.96 feet to a point on the north line of the southwest quarter of the aforesaid Section 24;

thence North 88°27'58" West, coincident with said north line, a distance of 4.00 feet to the northwest corner of the Plat of Spice Wood No. 3 Subdivision (Book 73 of Plats, Pages 7503, 7504, Ada County Records); thence coincident with the westerly boundary of said Spice Wood No. 3 Subdivision, the following six (6) consecutive courses and distances:

1. South 01°13'40" West, a distance of 459.56 feet,
2. South 43°53'44" East, a distance of 78.72 feet,
3. along the arc of a tangent curve to the right, concave westerly, having a radius of 270.00 feet, through a central angle of 53°30'00", an arc length of 252.11 feet, and a chord bearing South 17°08'44" East, a distance of 243.05 feet,
4. South 09°36'16" West, a distance of 174.00 feet,
5. along the arc of a tangent curve to the left, concave easterly, having a radius of 145.00 feet, through a central angle of 34°40'00", an arc length of 87.73 feet, and a chord bearing South 07°43'44" East, a distance of 86.40 feet, and
6. South 25°03'44" East, a distance of 44.29 feet;

thence leaving said boundary, North 86°39'23" West, a distance of 54.57 feet to the northeast corner of the Rapoza Parcel as shown on the Record of Survey No. 6576, Ada County Records; thence coincident with the respective northerly line of said Rapoza Parcel and northerly lines of the West Parcel and Bell Parcel as shown on said Record of Survey, the following two (2) consecutive courses and distances:

1. continuing North 86°39'23" West, a distance of 265.11 feet, and
2. North 88°40'25" West, a distance of 1.02 feet to the northwest corner of said Bell Parcel;

thence leaving said northerly lines, South 01°09'29" West, coincident with the westerly line of said Bell Parcel, a distance of 270.01 feet to the southwest corner thereof; thence leaving said westerly line, continuing South 01°09'29" West, a distance of 26.73 feet more or less to a point on the north line of the south half of the southwest quarter of said Section 24; thence South 01°10'57" West, a distance of 33.27 feet more or less to a point of intersection of the southerly right-of-way of E. 4th Street with the centerline of the alley of Block 3 as shown on the Plat of Avalon Addition to Kuna, Idaho (Book 5 of Plats, Page 239, Ada County Records); thence South 01°13'41" West, coincident with the alley centerline of said Block 3, a distance of 474.64 feet more or less to a point on the northerly right-of-way of E. 3rd Street; thence continuing South 01°13'41" West, a distance of 80.00 feet to a point of intersection of the southerly right-of-way of E. 3rd Street with the centerline of the alley of Block 4 as shown on said Plat of Avalon Addition; thence continuing South 01°13'41" West, coincident with the alley centerline of said Block 4, a distance of 299.78 feet more or less to the northerly right-of-way of E. 2nd Street; South 88°37'36" East, coincident with said northerly right-of-way, a distance of 1,087.22 feet to the southeast corner of Block 6 as shown on said Plat of Avalon Addition; thence continuing South 88°37'36" East, a distance of 50.00 feet to a point on the easterly right-of-way of N. Orchard Avenue; thence South 00°56'26" West, coincident with said right-of-way, a distance of 40.00 feet to the most westerly northwest corner of Parcel 2 as shown on the

Record of Survey No. 3348, Ada County Records; thence coincident with the northwesterly boundary lines of said Parcel 2, the following five (5) consecutive courses and distances:

1. South 88°37'34" East, a distance of 358.00 feet,
2. North 00°56'26" East, a distance of 50.00 feet,
3. South 88°37'34" East, a distance of 143.82 feet,
4. North 00°56'26" East, a distance of 358.55 feet, and
5. North 53°55'26" East, a distance of 237.93 feet to a point on the westerly line of the Plat of Zatica Subdivision No. 2 (Book 104 of Plats, Pages 14013, 14014, Ada County Records);

thence coincident with the respective westerly, northwesterly, and northerly lines of said Zatica Subdivision No. 2, the following three (3) consecutive courses and distances:

1. North 00°38'45" East, a distance of 31.19 feet,
2. North 53°55'26" East, a distance of 533.05 feet, and
3. South 88°24'49" East, a distance of 145.26 feet to the northeasterly corner of said Zatica Subdivision No. 2, said corner being hereinafter referred to as Point "A";

thence leaving said northerly line, continuing South 88°24'49" East, a distance of 45.00 feet to a point on the easterly right-of-way of N. Kay Avenue as shown on the Plat of Tomorrow Subdivision No. 3 (Book 97, Pages 12234 – 12236, Ada County Records); thence coincident with said easterly right-of-way, the following seven (7) consecutive courses and distances:

1. South 00°38'42" West, a distance of 144.66 feet,
2. South 88°38'23" East, a distance of 5.00 feet,
3. South 00°38'42" West, a distance of 126.19 feet,
4. South 33°50'52" East, a distance of 17.22 feet,
5. South 00°04'23" West, a distance of 50.01 feet,
6. South 36°16'57" West, a distance of 19.31 feet, and
7. South 00°38'42" West, a distance of 288.81 feet to a point the south line of said Tomorrow Subdivision No. 3;

thence North 88°37'59" West, a distance of 4.00 feet to a point on the easterly right-of-way of said N. Kay Avenue as shown on the Plat of Sunbird Village Subdivision No. 2 (Book 89 of Plats, Pages 9407, 9408, Ada County Records); thence South 00°38'42" West, coincident with said easterly right-of-way, a distance of 175.09 feet to a point on the southerly line of said Sunbird Village Subdivision No. 2; thence continuing South 00°38'42" West, coincident with the southerly projection of said easterly right-of-way and with the easterly right-of-way of said N. Kay Avenue as shown on the Plat of Sunbird Village Subdivision No. 1 (Book 70 of Plats, Pages 7232, 7233, Ada County Records), a distance of 154.74 feet, more or less to the northwest corner of Lot 1 of Block-2 as shown on said Sunbird Village Subdivision No. 1; thence South 88°37'46" East, coincident with the northerly line of said Lot 1, a distance of 256.31 feet to a point on the westerly line of Lot 7 of said Block-2; thence coincident with the boundary lines of said Lot 7, the following seven (7) consecutive courses and distances:

1. North 01°18'54" East, a distance of 80.02 feet,
2. South 88°37'34" East, a distance of 10.00 feet,
3. South 01°18'54" West, a distance of 80.01 feet,
4. South 88°37'46" East, a distance of 155.00 feet

5. South 01°18'54" West, a distance of 149.80 feet,
6. North 88°37'34" West, a distance of 70.00 feet, and
7. South 01°18'54" West, a distance of 40.00 feet to the southwest corner of Lot 16 of said Block-2;

thence coincident with the southerly and easterly lines of said Lot 16, the following three (3) consecutive courses and distances:

1. South 88°37'34" East, a distance of 125.03 feet,
2. along the arc of a tangent curve to the right, concave southwesterly, having a radius of 25.00 feet, through a central angle of 89°56'28", an arc length of 39.24 feet, and a chord bearing South 43°39'20" East, a distance of 35.34 feet, and
3. North 01°18'54" East, a distance of 34.98 feet;

thence leaving said easterly line, South 88°37'34" East, a distance of 50.00 feet to the northwest corner of Lot 1 of Block-1 as shown on said Sunbird Village Subdivision No. 1; thence continuing South 88°37'34" East, coincident with the northerly line of said Lot 1, a distance of 80.00 feet to a point on the westerly line of Lot 3 of Block 1 as shown on the Plat of Merlin Pointe Subdivision No. 1 (Book 115 of Plats, Pages 17375 – 17378, Ada County Records); thence coincident with the respective westerly, and northerly lines of said Lot 3, the following five (5) consecutive courses and distances:

1. North 01°18'54" East, a distance of 389.54 feet to the northwest corner thereof,
2. South 88°41'05" East, a distance of 115.40 feet,
3. North 41°01'15" East, a distance of 21.01 feet,
4. along the arc of a non-tangent curve to the left, concave northerly, having a radius of 75.50 feet, through a central angle of 38°11'28", an arc length of 50.33 feet, and a chord bearing South 69°35'21" East, a distance of 49.40 feet, and
5. South 88°41'05" East, a distance of 448.14 feet;

thence leaving said northerly line, North 01°18'55" East, a distance of 51.00 feet to a point on the southeasterly line of Block 2 as shown on said Merlin Pointe Subdivision No. 1; thence coincident with the respective southeasterly, easterly, northeasterly, and northerly lines of said Block 2, the following six (6) consecutive courses and distances:

1. North 42°30'04" East, a distance of 26.58 feet,
2. North 01°18'55" East, a distance of 359.89 feet,
3. North 07°15'43" East, a distance of 48.26 feet,
4. North 01°18'55" East, a distance of 75.00 feet,
5. along the arc of a tangent curve to the left, concave southwesterly, having a radius of 74.50 feet, through a central angle of 90°00'00", an arc length of 117.02 feet, and a chord bearing North 43°41'05" West, a distance of 105.36 feet, and
6. North 88°41'05" West, a distance of 121.64 feet;

thence leaving said north line, North 01°18'55" East, a distance of 51.00 feet to the southwest corner of Lot 10 of Block 4 as shown on said Merlin Pointe Subdivision No. 1; thence North 01°18'55" East, coincident with the westerly line of said Lot 10, a distance of 100.08 feet to a point on the northerly boundary line of said Merlin Pointe Subdivision No. 1; thence leaving said westerly line, coincident with the northerly and

easterly boundary lines of said Merlin Pointe Subdivision No. 1, the following eight (8) consecutive courses and distances:

1. South 88°38'35" East, a distance of 433.56 feet,
2. South 01°18'55" West, a distance of 317.76 feet,
3. North 88°41'05" West, a distance of 163.92 feet,
4. South 01°18'55" West, a distance of 61.00 feet,
5. South 88°41'05" East, a distance of 202.50 feet,
6. South 01°18'55" West, a distance of 579.89 feet,
7. South 88°41'05" East, a distance of 125.82 feet, and
8. South 01°18'55" West, a distance of 300.39 feet to the southeast corner of said Merlin Pointe Subdivision No. 1, said corner also being a point on the northerly right-of-way of E. Kuna Road;

thence leaving said northerly right-of-way, continuing South 01°18'55" West, a distance of 125.63 feet to a point on the southerly right-of-way of said E. Kuna Road; thence North 88°37'34" West, coincident with said southerly right-of-way, a distance of 513.00 feet, more or less, to the northeast corner of the Plat of Empty Pockets Subdivision (Book 84 of Plats, Pages 9303, 9304, Ada County Records); thence South 00°16'46" East, coincident with the easterly line of said Empty Pockets Subdivision, a distance of 220.00 feet to a point on the northerly boundary of the Plat of Sailor Shores Meadows Subdivision (Book 111 of Plats, Pages 15961 – 15963, Ada County Records); thence South 88°37'34" East, coincident with said northerly boundary, a distance of 106.04 feet to the northeast corner thereof; thence leaving said northerly boundary, continuing South 88°37'34" East, a distance of 40.00 feet to a point on the easterly right-of-way of S. Sailor Place; thence South 00°16'46" East, coincident with said easterly right-of-way, a distance of 1,482.71 feet, more or less, to a point on the northerly line of Indian Creek; thence leaving said easterly right-of-way, South 89°43'14" West, a distance of 40.00 feet to a point of intersection of the westerly right-of-way of said S. Sailor Place with the southerly line of the tract of land surveyed on the Record of Survey No. 1109, Ada County Records; thence coincident with said southerly line, the following ten (10) consecutive courses and distances:

1. South 88°21'21" West, a distance of 115.42 feet,
2. North 84°04'48" West, a distance of 228.72 feet,
3. North 88°22'25" West, a distance of 123.10 feet,
4. North 75°17'17" West, a distance of 116.43 feet,
5. North 62°59'31" West, a distance of 318.00 feet,
6. North 46°48'00" West, a distance of 144.11 feet,
7. North 30°48'17" West, a distance of 149.70 feet,
8. North 48°14'07" West, a distance of 129.78 feet,
9. North 64°47'35" West, a distance of 112.88 feet, and
10. North 83°58'57" West, a distance of 42.97 feet to the southwest corner thereof;

thence leaving said southerly line, South 89°35'48" West, a distance of 20.13 feet, more or less to a point on the north-south centerline of the aforesaid Section 25;

thence South 00°21'55" East, coincident with said centerline, a distance of 101.38 feet, more or less, to the northeast corner of the southeast quarter of the northwest quarter of said Section 25; thence North 89°17'43" West, coincident with the north line of the southeast quarter of the northwest quarter of said Section 25, a distance of 1,072.00 feet, more or less, to a point of intersection of said north line with the northeasterly boundary line of the Plat of Shortline Park No. 1 (Book 84 of Plats, Pages 9252, 9253, Ada County

Records); thence coincident with the respective northeasterly, and easterly boundary lines of said Shortline Park No. 1, the following three (3) consecutive courses and distances:

1. South 66°03'26" East, a distance of 857.88 feet,
2. along the arc of a tangent curve to the right, concave southwesterly, having a radius of 8,494.42 feet, through a central angle of 02°11'40", an arc length of 325.34 feet, and a chord bearing South 64°57'36" East, a distance of 325.32 feet to a point on the north-south centerline of said Section 25, and
3. South 00°57'04" East, coincident with said centerline, a distance of 55.54 feet to the most northerly corner of the Plat of Sadie Creek Subdivision No. 1 (Book 100 of Plats, Pages 12931 – 12935, Ada County Records), said corner being hereinafter referred to as Point "B";

thence leaving said centerline, coincident with the northeasterly boundary of said Sadie Creek Subdivision No. 1, along the arc of a non-tangent curve to the right, concave southwesterly, having a radius of 8,462.97 feet, through a central angle of 10°10'00", an arc length of 1,501.69 feet, and a chord bearing South 58°36'32" East, a distance of 1,499.72 feet to the southeast corner of Lot 1 of Block 1 as shown on said Sadie Creek Subdivision No. 1; thence South 89°35'39" West, coincident with the southerly line of said Lot 1 and the southerly line of Lot 2 of said Block 1, a distance of 986.02 feet to a point on the easterly line of Lot 4 of said Block 1; thence coincident with the respective easterly, southerly, and westerly lines of said Lot 4, the following three (3) consecutive courses and distances:

1. South 00°24'21" East, a distance of 180.30 feet to the southeast corner thereof,
2. South 89°02'56" West, a distance of 271.37 feet, more or less, to the southwest corner thereof, and
3. North 00°57'04" West, a distance of 182.89 feet, more or less, to a point on the south line of the northeast quarter of said Section 25;

thence South 89°35'39" West, coincident with said south line, a distance of 8.00 feet to the southwest corner of the northeast quarter of said Section 25; thence North 88°51'00" West, coincident with the south line of the northwest quarter of said Section 25, a distance of 2,635.93 feet to the west quarter corner of said Section 25; thence North 89°48'50" West, coincident with the south line of the northeast quarter of the aforesaid Section 26, a distance of 45.06 feet to a point on the westerly right-of-way of S. Swan Falls Road, as shown on the Plat of Ryan Meadows Subdivision (Book 87 of Plats, Pages 10012, 10013, Ada County Records); thence coincident with said westerly right-of-way the following two (2) consecutive courses and distances:

1. North 45°06'23" East, a distance of 28.34 feet, and
2. North 00°01'37" East, a distance of 151.40 feet;

thence continuing North 00°01'37" East, coincident with the westerly right-of-way of S. Swan Falls Road, a distance of 621.82 feet; thence leaving said westerly right-of-way, South 89°58'23" East, a distance of 58.00 feet to the northwesterly corner of the tract of land described in the deed recorded as Instrument No. 2017-036458, Official Records of Ada County; thence coincident with the respective northerly, and easterly lines of said tract, the following two (2) consecutive courses and distances:

1. continuing South 89°58'23" East, a distance of 204.63 feet to the northeasterly corner thereof, and

2. South 00°01'37" West, a distance of 217.87 feet to the southeasterly corner thereof, said corner also being the most southwesterly corner of the tract of land surveyed on the Record of Survey No. 12382, Ada County Records;

thence South 89°58'32" East, coincident with the southerly line of said tract, a distance of 86.13 feet to the southwesterly corner of the tract of land surveyed on the Record of Survey No. 12487, Ada County Records; thence coincident with the westerly lines of said tract shown on said Record of Survey, the following four (4) consecutive courses and distances:

1. along the arc of a tangent curve to the left, concave northwesterly, having a radius of 30.00 feet, through a central angle of 45°15'48", an arc length of 23.70 feet, and a chord bearing North 67°23'34" East, a distance of 23.09 feet,
2. North 44°45'40" East, a distance of 287.14 feet,
3. North 89°58'23" West, a distance of 142.51 feet, and
4. North 00°01'37" East, a distance of 252.06 feet, more or less, to a point on the southerly line of Parcel "A" as shown on the Record of Survey No. 6615, Ada County Records;

thence leaving said westerly lines, North 65°19'38" West, coincident with said southerly line, a distance of 143.82 feet, more or less, to a point on the easterly line of the tract of land surveyed on Record of Survey No. 64 (Book "C" of Surveys, Page 64), Ada County Records; thence coincident with the respective easterly and southerly lines of said tract, the following two (2) consecutive courses and distances:

1. South 01°29'20" West, a distance of 137.63 feet, more or less, to the southeasterly corner thereof, and
2. North 87°44'08" West, a distance of 270.65 feet, more or less, to the southwesterly corner thereof, said corner also being a point on the centerline of S. Swan Falls Road (shown as Falls Road on said Record of Survey);

thence leaving said southerly line, continuing North 87°44'08" West, a distance of 25.00 feet to a point on the westerly right-of-way of said S. Swan Falls Road; thence North 00°01'37" East, coincident with said westerly right-of-way, a distance of 357.04 feet to a point on the south line of the north half of the northeast quarter of said Section 26; thence North 89°55'51" West, coincident with said south line, a distance of 1,292.85 feet to the southwest corner of the northeast quarter of the northeast quarter of said Section 26, said corner also being a point on the easterly boundary of the Plat of Willow Glenn Subdivision No. 3 (Book 103, Pages 13819 – 13821, Ada County Records); thence coincident with the respective westerly, and northerly lines of said Willow Glenn Subdivision No. 3, the following six (6) consecutive courses and distances:

1. North 00°06'19" East, a distance of 16.60 feet to the northeasterly corner thereof,
2. South 89°52'12" West, a distance of 88.79 feet,
3. North 85°18'47" West, a distance of 146.47 feet,
4. North 89°57'37" West, a distance of 257.36 feet,
5. South 67°35'46" West, a distance of 54.10 feet, and
6. North 89°54'22" West, a distance of 116.57 feet to a point on the west line of the east half of the northwest quarter of the northeast quarter of said Section 26;

thence North 00°12'03" East, coincident with said west line, a distance of 1,291.26 feet to a point on the

southerly right-of-way of W. Avalon Street; thence coincident with said southerly right-of-way, the following four (4) consecutive courses and distances:

1. North 89°59'01" West, a distance of 152.39 feet
2. along the arc of a non-tangent curve to the right, concave northerly, having a radius of 334.51 feet, through a central angle of 12°33'44", an arc length of 73.34 feet, and a chord bearing South 83°44'29" West, a distance of 73.19 feet,
3. North 89°59'01" West, a distance of 432.48 feet, and
4. North 89°54'56" West, a distance of 1,533.28 feet to a point on the easterly line of the tract of land described in the warranty deed to Ada County Highway District recorded as Instrument No. 97067556, Official Records of Ada County;

thence South 00°18'18" West, coincident with said easterly line, a distance of 15.00 feet to the southeast corner thereof, said corner also being a point on the southerly right-of-way of W. Avalon Street; thence coincident with said southerly right-of-way, the following four (4) consecutive courses and distances:

1. North 89°54'55" West, a distance of 999.14 feet,
2. along the arc of a non-tangent curve to the left, concave southerly, having a radius of 282.50 feet, through a central angle of 02°31'20", an arc length of 12.44 feet, and a chord bearing South 72°11'57" West, a distance of 12.43 feet,
3. along the arc of a compound curve to the left, concave southeasterly, having a radius of 102.50 feet, through a central angle of 19°23'00", an arc length of 34.68 feet, and a chord bearing South 61°14'47" West, a distance of 34.51 feet,
4. along the arc of a compound curve to the left, concave southeasterly, having a radius of 64.50 feet, through a central angle of 04°10'29", an arc length of 4.70 feet, and a chord bearing South 49°28'03" West, a distance of 4.70 feet to a point on the easterly right-of-way of S. Ten Mile Road;

thence leaving said right-of-way, North 89°39'38" West, a distance of 48.68 feet to a point on west line of said Section 26; thence leaving said west line, North 89°39'19" West, a distance of 25.00 feet to a point on a line lying 25.00 feet westerly of and parallel with the east line of the aforesaid Section 27; thence North 00°20'22" East, coincident with said parallel line, a distance of 71.39 feet to the **Point of Beginning**.

EXCEPTING THEREFROM, a tract of land situate in the southwest quarter of the aforesaid Section 24, being all of Lot 5, all Lot 6, and a portion of Lot 2, Block 1, as shown on the Plat of Zatica No. 1 Subdivision (Book 76 of Plats, Pages 7872, 7873, Ada County Records), said Lots being further described as follows:

Commencing at the aforesaid Point "A", said point being the northeasterly corner of the aforesaid Zatica Subdivision No. 2; thence from said Point of Commencement, South 00°38'41" West, coincident with the easterly line of said Zatica Subdivision No. 2, a distance of 530.85 feet to the northeasterly corner of said Zatica No. 1 Subdivision; thence leaving said easterly line, coincident with the respective northerly line of said Zatica No. 1 Subdivision, and the westerly line of Lot 2, Block 1 of said Zatica No. 1 Subdivision, the following two (2) consecutive courses and distances:

1. North 89°21'19" West, a distance of 147.00 feet, and

2. South 00°38'41" West, a distance of 194.00 feet to the northeasterly corner of Lot 6, Block 1 of said Zatica No. 1 Subdivision, said corner being the **Point of Beginning** of this Exception;

thence from said **Point of Beginning**, North 89°21'19" West, coincident with the northerly line of said Lot 6, a distance of 120.00 feet to the northerly corner common to said Lot 6, and Lot 5, Block 1 of said Zatica No. 1 Subdivision; thence coincident with the respective northerly, westerly, southerly, and easterly lines of said Lot 5, the following six (6) consecutive courses and distances:

1. continuing North 89°21'19" West, a distance of 78.67 feet,
2. North 00°38'41" East, a distance of 36.67 feet,
3. North 89°21'19" West, a distance of 178.66 feet to the northwesterly corner thereof,
4. South 00°38'41" West, a distance of 201.34 feet, more or less, to the southwesterly corner thereof,
5. South 89°21'19" East, a distance of 257.33 feet, to the southeasterly corner thereof, and
6. North 00°38'41" East, a distance of 5.26 feet to the southwesterly corner of the lot line adjustment shown on the Record of Survey No. 4780, Ada County Records;

thence leaving said easterly line, coincident with the adjusted lines as shown on said Record of Survey, the following four (4) consecutive courses and distances:

1. South 89°21'19" East, a distance of 93.39 feet,
2. North 55°34'19" East, a distance of 88.27 feet,
3. North 00°38'41" East, a distance of 108.69 feet, and
4. North 89°21'19" West, a distance of 45.63 feet to the **Point of Beginning**.

FURTHER EXCEPTING THEREFROM, a tract of land situate in the northeast quarter of the aforesaid Section 25, being a portion of the tract of land described in the deed recorded as 104073384, Official Records of Ada County, and being further described as follows:

Commencing at the aforesaid Point "B", said point also being the most northerly corner of the aforesaid Sadie Creek Subdivision No. 1, and being on the north-south centerline of said Section 25; thence from said Point of Commencement, South 00°57'04" East, coincident with said centerline, and the westerly line of said Sadie Creek Subdivision No. 1, a distance of 145.05 feet to an angle point on said westerly line, said angle point being the **Point of Beginning** of this exception;

thence from said **Point of Beginning**, coincident with the westerly boundary lines of said Sadie Creek Subdivision No. 1, the following four (4) consecutive courses and distances:

1. South 60°52'43" East, a distance of 28.89 feet, more or less, to a point on a line lying 25.00-feet easterly of and parallel with the north-south centerline of said Section 25,
2. leaving said parallel line, continuing South 60°52'43" East, a distance of 260.18 feet,
3. South 53°08'43" East, a distance of 138.71 feet, and

4. South 89°04'18" West, a distance of 334.75 feet to a point on a line lying 25.00-feet easterly of and parallel with the north-south centerline of said Section 25;

thence leaving said westerly boundary lines, North 00°57'04" West, coincident with said parallel line, a distance of 215.27 feet to the **Point of Beginning**.

The above-described tract of land contains a net area of 597.42 acres of land, more or less.

The above-described tract of land is shown on Exhibit "B" attached hereto and made a part hereof.

End of Description.

J-U-B ENGINEERS, Inc.
This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of Timothy Harrigan, PLS, all professional liability associated with this document is hereby declared null and void.

Timothy Harrigan, PLS 17665

10/8/2020
Date

Attachment 3

Private Properties Which May Be Acquired by the Agency

1. The Agency has not identified any particular parcel for the construction of public improvements or for private redevelopment. Properties which may be subject to acquisition include parcels to:

   a) assemble with adjacent parcels to facilitate redevelopment;
   b) assemble with adjacent rights-of-way to improve configuration and enlarge parcels for redevelopment;
   c) reconfigure sites for development and possible extension of streets or pathways;
   d) assemble for future transfer to qualified developers to facilitate the development of mixed-use, residential, commercial and retail areas; or
   e) assemble for the construction of certain public improvements, including but not limited to streets, streetscapes, water and sewer improvements, environmental remediation/site preparation, parking, community facilities, parks, pedestrian/bike paths and trails, recreation access points, multi-purpose athletic and performance facilities and other public facilities, including fire, police, EMS facilities.

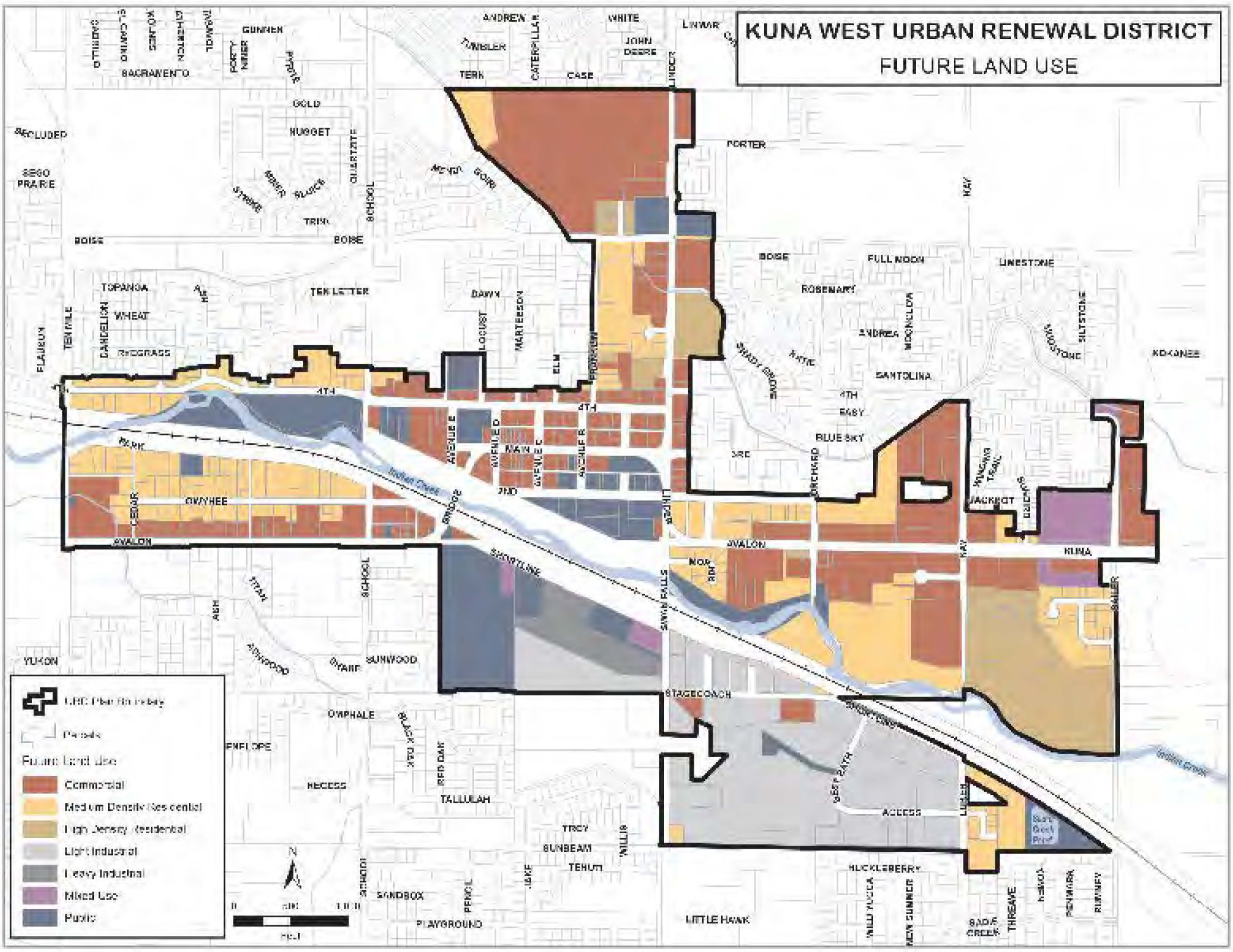
2. The Agency reserves the right to acquire any additional right-of-way or access routes near or around existing or planned rights-of-way.

3. The Agency reserves the right to acquire property needed to provide adequately sized sites for high priority projects for the development of public improvements (the exact location of which has not been determined).

4. Other parcels may be acquired for the purpose of facilitating catalyst or demonstration projects, constructing public parking, constructing new streets or pathways, enhancing public spaces, or to implement other elements of the urban renewal plan strategy and/or any master plan for the Project Area.

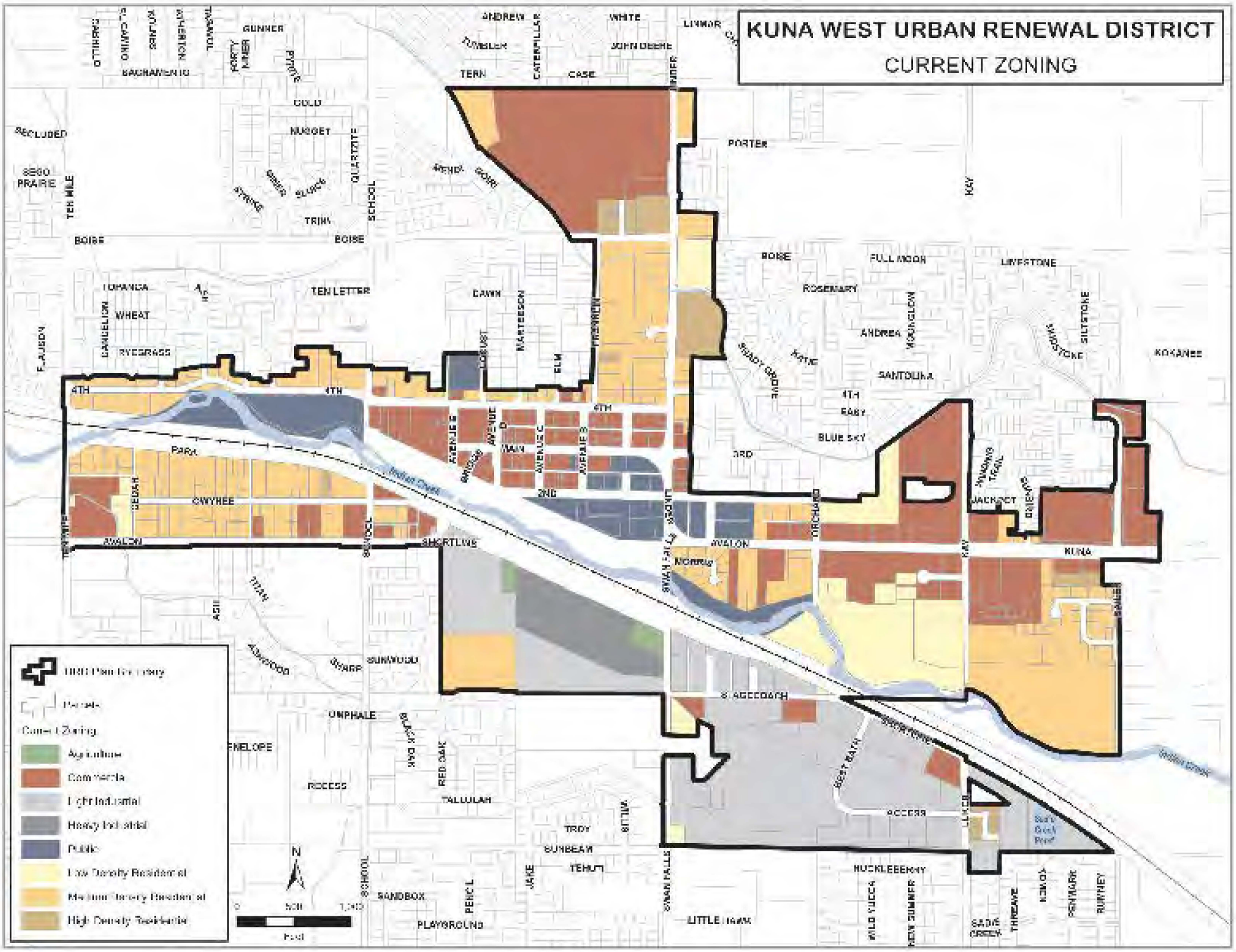
Attachment 4

Map Depicting Expected Land Uses and Current Zoning Map
of the Project Area


KUNA WEST URBAN RENEWAL DISTRICT
FUTURE LAND USE
Future Land Use
Commercial
Medium Density Residential
High Density Residential
Light Industrial
Heavy Industrial
Mixed Use
Public
Parcels
N
0
SECLUDED
SEGO PRAIRE
SACRAMENTO
GUNNER
GOLD NUGGET
BOISE
TOPANGA
WHEAT
RYEGRASS
DANDELION
TEN MILE
TEN LETTER
DAWN
LOCUST
MARTESSON
ELM
BROADVIEW
4TH
AVENUE E
AVENUE D
MAIN
AVENUE C
AVENUE B
2ND
CEDAR
OWYHEE
AVALON
INDIAN CREEK
BRIDGE
SUNSET LINE
ASH
ARMWOOD
SUNWOOD
YUKON
OWYHALE
ENFLOPE
RECESS
TALLULAH
BLACK OAK
RED OAK
SCHOOL
SANDBOX
PLAYGROUND
PENCIL
LAKE
TROY
SUNBEAM
TEHUTI
WILLIS
LITTLE HAWK
ANDREW
TUMBLER
TERN
CATERPILLAR
CASE
WHITE
JOHN DEERE
LINWAR
PORTER
FULL MOON
ROSEMARY
ANDREA
SANTOLINA
BABY
BLUE SKY
3RD
ORCHARD
LIMESTONE
SILTSTONE
KOOTENAI
KOKANEE
JACKPOT
KUNA
STAGECOACH
WEST PATH
ACCESS
HUCKLEBERRY
WILLOW CREEK
MEN SUMMER
BADIS CREEK
THREAVE
HAWKEN
PENNWOOD
RIVERNEY

KUNA WEST URBAN RENEWAL DISTRICT

CURRENT ZONING



Attachment 5

Economic Feasibility Study

An Economic Feasibility Study conducted by:

TheMettsGroup

Prepared for:

GATEWAY TO THE BIRDS OF PREY
KUNA IDAHO

Table of Contents

Introduction 2
Boundary 2
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Projected Tax Increment Revenue 13
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Conclusion 20
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Introduction

Urban renewal and revenue allocation financing are one of the most significant tools available to Idaho communities for attracting and retaining businesses, generating economic development, promoting job creation and encouraging development of deteriorating and underutilized areas.

The State of Idaho provides limited options for cities and counties to use in financing costly public infrastructure and other needed public improvements necessary to attract and retain businesses. Revenue allocation financing allows communities to make a site "ready" for development, including extending water, sewer, streets and other improvements that reduce the cost to businesses of relocating or expanding. Revenue allocation financing also allows Idaho cities and counties to compete with other areas in attracting industry and business to Idaho.

This feasibility report focuses on a study area of approximately 473 acres within the City of Kuna, Idaho (the "City"). The City's population has grown 30 percent from 2014 to 2019 according to U.S. Census data, or at an annual rate of five percent, compared to Ada County at 2.5%.

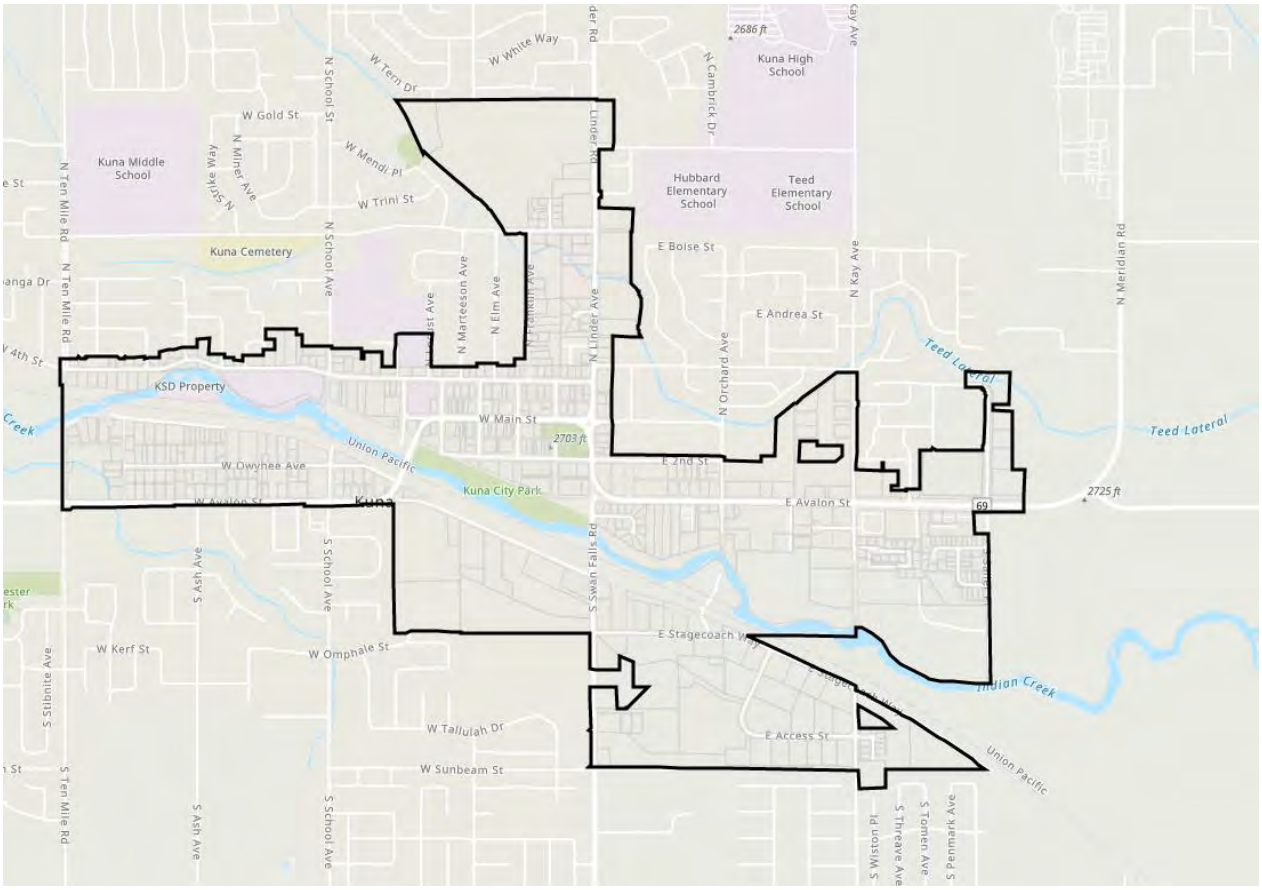
This study lays the groundwork to assess the feasibility of the proposed Kuna West District from an economic perspective and constitutes an economic feasibility study as required by Idaho Code § 50-2905. The public benefits resulting from this partnered development include:

- Job creation from implementing the Urban Renewal Plan for the Kuna West Urban Renewal Project (the "Plan") as well as potential for "spinoff" developments both within and outside of the Kuna West District boundaries
- Underutilized property or land can be developed to a productive use
- Infrastructure upgrades enhance capacity for surrounding area and community at large
- Improvements to local transportation systems benefit the community at large
- Increasing local tax base may mean property owners enjoy lower levy rates in the future
- Increased local tax base also bodes well for enrollment in the public schools and overall budget
- Successful projects generate increased sales and income taxes for the State

Boundary

The subject area examined in this report includes the City's core business district. The Study Area is generally located at the southernmost portion of Highway 69/Meridian Road and extends south to the Union Pacific Rail Line and west along West Avalon Street to encompass portions of Linder Avenue and Franklin Avenue. The Study Area continues west to include all properties from Linder Avenue to Ten Mile Road and from 4th Street to West Avalon Street. Additional properties are also included on the south side of the Union Pacific Rail Line along West Shortline Street and East Stagecoach Way. This boundary as shown in Figure 1 was developed jointly by City of Kuna staff, Kuna Urban Renewal Agency, and J-U-B Engineers, Inc.

Figure 1. Kuna West Urban Renewal District Boundary

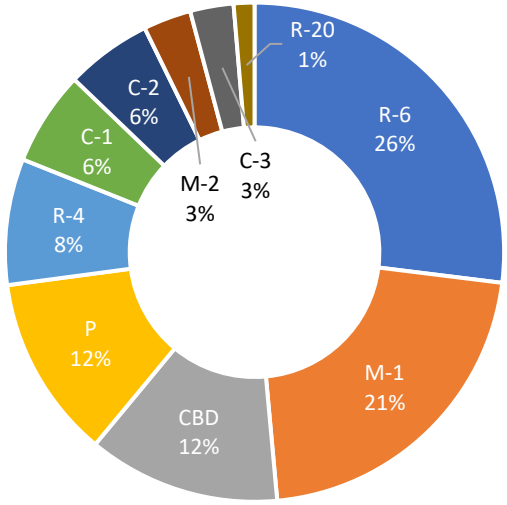


Existing Conditions

Zoning

The Kuna West District boundary encompasses approximately 473 acres. The area primarily consists of small, urban lots which are mainly developed, with some undeveloped areas prime for development. Table 1 provides a breakdown of the current zoning within the proposed district.

Table 1. Breakdown of Current Zoning within Kuna West Urban Renewal District



Zoning Code	Acreage	% of Total Acreage	Zoning Description
R-6	124.6	26.3%	Medium Density Residential
M-1	99.7	21.1%	Light Industrial
CBD	57.6	12.2%	Central Business District
P	54.8	11.6%	Public
R-4	37.8	8.0%	Medium Density Residential
C-1	28.2	6.0%	Neighborhood Commercial
C-2	25.8	5.5%	Area Commercial
M-2	14.3	3.0%	Heavy Industrial
C-3	13.0	2.7%	Service Commercial
R-20	6.2	1.3%	High Density Multi-family
R-12	3.5	0.7%	High Density Residential
L-O	2.3	0.5%	Office
A	2.1	0.4%	
R-8	1.9	0.4%	Medium Density Residential
R-16	1.4	0.3%	
Total	**473.1**	**100%**	

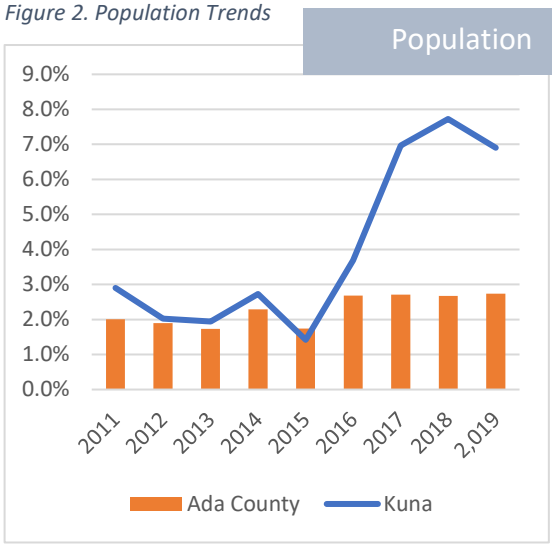
Proposed improvement projects contained within this study adhere to the City's future land use and zoning plans as set forth in *Envision Kuna*, City of Kuna 2019 Comprehensive Plan, as well as other City planning documents.

Social and Economic Conditions

POPULATION	MEDIAN HOUSEHOLD INCOME	POVERTY RATE	BACHELOR'S DEGREE OR HIGHER
18,445	$64,456	8.9%	20.3%

Regional Overview	Kuna
Historical Population Change (2014 - 2019)	30%
Total Industry Jobs (2014)	4,087
Total Industry Jobs (2019)	4,601
Total Industry Jobs Change %	13%
Current Average Earnings	$52,059
GRP	$495,595,422
Labor Force (Jul 2019)	255,774
Participation Rate (Jul 2019)	66.1%
Median Household Income (2018)	$64,456
Building Permits Change (2013-2018)	267%

Figure 2. Population Trends



Source: U.S. Census

Households

Table 2. Change in Households, Kuna

HHs	Number	Y-o-Y % change
2013	5,096	9.5%
2014	5,279	3.6%
2015	5,335	1.1%
2016	5,571	4.4%
2017	5,585	0.3%
2018	5,992	7.3%

Source: U.S. Census

Average household size: 3.26

Income

Per capita income is measured in terms of a family's "money income." Money income includes wages and salaries plus other income such as social security and unemployment benefits.

Adjusted for inflation, per capita income has increased 9% in Kuna from 2013 to 2018.

Financial Analysis

Taxable Value of Property in Area

The estimated total assessed value of all properties in the proposed Kuna West District boundary is $111,638,700 (assessment year 2020). This is roughly 6.8 percent of the City's final total assessed taxable value in 2020. For this study, we use the 2020 assessed value of $111,638,700 as the base value of the Kuna West District. If the Plan is adopted on or before December 31, 2020, the Ada County Assessor will calculate the base using tax accounts for all properties in the Kuna West District boundary, which may differ slightly from the value assessment roll as of January 1, 2020.

Table 3. Total Estimated Assessed Value

Kuna West Urban Renewal District (assessed 2020)	$111,638,700
City of Kuna (2020 final assessment)	$1,637,987,068

Sources: Ada County, J-U-B Engineers, Inc. calculations

Permits

There are no existing permits open within the proposed district boundary.

Future Development

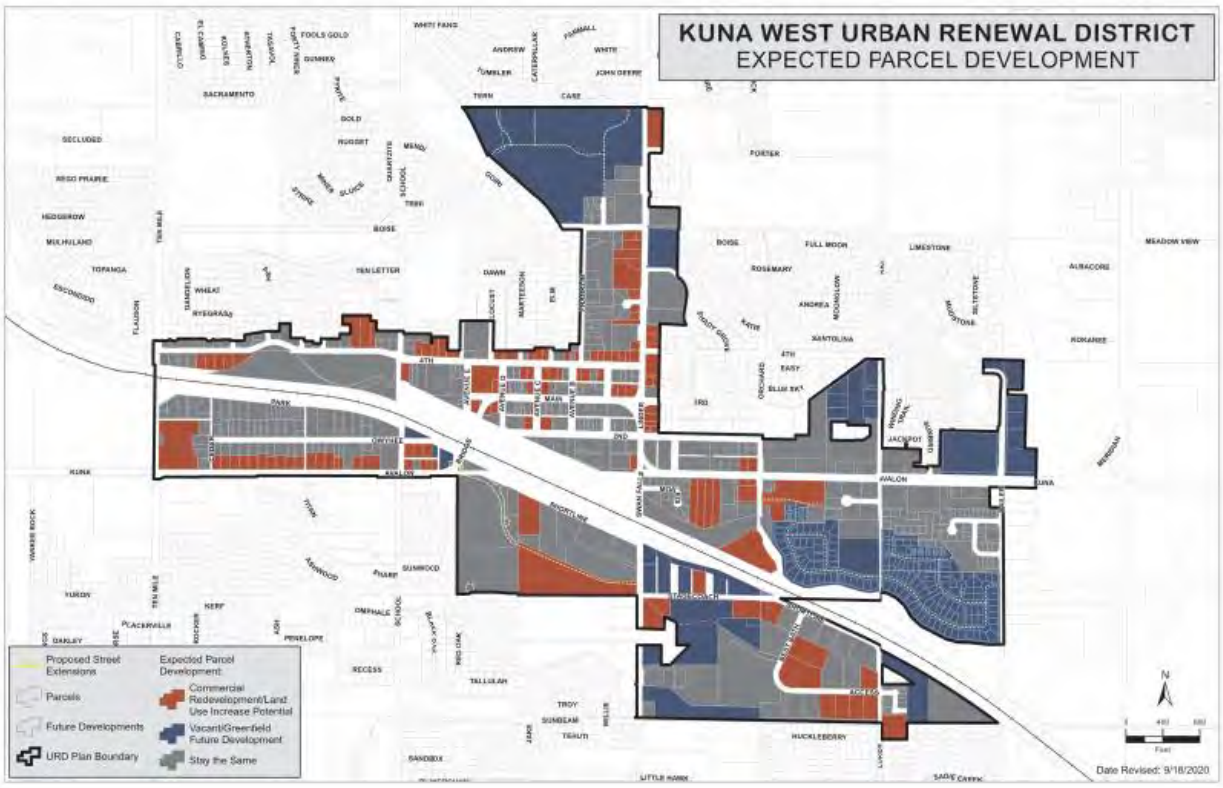
Information contained in this section was obtained from J-U-B Engineers, Inc. in coordination with City officials and staff. All future development scenarios comply with the City of Kuna 2019 Comprehensive Plan. The map below illustrates where future development and redevelopment opportunities exist. Development of these parcels were accounted for in the model. Projected valuations were determined based on similar developments within the area and project cost estimates were provided by J-U-B Engineers, Inc.

The timing of future development is based on existing public infrastructure and how it benefits adjacent areas. Absorption will play a large role in this proposed buildout as building improvements are extensive. Thus, we provide three different buildout scenarios (no-build, 50% buildout, 100% buildout) to provide the Kuna Urban Renewal Agency with the conservative and most comprehensive picture of what to expect from a tax increment revenue perspective.

Table 4. Future Development by Type

Construction Type	Current Assessed Value[1]	Projected Assessed Value	Acres
Commercial	$20,860,450	$195,414,000	127.1
Light Industrial	$2,994,800	$9,522,000	48.0
Multi-family Residential	$386,200	$29,266,700	10.7
Single-family Residential	$503,700	$37,135,825	31.8
Other	$50,500	$50,500	0.5
	$24,795,650	**$271,389,025**	**218.1**

[1]includes home exemptions, if applicable


KUNA WEST URBAN RENEWAL DISTRICT
EXPECTED PARCEL DEVELOPMENT
Proposed Street Extensions
Parcels
Future Developments
URD Plan Boundary
Expected Parcel Development:
Commercial Redevelopment/Land Use Increase Potential
Vacant/Greenfield Future Development
Stay the Same
N
Date Revised: 9/18/2020

Public infrastructure and improvement projects anticipated within the Kuna West District boundary are outlined in the tables below, for a total estimated cost of nearly $53 million. The proposed public infrastructure and improvement projects are prioritized and the estimated project costs by priority are summarized in Table 5.

Due to revenue projections as more fully set forth below, many of these projects would be unfunded. The projects were prioritized by City staff based on need and public input obtained through significant public outreach to property owners within the Kuna West District, stakeholders, taxing district representatives and public officials. This study is premised upon the economic feasibility of the Priority A Projects. The unfunded projects are set forth in the list of Priority B Projects and the Priority C Projects. Public infrastructure and improvement projects prioritized as a high priority within the proposed Kuna West District are detailed in Table 6.

If development occurs more quickly than projected and/or other funding sources become available through either grants or partnerships with the City and/or the Ada County Highway District on project funding, then the Agency may reprioritize projects as listed in A, B and C below. Additionally, the Agency may be able to undertake additional projects through developer advanced funding of projects. Please note that some of these estimates will change as projects move forward and are more defined. The estimated project costs do not account for inflation.

Table 5. Estimated Project Costs by Priority Level

Priority Level	Total
A	$17,252,067
B	$35,068,840
C	$661,000
Total	$52,981,907

Source: J-U-B Engineers, Inc., City of Kuna, author's calculations

Table 6. Potential Public Infrastructure and Improvement Projects, Priority A projects

Proj. #	Project Name	Total Estimated Cost
Priority A Projects		
2	**Water/sewer system improvements**	
	- Water/Sewer extensions	$6,382,000
	- Sewer Lift Station	$1,291,667
	- Water Well Improvements	$895,900
5	Avalon St/Kay Ave intersection improvements	$465,000
6	**Streetscape/entryway corridor improvements**	
	Ten Mile Rd	$618,500
	Avalon St	$2,689,500
	Linder Rd	$1,344,500
10	**Public Infrastructure Improvements and/or Connections to support development**	
10a	Commercial projects/areas	$1,162,500
10b	Industrial projects/areas	$775,000
10c	Hospital, educational or institutional centers	$697,500
10d	Library, Fire District or School District related projects and facilities	$465,000
10e	YMCA or Recreational facility	$465,000
Total for Priority A Projects		***$17,252,067***

Source: J-U-B Engineers, City of Kuna, author's calculations

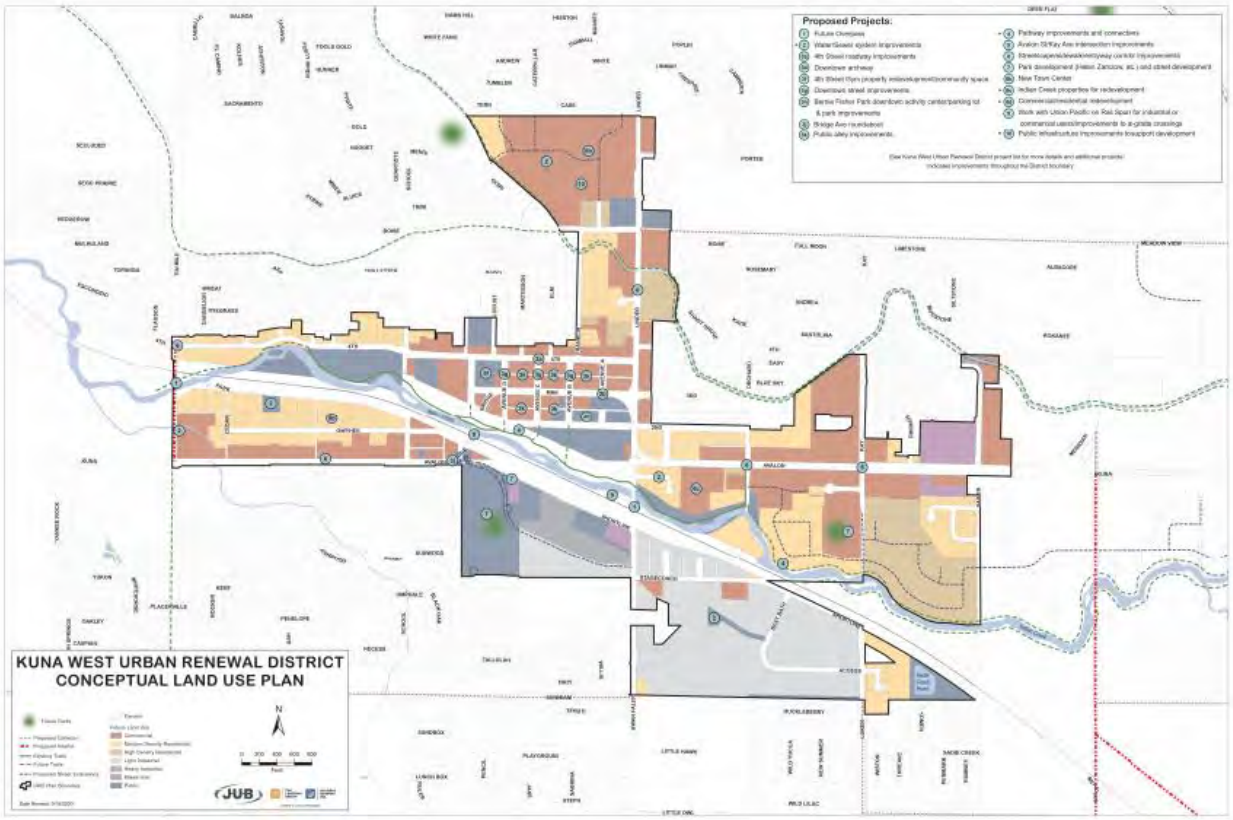
Table 7. Potential Public Infrastructure and Improvement Projects, Priority B and C projects

Proj. #	Project Name	Total Estimated Cost
Priority B Projects		
1	**Future overpass (one option/location)**	
	Ten Mile Rd	$4,340,000
	Swan Falls Rd/Linder Rd	$5,735,000
3a	4th St Roadway Improvements	$500,000
3b	Downtown Archway	$10,000
3c	Streetscape/pedestrian facilities (benches, trash receptacles, etc.)	$54,500
3e	**Street lighting**	
	- Street/Ped Lights	$465,000
	- Greenbelt Pathway Lights	$587,800
	- Intersection Lights	$155,000
3f	4th St Gym property redevelopment/community space	$793,000
3g	Avenue A-D Main St to 4th St Improvements	$33,440
3i	Purchase of blighted structures to sell for redevelopment	$10,000,000
3j	**Bridge Ave roundabout**	
	- Intersection Improvement (no ROW, bridge or RR Crossing Improvements)	$542,500
3k	**Downtown alley improvements (one option)**	
	- Standard Rural Roadway Improvement Option	$111,200
	- Community Access Alleyway Improvement Option	$1,488,000
4	Pathway improvements and connections	$321,200
7	**Park (Helen Zamzow, etc.) and street development**	
	- Internal Roads/Parking Lot & Offsite Improvements	$296,800
	- Park Improvements	$342,000
8a	Acquisition of structures or property within the district for redevelopment initiatives. Potential property acquisition of greenfield land to help attract industrial/commercial users.	$4,000,000
8b	New Town Center	$1,677,000
8c	Indian Creek frontage properties for redevelopment	$1,259,000
8d	Owyhee/Bridge Ave area for commercial/residential redevelopment	$1,582,400
11	Fiber & Broadband	$775,000
Total for Priority B Projects		***$35,068,840***

Proj. #	Project Name	Total Estimated Cost
Priority C Projects		
3d	Wayfinding system (possibly incorporate with bike/ped projects)	$31,000
3h	**Bernie Fisher Park activity center/parking lot & park improvements**	
	- Parking Lot	$97,500
	- Park Improvements	$32,500
9	Work with Union Pacific on Rail Spurs for industrial or commercial users/improvements to at-grade crossings	$500,000
Total for Priority C Projects		***$661,000***

Note: If grants or other leveraging funding sources become available, or a development occurs sooner than anticipated, priority B or C projects may be completed earlier or projects may be re-prioritized.

Source: J-U-B Engineers, City of Kuna, author's calculations


Proposed Projects:
KUNA WEST URBAN RENEWAL DISTRICT
CONCEPTUAL LAND USE PLAN
JUB

Projected Assessed Values

The projected property assessed values based on the three buildout scenarios identified within the proposed Kuna West District boundary are shown in Table 8. The growth percentages shown reflect very conservative assumptions and account for annual inflationary adjustments of 1.6%. Each buildout scenario was based on similar developments and their current assessed values based on average assessed values per square feet. The different growth scenarios show the proposed projects in three scenarios and are distributed evenly across each proposed development in the District for assessment purposes:

Projected Property Assessed Value at End of District Life	
BASE (2020):	$111.6M
NO DEVELOPMENT:	$155.8M
50% DEVELOPED:	$325.2M
100% DEVELOPED:	$494.6M

1) a worst-case scenario where no new development occurs;

2) a moderate scenario where 50% of all proposed new developments are built; and

3) the best-case scenario where all the proposed new developments are built out by the end of the district's life in 2040 (**increment is collected through 2041**) – if district is established in 2020.

There is one agricultural parcel contained within the proposed District boundary (32.7 acres). Pursuant to House Bill 560 enacted during the 2020 Legislative Session, as of July 1, 2020, there is no longer a speculative value exemption for agricultural land. Instead, the market value of land actively devoted to agriculture is its "actual use value." This statutory change will have an impact on the current allocation of value between the base value and the increment value as there is no longer an agricultural tax exemption. Previously, any increase in valuation caused by the removal of the agricultural tax exemption from undeveloped agricultural land in a revenue allocation area was added to the base assessment roll. With the removal of the exemption, going forward the base value of agricultural land will be the actual use value. This Study assumes any increase in value on the agricultural parcel will be allocated to the increment value.

As mentioned earlier, the timing of the projected new commercial and industrial developments are based on existing infrastructure and the benefits dispersed across other areas around the City. Absorption also plays a large role in these proposed buildout scenarios as improvements can be extensive. The following buildout scenarios provide a conservative, yet holistic approach.

The Kuna West District's termination date is December 31, 2040, however, the Agency will continue to receive revenue allocation proceeds from assessment year 2040 in 2041. Therefore, the projected property assessed values at end of district life are stated for the year 2041.

Table 8. Projected Assessed Value Growth by Growth Scenario

	No Development		50% Developed		100% Developed	
Year	Projected Assessed Value	Inflation	Projected Assessed Value	Percent Growth	Projected Assessed Value	Percent Growth
2020	$111,638,700	1.6%	$111,638,700	---	$111,638,700	---
2021	$113,424,919	1.6%	$113,424,919	1.6%	$113,424,919	1.6%
2022	$115,239,718	1.6%	$129,819,129	14.5%	$144,398,540	27.3%
2023	$117,083,553	1.6%	$143,523,726	10.6%	$169,963,900	17.7%
2024	$118,956,890	1.6%	$156,543,006	9.1%	$194,129,122	14.2%
2025	$120,860,200	1.6%	$173,601,855	10.9%	$226,343,510	16.6%
2026	$122,793,964	1.6%	$188,006,976	8.3%	$253,219,989	11.9%
2027	$124,758,667	1.6%	$200,785,788	6.8%	$276,812,909	9.3%
2028	$126,754,806	1.6%	$219,504,722	9.3%	$312,254,638	12.8%
2029	$128,782,883	1.6%	$234,644,289	6.9%	$340,505,695	9.0%
2030	$130,843,409	1.6%	$248,169,297	5.8%	$365,495,186	7.3%
2031	$132,936,903	1.6%	$266,694,167	7.5%	$400,451,431	9.6%
2032	$135,063,894	1.6%	$273,770,265	2.7%	$412,476,637	3.0%
2033	$137,224,916	1.6%	$278,150,590	1.6%	$419,076,263	1.6%
2034	$139,420,515	1.6%	$287,384,460	3.3%	$435,348,406	3.9%
2035	$141,651,243	1.6%	$293,839,403	2.2%	$446,027,563	2.5%
2036	$143,917,663	1.6%	$299,493,033	1.9%	$455,068,404	2.0%
2037	$146,220,345	1.6%	$304,284,922	1.6%	$462,349,498	1.6%
2038	$148,559,871	1.6%	$309,153,481	1.6%	$469,747,090	1.6%
2039	$150,936,829	1.6%	$314,099,936	1.6%	$477,263,044	1.6%
2040	$153,351,818	1.6%	$320,077,735	1.9%	$486,803,652	2.0%
2041	$155,805,447	1.6%	$325,198,979	1.6%	$494,592,511	1.6%

*includes new development and is adjusted for inflation (1.6%)

Projected Tax Increment Revenue

The projected revenue allocation proceeds also referred to as Tax Increment Revenues (TIF) from the assessed value growth broken out in the three build-out scenarios are shown in Table 9, Table 10, and Table 11. The 2019 levy rates were used collectively for each of the taxing districts that overlap the Kuna West District boundary. By the end of the district's life, in 2041, it is estimated that there is potential to generate roughly $2.9 million in that fiscal year from tax increment if built out 100% and $1.6 million if only built out at 50%. Cumulatively, if fully developed, the proposed district is estimated to generate $37.7 million in tax increment revenue and $20.6 million at 50%.

Figure 3. Projected Tax Increment Revenue at end of West Rathdrum Urban Renewal District life

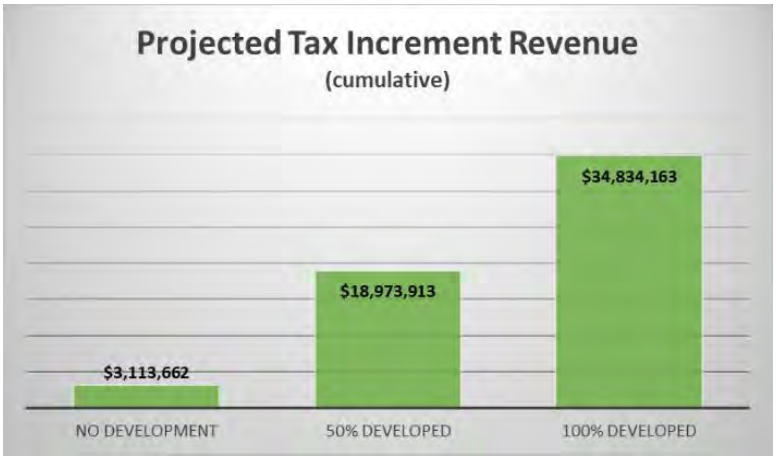


Table 9. Tax Increment Revenue Projection: No Development Scenario

No Development						
Year	Projected Assessed Value	Base	Increment Value	Tax Rate	Tax Increment Yield (annual)	TIF (cumulative)
2020	$111,638,700	$111,638,700	---	0.007582798	---	---
2021	$113,424,919	$111,638,700	---	0.007582798	---	---
2022	$115,239,718	$111,638,700	$3,601,018	0.007582798	$27,306	$27,306
2023	$117,083,553	$111,638,700	$5,444,853	0.007582798	$41,287	$68,593
2024	$118,956,890	$111,638,700	$7,318,190	0.007582798	$55,492	$96,780
2025	$120,860,200	$111,638,700	$9,221,500	0.007582798	$69,925	$166,704
2026	$122,793,964	$111,638,700	$11,155,264	0.007582798	$84,588	$251,292
2027	$124,758,667	$111,638,700	$13,119,967	0.007582798	$99,486	$350,779
2028	$126,754,806	$111,638,700	$15,116,106	0.007582798	$114,622	$465,401
2029	$128,782,883	$111,638,700	$17,144,183	0.007582798	$130,001	$595,402
2030	$130,843,409	$111,638,700	$19,204,709	0.007582798	$145,625	$741,027
2031	$132,936,903	$111,638,700	$21,298,203	0.007582798	$161,500	$902,527
2032	$135,063,894	$111,638,700	$23,425,194	0.007582798	$177,629	$1,080,156
2033	$137,224,916	$111,638,700	$25,586,216	0.007582798	$194,015	$1,274,171
2034	$139,420,515	$111,638,700	$27,781,815	0.007582798	$210,664	$1,484,835
2035	$141,651,243	$111,638,700	$30,012,543	0.007582798	$227,579	$1,712,414
2036	$143,917,663	$111,638,700	$32,278,963	0.007582798	$244,765	$1,957,179
2037	$146,220,345	$111,638,700	$34,581,645	0.007582798	$262,226	$2,219,404
2038	$148,559,871	$111,638,700	$36,921,171	0.007582798	$279,966	$2,499,370
2039	$150,936,829	$111,638,700	$39,298,129	0.007582798	$297,990	$2,797,360
2040	**$153,351,818**	**$111,638,700**	**$41,713,118**	**0.007582798**	**$316,302**	**$3,113,662**
2041	$155,805,447	$111,638,700	$44,166,747	0.007582798	$334,908	$3,448,569

*adjusted for inflation (1.6%)

Table 10. Tax Increment Revenue Projection: 50% Developed Scenario

50% Developed						
Year	Projected Assessed Value	Base	Increment Value	Tax Rate	Tax Increment Yield (annual)	TIF (cumulative)
2020	$111,638,700	$111,638,700	---	0.007582798	---	---
2021	$113,424,919	$111,638,700	---	0.007582798	---	---
2022	$129,819,129	$111,638,700	$18,180,429	0.007582798	$137,859	$137,859
2023	$143,523,726	$111,638,700	$31,885,026	0.007582798	$241,778	$379,636
2024	$156,543,006	$111,638,700	$44,904,306	0.007582798	$340,500	$582,278
2025	$173,601,855	$111,638,700	$61,963,155	0.007582798	$469,854	$1,052,132
2026	$188,006,976	$111,638,700	$76,368,276	0.007582798	$579,085	$1,631,217
2027	$200,785,788	$111,638,700	$89,147,088	0.007582798	$675,984	$2,307,202
2028	$219,504,722	$111,638,700	$107,866,022	0.007582798	$817,926	$3,125,128
2029	$234,644,289	$111,638,700	$123,005,589	0.007582798	$932,727	$4,057,854
2030	$248,169,297	$111,638,700	$136,530,597	0.007582798	$1,035,284	$5,093,138
2031	$266,694,167	$111,638,700	$155,055,467	0.007582798	$1,175,754	$6,268,893
2032	$273,770,265	$111,638,700	$162,131,565	0.007582798	$1,229,411	$7,498,304
2033	$278,150,590	$111,638,700	$166,511,890	0.007582798	$1,262,626	$8,760,930
2034	$287,384,460	$111,638,700	$175,745,760	0.007582798	$1,332,645	$10,093,574
2035	$293,839,403	$111,638,700	$182,200,703	0.007582798	$1,381,591	$11,475,165
2036	$299,493,033	$111,638,700	$187,854,333	0.007582798	$1,424,461	$12,899,627
2037	$304,284,922	$111,638,700	$192,646,222	0.007582798	$1,460,797	$14,360,424
2038	$309,153,481	$111,638,700	$197,514,781	0.007582798	$1,497,715	$15,858,139
2039	$314,099,936	$111,638,700	$202,461,236	0.007582798	$1,535,223	$17,393,362
2040	$320,077,735	$111,638,700	$208,439,035	0.007582798	$1,580,551	$18,973,913
2041	$325,198,979	$111,638,700	$213,560,279	0.007582798	$1,619,384	$20,593,297

*includes new development and is adjusted for inflation (1.6%)

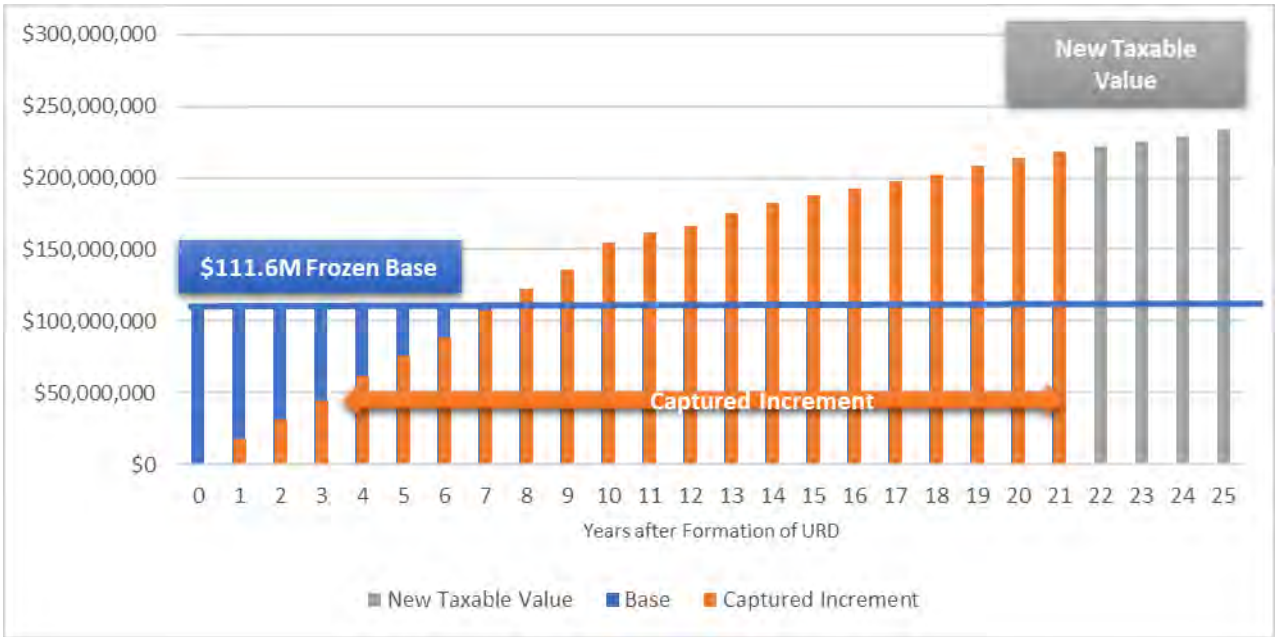
Table 11. Tax Increment Revenue Projection: 100% Developed Scenario

100% Developed						
Year	Projected Assessed Value	Base	Increment Value	Tax Rate	Tax Increment Yield (annual)	TIF (cumulative)
2020	$111,638,700	$111,638,700	---	0.007582798	---	---
2021	$113,424,919	$111,638,700	---	0.007582798	---	---
2022	$144,398,540	$111,638,700	$32,759,840	0.007582798	$248,411	$248,411
2023	$169,963,900	$111,638,700	$58,325,200	0.007582798	$442,268	$690,679
2024	$194,129,122	$111,638,700	$82,490,422	0.007582798	$625,508	$1,067,776
2025	$226,343,510	$111,638,700	$114,704,810	0.007582798	$869,783	$1,937,560
2026	$253,219,989	$111,638,700	$141,581,289	0.007582798	$1,073,582	$3,011,142
2027	$276,812,909	$111,638,700	$165,174,209	0.007582798	$1,252,483	$4,263,625
2028	$312,254,638	$111,638,700	$200,615,938	0.007582798	$1,521,230	$5,784,855
2029	$340,505,695	$111,638,700	$228,866,995	0.007582798	$1,735,452	$7,520,307
2030	$365,495,186	$111,638,700	$253,856,486	0.007582798	$1,924,942	$9,445,250
2031	$400,451,431	$111,638,700	$288,812,731	0.007582798	$2,190,009	$11,635,258
2032	$412,476,637	$111,638,700	$300,837,937	0.007582798	$2,281,193	$13,916,451
2033	$419,076,263	$111,638,700	$307,437,563	0.007582798	$2,331,237	$16,247,688
2034	$435,348,406	$111,638,700	$323,709,706	0.007582798	$2,454,625	$18,702,314
2035	$446,027,563	$111,638,700	$334,388,863	0.007582798	$2,535,603	$21,237,917
2036	$455,068,404	$111,638,700	$343,429,704	0.007582798	$2,604,158	$23,842,075
2037	$462,349,498	$111,638,700	$350,710,798	0.007582798	$2,659,369	$26,501,444
2038	$469,747,090	$111,638,700	$358,108,390	0.007582798	$2,715,464	$29,216,908
2039	$477,263,044	$111,638,700	$365,624,344	0.007582798	$2,772,456	$31,989,363
2040	$486,803,652	$111,638,700	$375,164,952	0.007582798	$2,844,800	$34,834,163
2041	$494,592,511	$111,638,700	$382,953,811	0.007582798	$2,903,861	$37,738,025

*includes new development and is adjusted for inflation (1.6%)

Figure 4 summarizes the increment revenue throughout the life of the district at 50% development buildout and the new taxable valuable into perpetuity.

Figure 4. Captured Increment throughout life of Kuna West Urban Renewal District (**if only 50% Development**)



Taxing Districts

The assessed value of the properties in an urban renewal district at the time the district is put in place is called the **base** value. The **increment** value is the amount that the assessed value increases above the base after the urban renewal district is put in place. In general, and subject to Idaho Code 50-2908, an agency receives an allocation of revenue from property tax dollars generated from incremental value.

Taxing districts have the ability to collect their full budget requests. This includes the allowed 3% annual budget increase and forgone amounts. This is because property taxes are budget driven and not assessment driven. Under Idaho Code § 63-802, taxing entities are constrained in establishing levy rates by the amount each budget of each taxing district can increase on an annual basis and/or by levy limits.

In addition, without the Revenue Allocation Area and its ability to pay for public improvements and public facilities, fewer substantial improvements within the Revenue Allocation Area would be expected during the term of the Plan; hence, there would be lower increases in assessed valuation to be used by the other taxing entities.

A result of new construction occurring outside the revenue allocation area (Idaho Code §§ 63-802 and 63-301A) is the likely reduction of the levy rate as assessed values increase for property within each taxing entity's jurisdiction. From and after December 31, 2006, Idaho Code § 63-301A prohibits taxing entities from including, as part of the new construction roll, the increased value related to new construction within a revenue allocation area until the revenue allocation authority is terminated. Any

new construction within the Project Area is not available for inclusion by the taxing entities to increase their budgets. Upon termination of the District or de-annexation of area, the taxing entities will be able to include the accumulated new construction roll value in setting the following year's budget and revenue from such value ***is not limited to*** the three percent increase allowed in Idaho Code § 63-802(1)(a).

As of the date of this study, the most recent levy rates (2019) were used in this study for purposes of the analysis. Those taxing districts and rates area as follows:

Table 12. Levy Rates by Taxing District, City of Kuna (2019)

Ada County	0.002549212
Ada County Ambulance	0.000121963
College of Western Idaho	0.000128506
ACHD[1]	0.000771526
City of Kuna	0.002367198
Kuna Cemetery	0.000108161
Kuna Rural Fire	0.001058883
Kuna School #3	0.000029716
Kuna School Community Library	0.000425868
Southwest Ada County Mosquito Abatement	0.000021765
Sum of all taxing districts	**0.00758279800**

The Study has made certain assumptions concerning the levy rate. The levy rate is estimated to stay level for the life of the revenue allocation area. More than likely, this rate will be lower in future years as development occurs. If the overall levy rate is less than projected, or the assessed values do not increase as expected, or expected development fails to occur as estimated, the Agency shall receive fewer funds from revenue allocation.

Pursuant to Idaho Code § 50-2908, the Agency is not entitled to revenue allocation proceeds from certain levy increases (e.g. from bonds) which are allowed by either specific statutory authorization or approved by an election of the qualified electors of the particular taxing district. Therefore, for any levy election, the Agency will not receive revenue allocation funds which would have been generated by imposing that levy on the assessed valuation within the Project Area. The Study has taken this statute into account.

Dedicating efforts to maintaining a healthy economy is one variable in a viable city. These efforts will produce induced economic benefits in terms of jobs, sales, and expected overall increase in population, including student enrollment. The impact of potential increases in school enrollment—and resulting increases in funding—has the potential to offset some of the impacts felt through allocating these revenues elsewhere for the short-term.

[1] This study assumes the revenues generated from the ACHD levy will flow to the Agency.

Jobs

Job creation is one of the core outcomes of urban renewal. As a result of business growth within an urban renewal district, the spill-over effects from job creation and the wealth it generates is injected throughout the region.

The potential future development of the commercial and industrial areas is used to estimate the number of jobs and resulting multiplier effects. The economic activity related to these jobs is a result of the millions of dollars of goods and services purchased from local vendors and the wages and benefits paid to local workers. The initial outlay of funds circulates to the business owners and employees that supply the materials, goods and services needed for business. These contractors, businesses, and employees continue the economic ripple effect by purchasing goods and services.

This job impact analysis breaks down the job impacts by use, using the most conservative estimates. Initial jobs were estimated using industry standards—floor-to-area ratios based on building sites and average number of employees per square foot by industry.

Residential development will endure short-term job impacts. During the construction phase, millions of dollars will be spent for the wages and benefits of construction employees. These one-time, short-term impacts were not calculated—only long-term job impacts were produced. However, these workers, as well as employees of all suppliers, will spend a portion of their wages on household consumer goods such as groceries, rent, vehicle expenses, health care, entertainment, etc. Once the development is completed and occupied, commercial activity and new residential households will spend millions of dollars, annually, in the course of their daily activities. This recirculation of the original expenditures multiplies their impact through these indirect and induced effects.

The extent to which the initial expenditures multiply is estimated using economic models that depict the relationships between industries and firms and their employees. These models are built upon expenditure patterns that are reported to the U.S. Bureau of Labor Statistics, the U.S. Census Bureau and the Bureau of Economic Analysis. Data is regionalized so that it reflects and incorporates local conditions such as average wages, expenditure patterns and resource availability and costs.

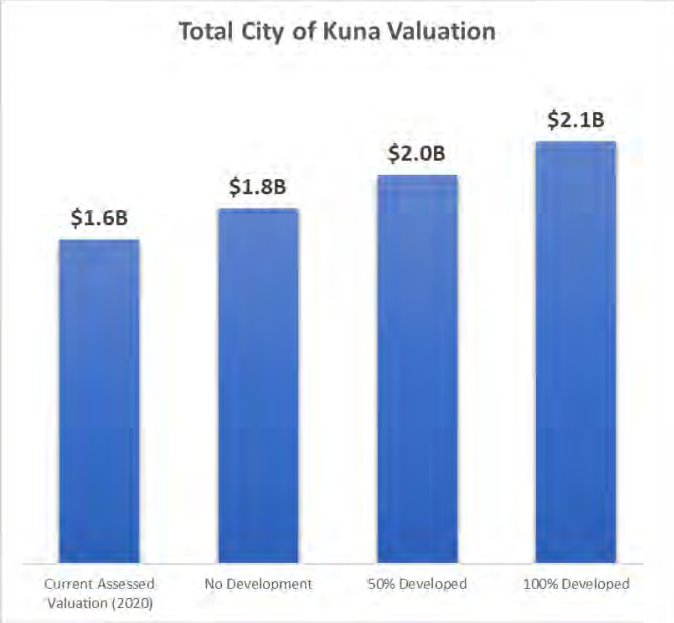
The multipliers used in this analysis were generated by an economic modeling tool produced by IMPLAN and were cross-referenced with U.S. Bureau of Economic Analysis' RIMS II multipliers.

Table 13. Total Job Impacts

	Total JOB IMPACTS		
	Direct	Indirect + Induced	Total
Commercial	3,321	199	3,520
Industrial	1,255	75	1,330
Total	**4,576**	**275**	**4,850**

Conclusion

Given the proposed infrastructure project and improvement list focusing on Priority A Projects and future new development estimates and data to project tax increment revenue, the proposed Kuna West Urban Renewal District is economically feasible. The unfunded projects identified in Priority B Projects and Priority C Projects could be undertaken should revenue allocation proceeds exceed projections, or other funding sources become available. The Kuna West District has the potential to add roughly $383 million to property tax assessments following termination of the district. If only 50% of the planned development is to occur, an additional $214 million to the current assessed valuation could be expected—all of which would increase the City's total current assessed taxable valuation of $1.6 billion. As noted, future development will occur based on absorption as some developments are sizeable and may react slower to the market.



Increment revenue projected to accrue is upwards of $37.7 million if fully developed as planned, $20.6 million if only 50% of the planned development is to occur, and $3.4 million in a no development scenario—the most conservative estimate.

Cumulative Estimated Tax Increment Revenue Generated by End of District Life		
No Development	50% Developed	100% Developed
$3,448,569	$20,593,297	$37,738,025

The anticipated commercial and industrial growth stimulated by the creation of this urban renewal district, will lead to job creation. For planning purposes, the district has the potential to create roughly 4,500 direct jobs if all commercial and industrial areas were to be fully built out and approximately 2,300 at 50% buildout—a significant contribution to the existing 4,600 jobs in Kuna. The additional 4,500 jobs would create another 275 jobs in other sectors across the community and region. Such impacts which will create an increase of flow of earnings to circulate around the community by, ultimately, increasing tax revenues and the overall tax base—bettering the community as a whole.

Appendix: Cash Flow

Cash Flow Analysis
Kuna Urban Renewal District
Based on 50% Development and Priority A Projects

	Planning Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
	Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Beginning Balance		$ -	$ -	$ -	$ 29,346	$ 43,841	$ 42,641	$ 38,617	$ 162,714	$ 99,101	$ 110,272	$ 45,489	$ 96,956	$ 902,597	$ 380,571	$ 458,028	$ 306,426	$ 1,307,279	$ 409,721	$ 1,360,774	$ 1,354,956	$ 1,588,095	$ 1,545,739
Source of Funds																							
	Revenue Allocation	—	—	$ 137,859	$ 241,778	$ 340,500	$ 469,854	$ 579,085	$ 675,984	$ 817,926	$ 932,727	$ 1,035,284	$ 1,175,754	$ 1,229,411	$ 1,262,626	$ 1,332,645	$ 1,381,591	$ 1,424,461	$ 1,460,797	$ 1,497,715	$ 1,535,223	$ 1,580,551	$ 1,619,384
	City Contribution	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
	Bond Allocation	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
	Other Revenue	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total Funds Available		$ -	$ -	$ 137,859	$ 271,124	$ 384,341	$ 512,495	$ 617,702	$ 838,699	$ 917,027	$ 1,042,999	$ 1,080,773	$ 1,272,710	$ 2,132,008	$ 1,643,197	$ 1,790,673	$ 1,778,017	$ 2,731,740	$ 1,870,518	$ 2,858,488	$ 2,890,179	$ 3,168,646	$ 3,165,123
Use of Funds																							
Total Infrastructure Expenditures		$ -	$ -	$ 87,833	$ 191,057	$ 290,625	$ 403,400	$ 368,135	$ 638,200	$ 684,067	$ 857,600	$ 828,525	$ 333,750	$ 1,567,025	$ 995,775	$ 1,194,350	$ 263,500	$ 2,108,350	$ 290,625	$ 1,274,875	$ 1,075,900	$ 1,185,825	$ 2,552,800
Net available for Operating Expenses & Debt Service		$ -	$ -	$ 50,025	$ 80,107	$ 93,716	$ 109,095	$ 249,577	$ 200,499	$ 232,961	$ 185,398	$ 252,248	$ 1,078,960	$ 564,983	$ 647,422	$ 596,323	$ 1,514,517	$ 623,390	$ 1,579,891	$ 1,583,613	$ 1,814,279	$ 1,982,821	$ 612,323
Operating Expenses																							
	Agency Operating Expenses	0	$ -	$ 20,679	$ 34,267	$ 51,075	$ 70,478	$ 86,863	$ 101,398	$ 122,689	$ 138,909	$ 155,293	$ 174,363	$ 184,412	$ 189,394	$ 199,897	$ 207,239	$ 213,669	$ 219,120	$ 224,657	$ 230,283	$ 237,082	$ 242,908
Total Operating Expenses		$ -	$ -	$ 20,679	$ 34,267	$ 51,075	$ 70,478	$ 86,863	$ 101,398	$ 122,689	$ 138,909	$ 155,293	$ 174,363	$ 184,412	$ 189,394	$ 199,897	$ 207,239	$ 213,669	$ 219,120	$ 224,657	$ 230,283	$ 237,082	$ 242,908
Net Available after Investments & Operating Expenses		$ -	$ -	$ 29,346	$ 43,841	$ 42,641	$ 38,617	$ 162,714	$ 99,101	$ 110,272	$ 45,489	$ 96,956	$ 902,597	$ 380,571	$ 458,028	$ 396,426	$ 1,307,279	$ 409,721	$ 1,360,774	$ 1,358,956	$ 1,588,095	$ 1,745,739	$ 369,416
Reimbursement Agreements																							
	Available for reimbursement (to City or other Developers)	$ -	$ -	$ 29,346	$ 43,841	$ 42,641	$ 38,617	$ 162,714	$ 99,101	$ 110,272	$ 45,489	$ 96,956	$ 902,597	$ 380,571	$ 458,028	$ 396,426	$ 1,307,279	$ 409,721	$ 1,360,774	$ 1,358,956	$ 1,588,095	$ 1,545,739	$ 369,416
	OPA Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Debt Service		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Use of Funds		$ -	$ -	$ 108,512	$ 227,283	$ 341,700	$ 473,878	$ 454,998	$ 739,598	$ 806,756	$ 997,509	$ 982,818	$ 770,111	$ 1,751,437	$ 1,185,169	$ 1,394,247	$ 470,739	$ 2,322,019	$ 509,745	$ 1,499,532	$ 1,306,183	$ 1,422,906	$ 2,795,708
Ending Balance		$ -	$ -	$ 29,346	$ 43,841	$ 42,641	$ 38,617	$ 162,714	$ 99,101	$ 110,272	$ 45,489	$ 96,956	$ 902,597	$ 380,571	$ 458,028	$ 396,426	$ 1,307,279	$ 409,721	$ 1,360,774	$ 1,358,956	$ 1,588,095	$ 1,545,739	$ 369,416

*Agency operations are estimated at 15% per year. "Use of funds" are infrastructure projects prioritized by the City. Priority A projects were used in this analysis, however, Priority B and C projects may be re-prioritized at any point by the Agency and City.

Attachment 6

Agricultural Operation Consents

AGRICULTURAL OPERATION CONSENT FORM

COMES NOW Ralph Mellin, of Mellin Properties, a Limited Partnership, and states that Mellin Properties owns that certain property generally described as Parcel Identification Number: S1323141804, and more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"), and hereby certifies:

(1) that the Property has been used, within the last three (3) years, as an agricultural operation; and

(2) that the undersigned has reviewed the materials provided in Exhibit B, and has had an opportunity to review the Kuna Urban Renewal District Eligibility Study (Kuna West District), prepared by J-U-B Engineers, Inc., and as attached hereto as Exhibit C.

Further, Ralph Mellin, of Mellin Properties, a Limited Partnership hereby provides his/her consent and approval that the subject Property may be included within a proposed urban renewal area, and may be deemed appropriate for inclusion within an urban renewal project area as defined by the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended, and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended, as the property possesses certain characteristics of eligibility.

DATED this 5 day of August, 2020.

Mellin Properties

Ralph Mellin

Name: Ralph Mellin IV

Title: General Partner

STATE OF Idaho)
) ss:
County of Ada)

On this 5th day of August, 2020, before me, a notary public in and for said state, personally appeared Ralph Mellin, known or identified to me to be the Owner of Mellin Properties, a Limited Partnership, the person who executed the instrument on behalf of Mellin Properties as said Owner of said Mellin Properties, and acknowledged to me that he executed the same.

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

Chris Engels
Notary Public for Idaho
My Commission Expires: 10/15/2022

CHRIS ENGELS
COMMISSION #56917
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/15/2022

EXHIBIT A

LEGAL DESCRIPTION

A Parcel of land being a portion of the South 1/2 of the Northeast 1/4, of Section 23, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho. More particularly described as follows:

BASIS OF BEARINGS:
The East line of said Northeast 1/4 of Section 23, between found monuments at the Northeast corner and the East 1/4 corner, taken as North 00°03'04" East and a distance between monuments found to be 2621.79 feet.

COMMENCING at the North 1/16 corner on the East line of the South 1/2 of the Northeast 1/4, Section 23, Township 2 North, Range 1 West, Boise Meridian, marked by a 5/8 inch iron rod, from which the East 1/4 corner of said Section 23 bears South 00°03'04" West, 1310.86 feet; Thence along the North line of said South 1/2 of the Northeast 1/4, South 89°54'03" West, 25.00 feet, to a point on the Westerly Right-of-Way of North Linder Road, and the **POINT OF BEGINNING;**
Thence along said Right-of-Way, South 00°03'04" West, 640.93 feet;
Thence leaving said Right-of-Way, South 89°45'00" West, 299.95 feet;
Thence South 00°03'04" West, 150.00 feet;
Thence South 89°45'00" West, 96.00 feet;
Thence South 00°03'04" West, 185.61 feet, to a point at the intersection of the North boundary of Sam's Estate Subdivision, Bk. 81, Page 8797 records of Ada County, and the Easterly Right-of Way of North White Barn Road;
Thence along the said North boundary, South 89°44'42" West, 242.71 feet, to the Northwest corner of said Sam's Estate Subdivision;
Thence along the West boundary of said Sam's Estate Subdivision,
South 00°03'04" West, 204.16 feet, to the Southwesterly corner of said Subdivision;
Thence continuing South 00°03'04" West, 84.63 feet to a point on the Northerly Right-of-Way of West Boise St., and a non-tangent curve;
Thence along said Right-of-Way, 80.27 feet along the arc of a curve to the left, having a radius of 730.00 feet and a central angle 06°18'1" and whose long chord bears North 87°06'34" West, 80.23 feet;
Thence continuing along said Right-of-Way South 89°44'25" West, 183.24 feet, to the centerline of the Teed Lateral;
Thence leaving said Right-of-Way, and along said Teed Lateral centerline the following three(3) courses:

North 35°12'35" West, 243.62 feet;
North 48°46'43" West, 774.53 feet;

along a curve to the right with a radius of 451.24 feet and a central angle of 00°15'14" an arc length of 2.00 feet (with a chord bearing of North 48°39'06" West, and a chord distance of 2.00 feet);
Thence leaving said centerline North 41°00'52" East a distance of 41.30 feet;
thence along a curve to the right with a radius of 212.00 feet and a central angle of 34°21'30" an arc length of 127.13 feet (with a chord bearing of North 58°11'37" East, and a chord distance of 125.23 feet);
Thence North 12°58'52" West a distance of 158.23 feet;
Thence North 05°14'21" West a distance of 301.36 feet to said North line;
Thence along said North line, North 89°54'03" East a distance of 1,557.22 feet to the **POINT OF BEGINNING.**

Said Parcel containing 1,426,351 square feet (32.74 acres), more or less, and is subject to all existing easements and rights-of-ways of record or implied.

EXHIBIT B

EXCERPTS OF STATUTES
IDAHO CODE §§ 50-2018(8) AND (9), 50-2008, 50-2903(8)

IDAHO CODE §§ 50-2018(8) AND (9)

(8) "Deteriorated area" shall mean an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare. Provided however, this definition shall not apply to any agricultural operation, as defined in section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation or to any forest land as defined in section 63-1701(4), Idaho Code, absent the consent of the forest landowner, as defined in section 63-1701(5), Idaho Code, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

(9) "Deteriorating area" shall mean an area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use; provided, that if such deteriorating area consists of open land the conditions contained in the proviso in section 50-2008(d), Idaho Code, shall apply; and provided further, that any disaster area referred to in section 50-2008(g), Idaho Code, shall constitute a deteriorating area. Provided however, this definition shall not apply to any agricultural operation, as defined in section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation or to any forest land as defined in section 63-1701(4), Idaho Code, absent the consent of the forest landowner, as defined in section 63-1701(5), Idaho Code, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

IDAHO CODE § 50-2008

50-2008. PREPARATION AND APPROVAL OF PLAN FOR URBAN RENEWAL PROJECT. (a) An urban renewal project for an urban renewal area shall not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or a deteriorating area or a combination thereof and designated such area as appropriate for an urban renewal project.

(b) An urban renewal agency may itself prepare or cause to be prepared an urban renewal plan, or any person or agency, public or private, may submit such a plan to an urban renewal agency. Prior to its approval of an urban renewal project, the local governing body shall submit such plan to the planning commission of the municipality, if any, for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole. The planning commission shall submit its written recommendations with respect to the proposed urban renewal plan to the local governing body within sixty (60) days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission, or if no recommendations are received within said sixty (60) days, then without such recommendations, the local governing body may proceed with the hearing on the proposed urban renewal project prescribed by subsection (c) hereof.

(c) The local governing body shall hold a public hearing on an urban renewal project, after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the municipality. The notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the plan, and shall outline the general scope of the urban renewal project under consideration.

(d) Following such hearing, the local governing body may approve an urban renewal project and the plan therefor if it finds that (1) a feasible method exists for the location of families who will be displaced from the urban renewal area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; (2) the urban renewal plan conforms to the general plan of the municipality as a whole; (3) the urban renewal plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the plan; and (4) the urban renewal plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise: Provided, that if the urban renewal area consists of an area of open land to be acquired by the urban renewal agency, such area shall not be so acquired unless (1) if it is to be developed for residential uses, the local governing body shall determine that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality; that the need for housing accommodations has been or will be increased as

a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality, or (2) if it is to be developed for nonresidential uses, the local governing body shall determine that such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition may require the exercise of governmental action, as provided in this act, because of defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot layouts, the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area.

(e) An urban renewal plan may be modified at any time: Provided that if modified after the lease or sale by the urban renewal agency of real property in the urban renewal project area, such modification may be conditioned upon such approval of the owner, lessee or successor in interest as the urban renewal agency may deem advisable and in any event shall be subject to such rights at law or in equity as a lessee or purchaser, or his successor or successors in interest, may be entitled to assert.

(f) Upon the approval by the local governing body of an urban renewal plan or of any modification thereof, such plan or modification shall be deemed to be in full force and effect for the respective urban renewal area, and the urban renewal agency may then cause such plan or modification to be carried out in accordance with its terms.

(g) Notwithstanding any other provisions of this act, where the local governing body certifies that an area is in need of redevelopment or rehabilitation as a result of a flood, fire, hurricane, earthquake, storm, or other catastrophe respecting which the governor of the state has certified the need for disaster assistance under 42 U.S.C. section 5121, or other federal law, the local governing body may approve an urban renewal plan and an urban renewal project with respect to such area without regard to the provisions of subsection (d) of this section and the provisions of this section requiring a general plan for the municipality and a public hearing on the urban renewal project.

(h) Any urban renewal plan containing a revenue allocation financing provision shall include the information set forth in section 50-2905, Idaho Code.

IDAHO CODE §50-2903(8)

(8) "Deteriorated area" means:

(a) Any area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.

(b) Any area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, results in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.

(c) Any area which is predominately open and which because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. The provisions of section 50-2008(d), Idaho Code, shall apply to open areas.

(d) Any area which the local governing body certifies is in need of redevelopment or rehabilitation as a result of a flood, storm, earthquake, or other natural disaster or catastrophe respecting which the governor of the state has certified the need for disaster assistance under any federal law.

(e) Any area which by reason of its proximity to the border of an adjacent state is competitively disadvantaged in its ability to attract private investment, business or commercial development which would promote the purposes of this chapter.

(f) "Deteriorated area" does not mean not developed beyond agricultural, or any agricultural operation as defined in section 22-4502(1), Idaho Code, or any forest land as defined in section 63-1701(4), Idaho Code, unless the owner of the agricultural operation or the forest landowner of the forest land gives written consent to be included in the deteriorated area, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

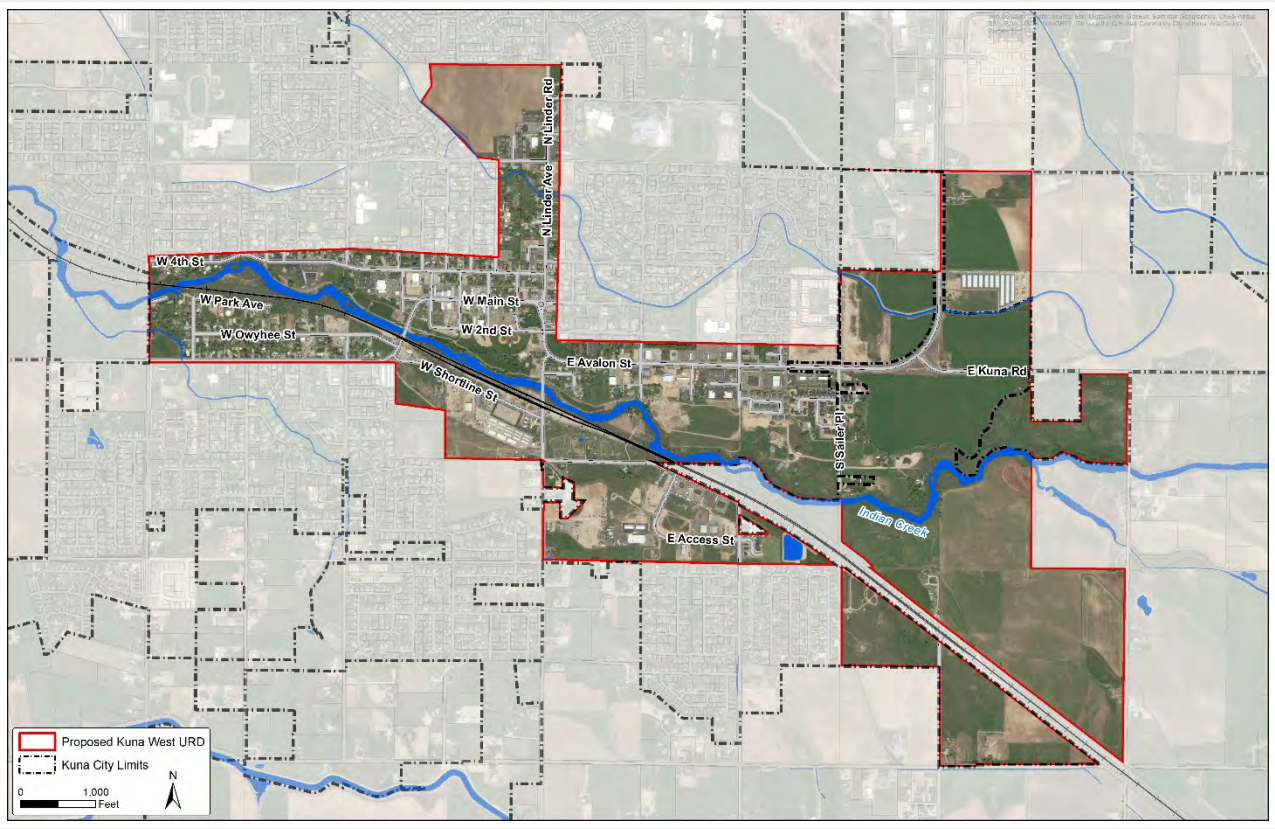
EXHIBIT C

KUNA URBAN RENEWAL DISTRICT ELIGIBILITY STUDY
KUNA WEST DISTRICT

4851-7420-6401, v. 1

Kuna Urban Renewal District Eligibility Study

KUNA WEST DISTRICT



This document was prepared for the City of Kuna by J-U-B Engineers, Inc.

J-U-B ENGINEERS, INC.

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Appendix A – Idaho Urban Renewal Statutes

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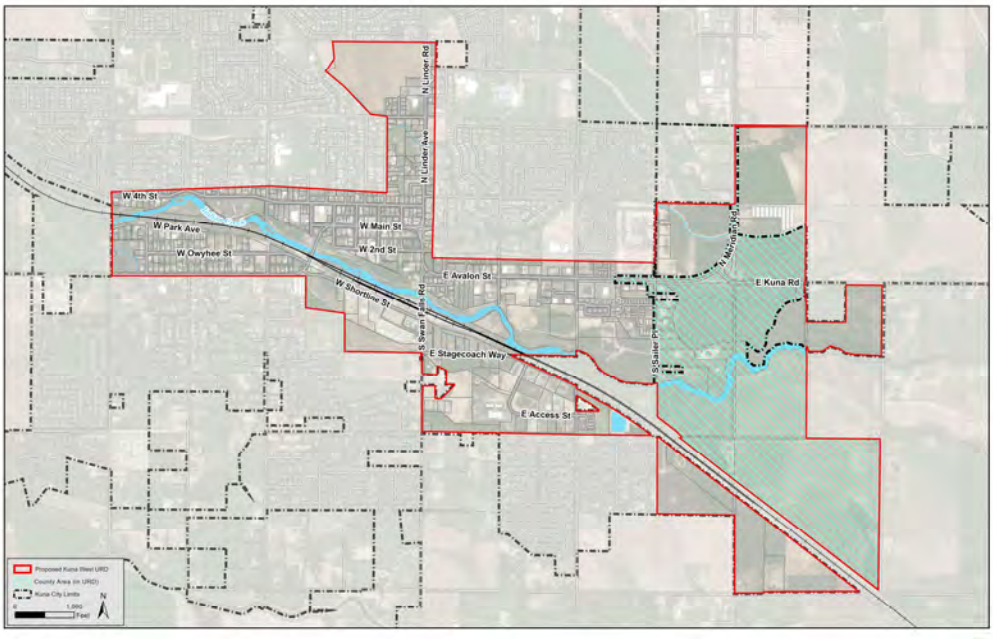
Executive Summary

This Urban Renewal Eligibility Report (the "Report") provides the technical support for a policy decision by the City of Kuna Urban Renewal Agency, Mayor and City Council to create a new urban renewal district in downtown Kuna. Properties within the proposed urban renewal Study Area (the "Study Area") are modest and, in many cases, exhibit deteriorating conditions, however they are essential to the community's future economic vitality. This Report provides the basis to declare the study area as a deteriorating area, as set forth in Idaho Code Sections 50-2018(9) and 50-2903(8)(b).

Location

The Study Area is generally located at the southernmost portion of Highway 69/Meridian Road and extends south to the Union Pacific Rail Line and west along West Avalon Street to encompass portions of Linder Avenue and Franklin Avenue. The Study Area continues west to include all properties from Linder Avenue to Ten Mile Road and from 4th Street to West Avalon Street. Additional properties are also included on the south side of the Union Pacific Rail Line along West Shortline Street and East Stagecoach Way. Currently, the Study Area consists of both properties located within the City limits as well as within the area of city impact, in unincorporated Ada County as seen in **Figure 1**. The Board of County Commissioners will need to concur with the findings in the eligibility report by the adoption of a resolution [Idaho Code 50-2018(18)] prior to the start of any planning documents that will include areas in unincorporated Ada County. Depending on the timing of this planning process, it is possible the parcels located within unincorporated Ada County may not be included in any proposed urban renewal district.

Figure 1 - Proposed Kuna West Downtown District



Characteristics

The Study Area contains approximately 842 acres with a mix of land uses (industrial, commercial and residential). The Study Area is comprised of commercial corridors, the City's Main Street, and older residential neighborhoods. The Study Area contains some agricultural properties that are vacant and have previously been farmed within the last three years that may have the potential to be developed, with block sizes and lots/parcels and blocks exceeding 75,000 square feet in size. These agricultural properties will require owner consent forms pursuant to Idaho Code Section 50-2018(9) and 50-2903(8)(f). The older residential areas are developed on a tighter grid block system. Both the commercial corridors (Avalon Street and Main Street) and neighborhoods exhibit some deteriorating building facades and public infrastructure. Furthermore, some areas lack curb, gutter, sidewalks, stormwater facilities and lighting.

Conclusion

The Study Area is found to be eligible under the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code as it conforms to the definition of a "deteriorating area" specifically outlined in the Present Conditions in the Study Area section of this report. **Figure 2** illustrates the types of conditions that exist that qualify the Study Area for an urban renewal plan/project as set forth in Idaho Code Sections 50-2018(9) and 50-2903(8)(b).

Figure 2 - Looking north on 2nd Street

***Figure 2** displays the deterioration of the pavement edge which qualifies under eligibility criteria 5, deterioration of site or other improvements.*

City of Kuna Urban Renewal Agency

The proposed urban renewal district will be the first urban renewal district established within the City of Kuna; however, there was a prior effort that went to City Council before the process was terminated and a decision was made to not adopt an Urban Renewal Plan that was prepared at the time. The City of Kuna voted to approve Resolution No. R21-2011 on May 3, 2011 to establish an Urban Renewal Agency. Though an Urban Renewal Agency has been in existence since 2011, it has remained dormant. The Mayor, with the advice and consent of the City Council, appointed individuals to serve as the City of Kuna Urban Renewal Agency Commission for the newly proposed Kuna West urban renewal district. The Agency Commissioners were appointed on March 17, 2020 during a regularly scheduled city council meeting.

In the fall of 2019, the City engaged the services of J-U-B ENGINEERS, Inc. (J-U-B) to analyze the Study Area and prepare an eligibility report to determine if it meets the criteria for consideration of an urban renewal district.

STEPS TO CREATE AN URBAN RENEWAL DISTRICT

1. Develop Eligibility Study to determine if an area meets the eligibility requirements set forth in the definitions of a deteriorated area and/or a deteriorating area in the Law and Act.

2. Approval of a resolution by the City Council to authorize the Agency to prepare an urban renewal plan for the area.

3. Prepare an urban renewal plan and recommend its approval to the City Council.

4. Referring the urban renewal plan to the Planning and Zoning Commission and setting a public hearing before the City Council to review the plan.

5. The adoption of a City Council ordinance after conducting the public hearing approving the urban renewal plan.

Purpose of Report

This eligibility report serves as "Step 1" in creating an urban renewal district. Upon approval of this report, an urban renewal plan will need to be prepared pursuant to Idaho Code Section 50-2905 and 50-2008, in part, to identify specific projects and improvements to be made within the proposed district.

This Report focuses on a Study Area of approximately 842 acres that encompasses commercial corridors, the City's Main Street, and older residential neighborhoods. The Study Area examined in this report is generally described as bordering Indian Creek and the Union Pacific Rail Line.

The purpose of this report is to determine if the Study Area meets the criteria outlined in Idaho statutes, Idaho Code Sections 50-2018(9) and 50-2903(8)(b), defining a "deteriorating area."

Background

The City's population has grown 33 percent from 2010 to 2018 according to U.S. Census data (*American Community Survey*). Although there have been commercial and industrial building permits issued within the City in recent years, the number of permits for dwelling units quadrupled in two years, climbing from 365 in 2014 to 1,854 in 2016. This

increase in residential buildings permits has remained constant since the 2016 boom. To balance this residential growth, the City Council is investing in the possible creation of a proposed urban renewal district to increase employment opportunities, foster public/private partnerships, and to increase the tax base within a major portion of the City's commercial and industrially-zoned land.

Present Conditions in the Study Area

Methodology

Conditions were evaluated in the Study Area through site visits conducted by City staff and J-U-B analysts, contacts with various City officials, and a review of public infrastructure inventory maps and assessor property information.

Deteriorating Area Characteristics

Under Idaho law, an area must meet the definition of a deteriorated or a deteriorating area in order to be eligible for inclusion in an urban renewal area. For the purpose of this report, the analysis was focused on whether the proposed area meets the requirements of I.C. 50-2018(9) and 50-2903(8)(b) for a deteriorating area, which is attached as **Appendix A**. In order to qualify as a deteriorating area, the proposed district must meet at least one of the nine conditions listed. The residential property shown in **Figure 3** qualifies as one of a substantial number of deteriorating structures within the study area that qualifies for eligibility Criteria 1, the presence of a substantial number of deteriorated or deteriorating structures.

Figure 3 – Present Conditions

The nine (9) eligibility criteria include:

1. **The presence of a substantial number of deteriorated or deteriorating structures.**

   Deteriorated or deteriorating structures are those that are so run down that they would qualify to be demolished, allowing the land to be repurposed for other uses. Newer structures and those that have been substantially rehabilitated within the last five to ten years are not considered deteriorating. This criterion was evaluated by completing a windshield survey, an informal survey comprised of driving around the community and recording observations, of the Study Area during January of 2020 and noted the absence or presence of the following conditions:

   - Broken or missing brick
   - Chimney damage
   - Fascia damage
   - Holes in siding
   - Damaged or missing shingles
   - Cracked or damaged windows

   While there are newer and rehabilitated structures at various locations, there are older deteriorating structures within the Study Area. A total of 707 structures were included in the windshield survey. Of those, a total of 187 showed some sign of deterioration, meeting at least three or more deterioration factors. Based on field evidence, deteriorating structures are found to be meaningfully present, and reasonably distributed, throughout the Study Area. Numerous deteriorated structures were identified in the area, depicted with yellow and red dots on **Figure 4**. Field observations are reflected in **Appendix B**. **This criterion is met**.

2. **Predominance of defective or inadequate street layout.**

   This criteria involves the overall condition of the existing street layout, the appropriateness of the layout, and overall connectivity of streets within the Study Area. The proposed district includes major entryway corridors into the City including Linder Road and Highway 69/Meridian Road. The Union Pacific Rail Line also bisects north/south Kuna in the proposed district. North-south vehicle and pedestrian/bicycle are strictly limited to South Swan Falls Road and Bridge Avenue.

   The corridor formed by the rail line and Indian Creek running diagonally through the town center have historically impacted development activities. Appropriate vehicular crossings are limited, thus impeding future development of these areas. Some large lots (5 acres and greater) remain along this corridor and so internal or secondary street systems have not been realized.

   The Study Area also exhibits connectivity issues related to pedestrian and bicycle activity. For example, on Bridge Avenue a trail/sidewalk is only available on the west side of the roadway while there is no pedestrian access along South Swan Falls Road. There are no bicycle lanes or facilities along either roadway, as there is inadequate street width to provide them. Aside from Main Street, the bicycle and pedestrian connectivity is spotty as there are inconsistencies where bicycle lanes

and sidewalks exist along with minor roadway improvements and/or redevelopment. See **Figure 4** where inadequate street infrastructure is depicted with purple lines. Improved street and bicycle/pedestrian connectivity within and between these areas will address street layout issues in the Study Area. **This criterion is met**.

3. **Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.**

Faulty lot layout was analyzed by determining areas with 75,000 square feet as the threshold for large lots and blocks. This threshold was established based on 300-foot x 250 foot blocks. Oversized lots and blocks are mostly located in the south and east parts of the Study Area, with a few located northwest of Study Area. These large lots and blocks also present issues with accessibility, connectivity and usefulness. Converting the existing smaller residential lots to mixed use/commercial uses also present challenges with accommodating access, parking, and site circulation. There is a diversity of lot sizes in the core, but it appears that the average width falls between 50 and 75 feet and the depths are between 125 and 150 feet. The median lot size within the Study Area is 0.24 acres or 10,500 square feet. Providing parking on these lots can become problematic at moderate to higher densities. The large lots and large blocks are reflected with blue dots and oversized blocks are identified with green dots on **Figure 4.** In addition, the large lots are shaded orange and small lots are shaded blue on **Figure 5**. **This criterion is met**.

4. **Insanitary or unsafe conditions.**

Typical insanitary conditions include excessive amounts of junk, trash, and weeds in violation of the City's Health and Safety code. Unsafe conditions are those where crime is an issue and/or where people generally feel unsafe due to lack of illumination, sidewalks, activity, etc. Most of these conditions are found within the older residential neighborhoods; however, the older commercial corridors along Main Street and Avalon Street displayed these conditions as well.

Some of the deteriorated streets and curbs experience drainage issues related to cracked and/or rutting surfaces. However, flooding is not a concern as the reach of Indian Creek through Kuna is within the 100-year floodplain.

Properties exhibiting insanitary or unsafe conditions as described above are indicated with orange dots on **Figure 4.** Properties which are vacant, underutilized, or without sufficient infrastructure are indicated with red dots on **Figure 4**. **This criterion is met**.

5. **Deterioration of site or other improvements.**

Site improvements include illumination, pavement, sidewalks, parking, fencing, or landscaping. Much of the existing street infrastructure within the Study Area is considered deteriorating as signs of rutting and cracking are exhibited, except in

limited areas where the City has completed a street improvement project or new development has just been completed. Many of the developed properties have deteriorating site improvements such as fencing.

Most deteriorating site improvements are located within the existing street systems with a lack of illumination, storm drainage systems, sidewalks, curbs, gutters and designated on-street parking. Sidewalks are lacking on most streets within the Study Area, other than Main Street, as only portions of the roadway contained sidewalk. As a whole, sidewalk connectivity throughout the Study Area was minimal. See **Figure 4**, where these conditions are identified with purple lines and colored dots, and **Figure 6**, where the existing sidewalks shown with yellow lines demonstrate several gaps and lack of sidewalks. **This criterion is met**.

6. **Diversity of ownership.**

   There is a diversity of ownership in the area that will require assemblage of property to occur. **This criterion is met.**

7. **Tax and special assessment delinquency exceeding the fair value of the land.**

   There are currently not any reliable resources to review these conditions. These conditions are unknown.

8. **Defective and unusual conditions of title.**

   There are currently not any reliable resources to review these conditions. These conditions are unknown.

9. **The existence of conditions which endanger life or property by fire and other causes.**

   Flood hazards and inadequate fire protection facilities to accommodate development are contributing factors of this criteria. While flooding is not a concern in Kuna, there is a concern regarding availability of infrastructure to provide adequate fire protection services. The areas located in the southeast portions of the Study Area around Meridian Road/Highway are comprised of large lots and blocks with limited water mains and hydrants. Additional water mains and fire hydrants would be necessary to serve new development. See **Figure 7**. **This criterion is met.**

Summary

The Study Area meets the criteria for declaring the area deteriorating based on deteriorated structures, defective street layout, faulty lot layout, unsafe conditions, and inadequate fire facilities.

FIGURE 4 - DETERIORATING CONDITIONS

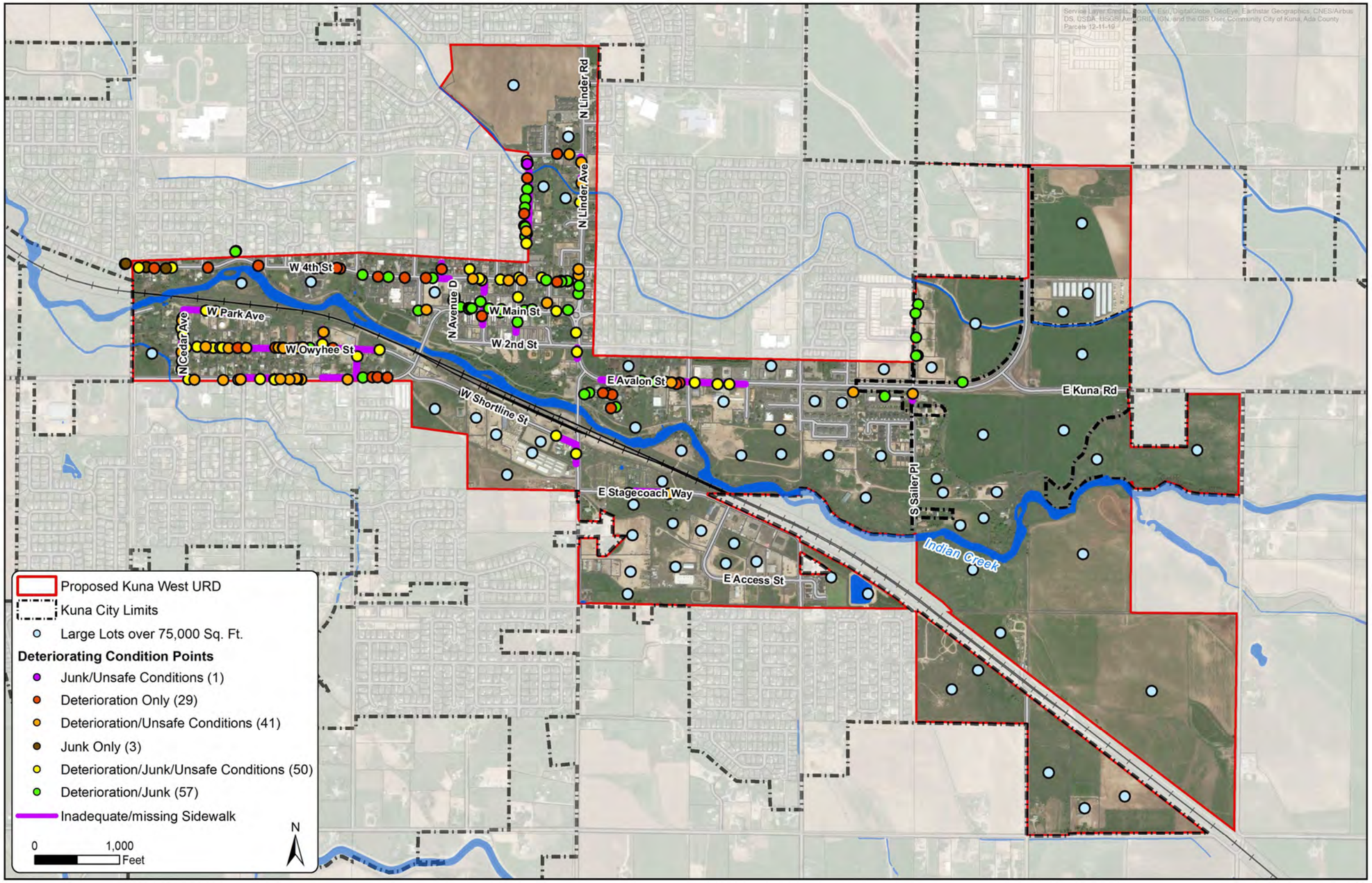


FIGURE 5 - LOT SIZE

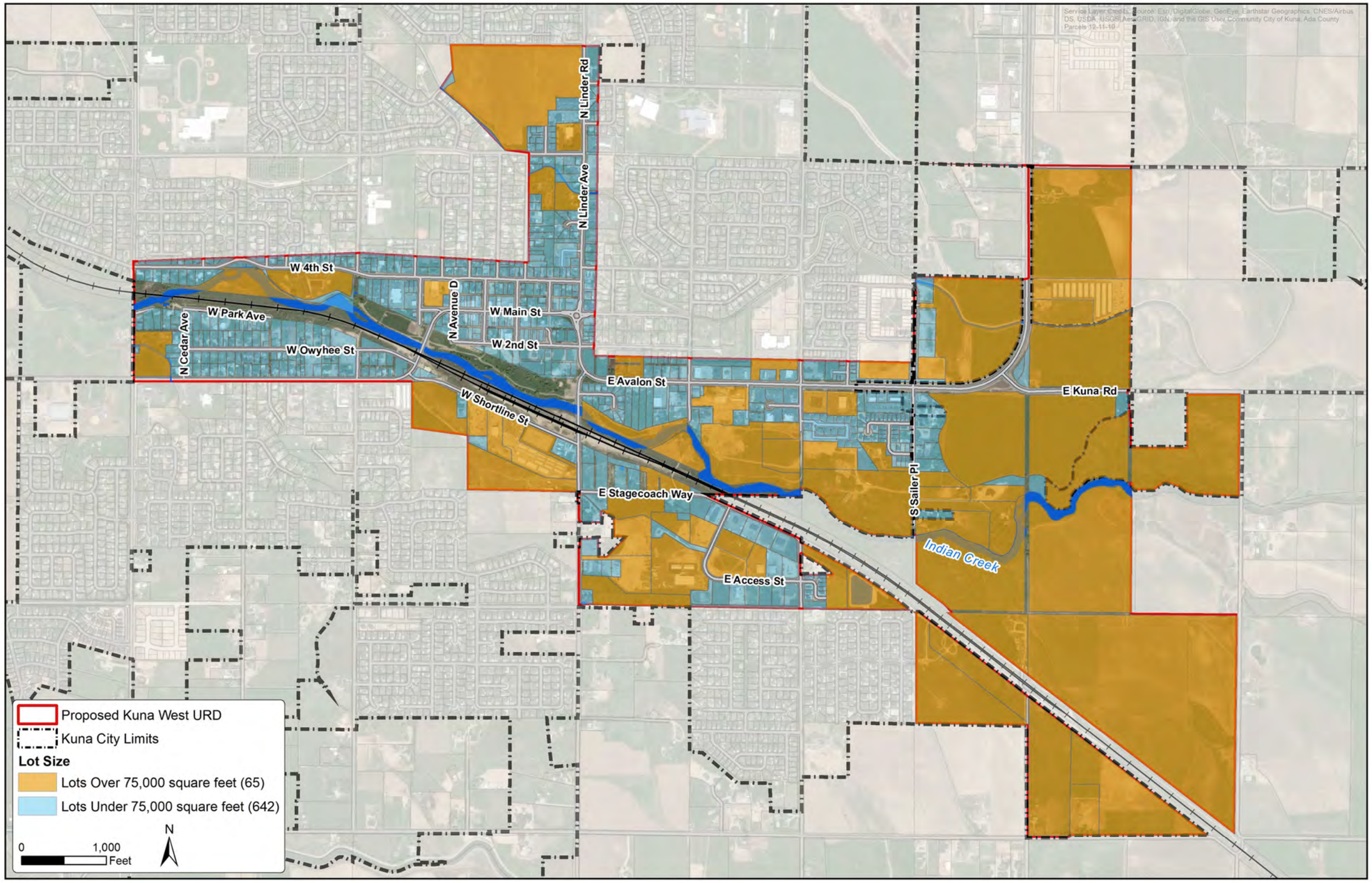


FIGURE 6 - EXISTING BICYCLE AND PEDESTRIAN NETWORK

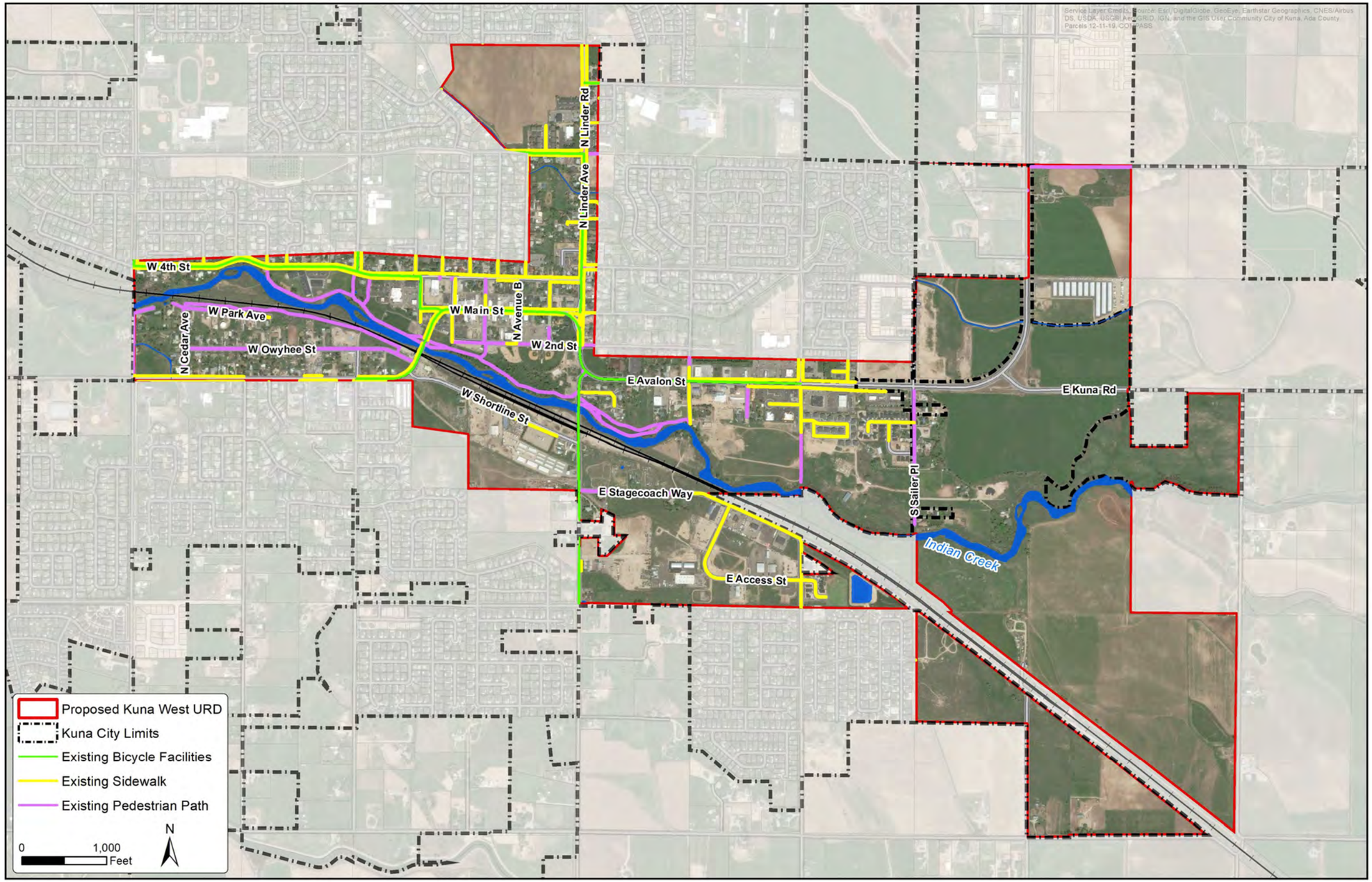
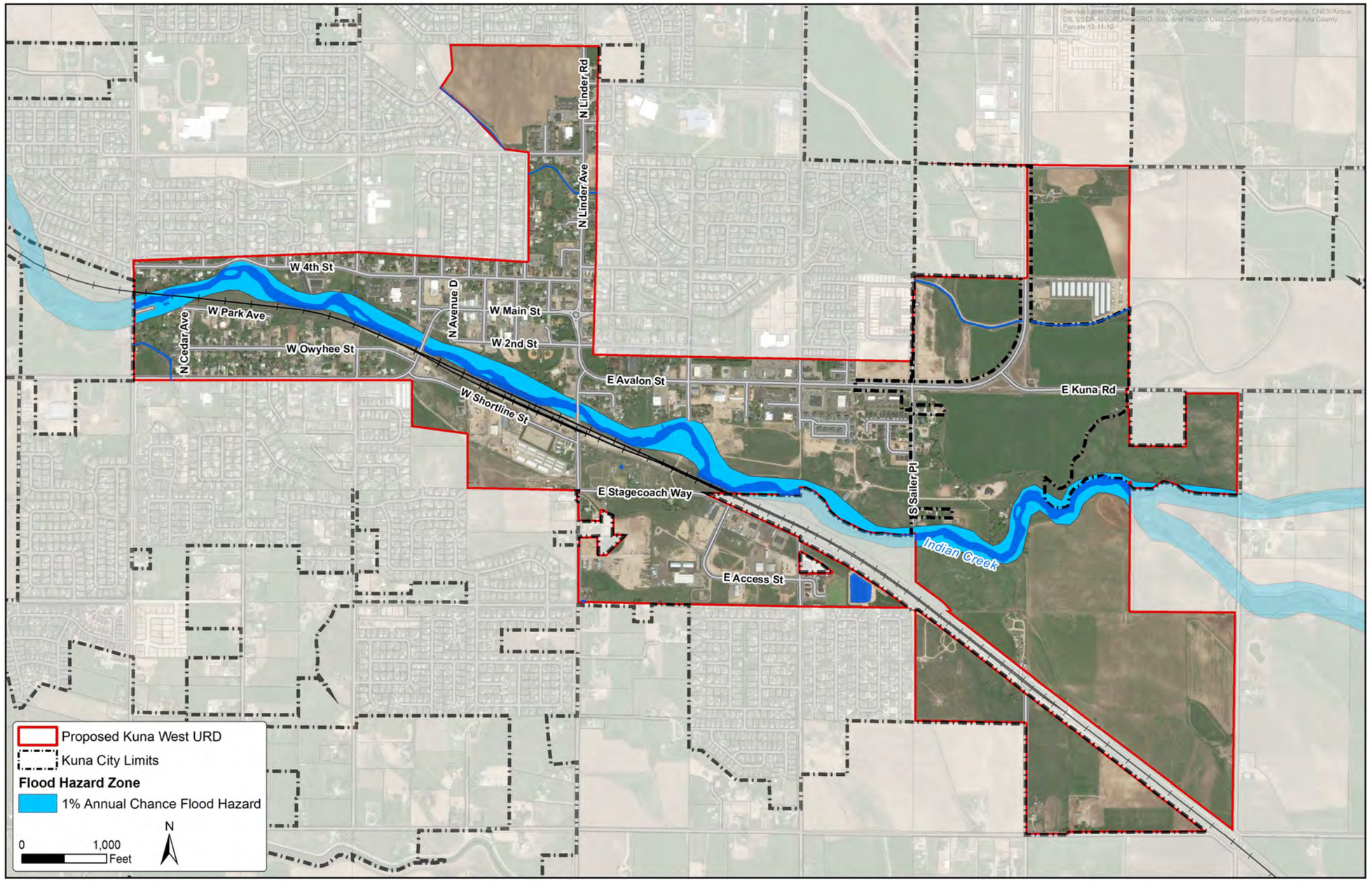


FIGURE 7 - FLOOD HAZARD ZONES



Open Land Requirements for Urban Renewal Districts

The eligibility of areas which are predominantly open land, i.e., used for agriculture or forestry, are governed by Idaho Code Section 50-2903(8)(c). This statute addresses the factors for finding agricultural or open lands deteriorated:

> *"Any area which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. The provisions of section 50-2008(d), Idaho Code shall apply to open areas."*

While the Study Area is not predominately open, there is a substantial amount of open land since there are 423 acres of open space present within the Study Area. Approximately 50% of the property within the Study Area is open land because the proposed Study Area is comprised of 842 total acres. As shown on **Figure 9**, the Study Area does contain open land and farmed agricultural lands; therefore, owner consent forms pursuant to Idaho Code Section 50-2018(9) and 50-2903(8)(f) will be necessary for any properties to be included in the Urban Renewal District that have either been used for agricultural purposes or stored livestock within the last three years. Excepting one property, all of the agricultural lands are confined to the Meridian Road corridor, from east Meadow View Road to just south of the Union Pacific rail line. The open lands contain obsolete platting, a diversity of ownership which have resulted in economic underdevelopment of the area due to the high cost of installing public infrastructure for large parcels to foster development opportunities consistent with the Kuna Comprehensive Plan. Furthermore, the large parcel size is not conducive to development as it reduces density causing public infrastructure improvements to be more costly. The partial development of the area has also resulted in access issues, further limiting development.

FIGURE 8 - EXISTING LAND USE

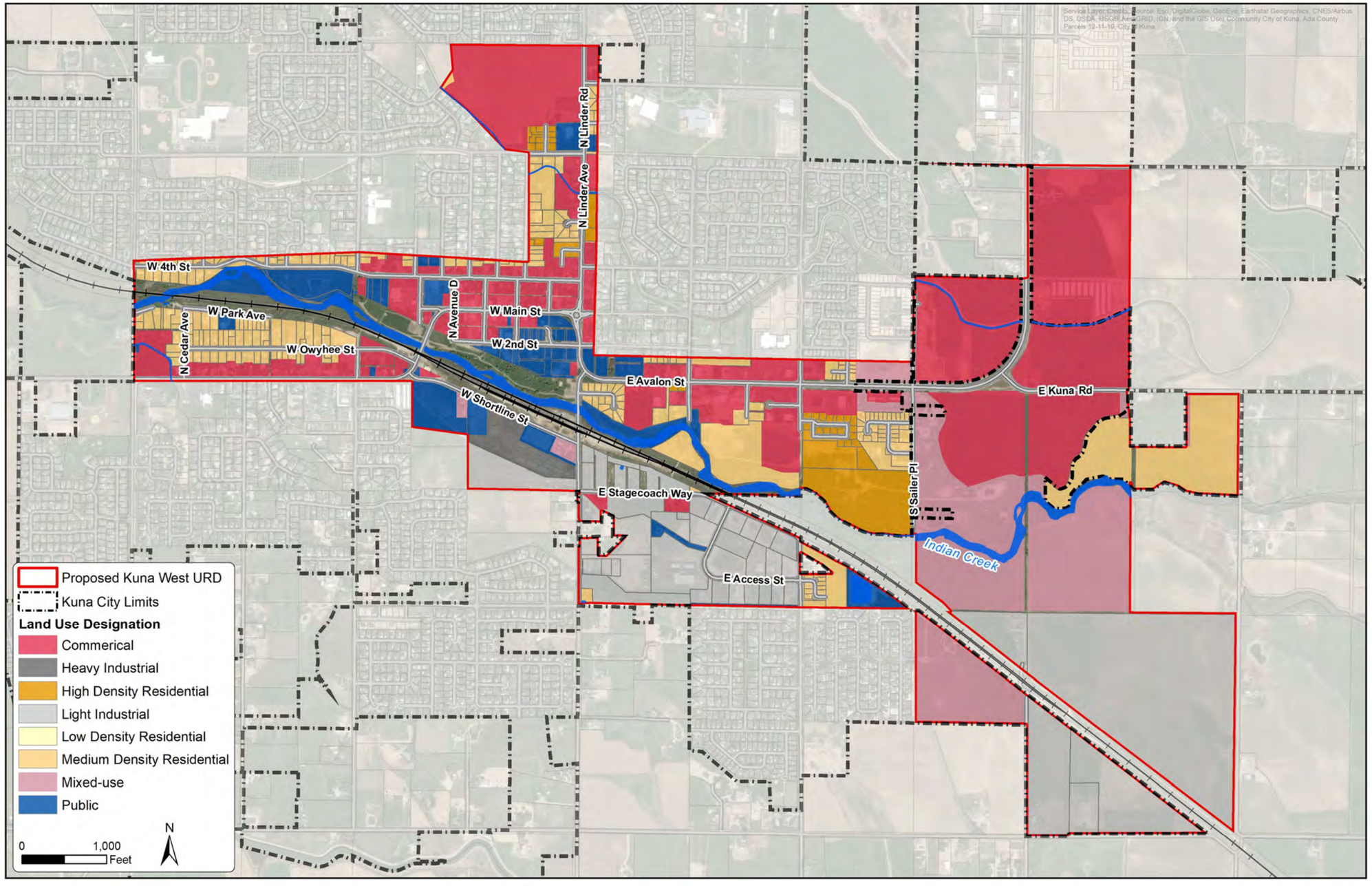
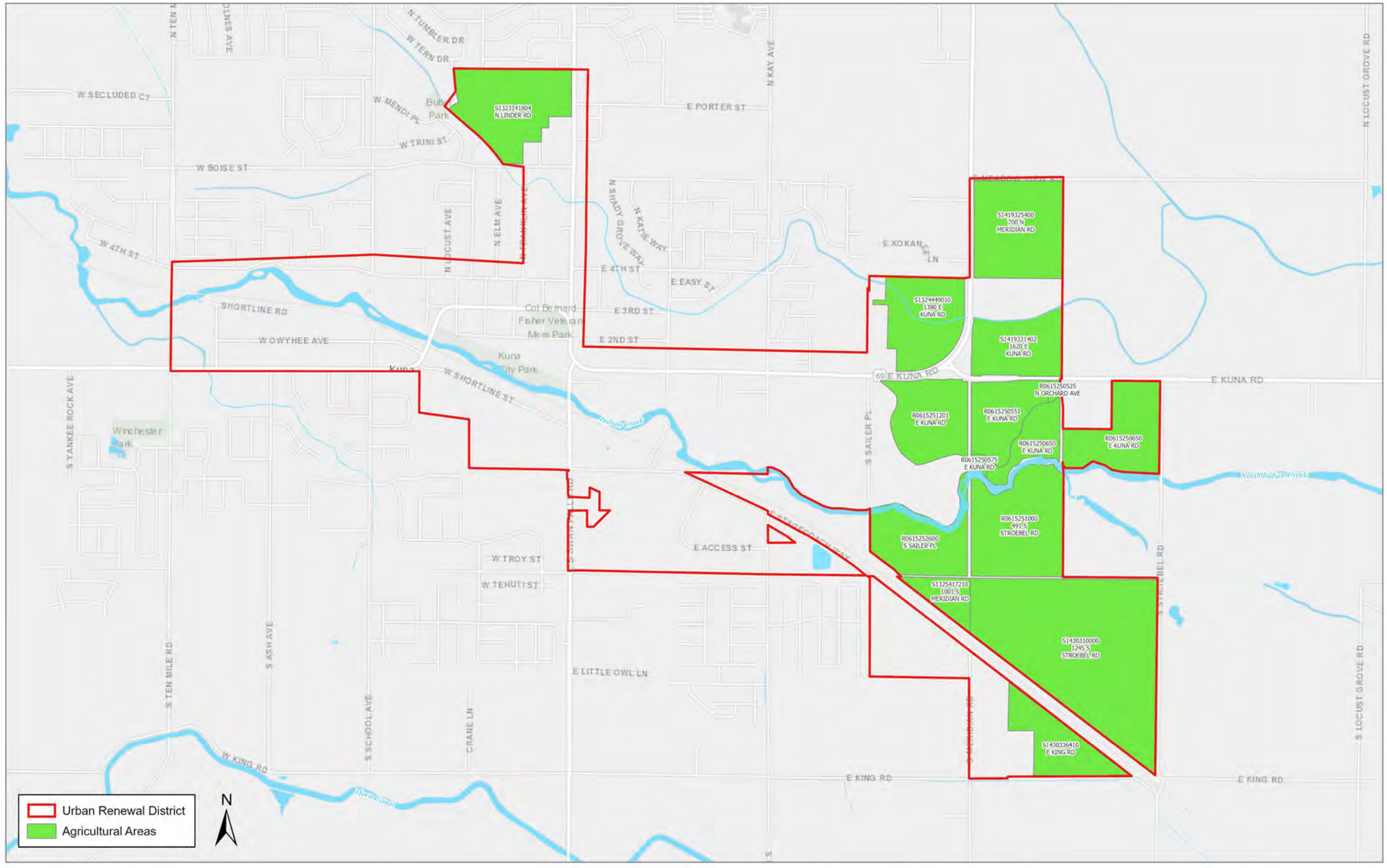


FIGURE 9 – AGRICULTURAL LANDS



Ten Percent Limitation on Assessed Valuation within the Revenue Allocation Area (RAA)

Under Idaho Code Section 50-2903(15), the base assessment roll is not to exceed at any time ten percent of the current assessed valuation of all taxable property within the municipality.

> *"Revenue allocation area" means that portion of an urban renewal area .... where the equalized assessed valuation (as shown by the taxable property assessment rolls) of which the local governing body has determined, on and as a part of the urban renewal plan, is likely to increase as a result of the initiation of an urban renewal project ... The base assessment roll or rolls of revenue allocation area or areas shall not exceed at any time ten percent (10%) of the current assessed valuation of all taxable property within the municipality.*

The 2019 City of Kuna taxable value is $1,445,421,330 while the taxable value of the Study Area is $119,952,482, which is below ten percent, approximately 8.29%, of the current assessed valuation of all taxable property within the City. The valuation includes homeowners' exemptions and exemptions for agricultural properties. The properties included in the Study Area also include operating property. The value of properties within the Study Area that are currently claiming an agricultural exemption is $1,412,500. The change in the ten percent valuation would be minor if and when the agricultural exemptions rolled off as the percentage of taxable property within the Study Area would only increase to 8.30% of the current assessed valuation of all taxable property within the City. Additionally, County properties are included within the Study Area that are valued at $4,510,300. While property values are expected to increase in 2020, they are not expected to increase to an extent that it will create an issue with the 10% limitation.

Appropriateness of the Area for an Urban Renewal Project

The present conditions in the Study Area have resulted in the economic underdevelopment of the area or has substantially impaired or arrested the sound growth of the municipality and constituted an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use because of the deterioration of site, structures, inadequate street layout, unsafe conditions and diversity of ownership. This report provides evidence that the Study Area is a deteriorating area because of the presence of various conditions related to lot size, lack of public infrastructure, hazards, and public safety (See **Figure 9**). New development will be discouraged from taking place until new supporting infrastructure is planned or installed as there is currently a lack of public infrastructure in place surrounding open space and other developable areas.

Figure 10 – Looking north from E Avalon Street

The second part of the City Council's determination is the policy decision of whether or not the area is appropriate for an Urban Renewal District. Preparation and approval of an Urban Renewal Plan for the Downtown Area would give the City additional resources to solve the public infrastructure problems in the Study Area and to encourage new developments. Increased property taxes generated by new developments within the area could be used to finance a variety of needed public improvements. Furthermore, with formation of an Urban Renewal Agency, opportunities for meaningful public private partnerships will be enhanced. Successful joint projects should stimulate other new private development Finally, some of the new commercial developments may also generate new jobs in the community that would, in turn, benefit City residents.

Conclusion

As indicated in the **Present Conditions in the Study Area** section, the area meets the eligibility criteria for an urban renewal district. **Table 1 – Eligibility Criteria Findings** summarizes characteristics found in the Study Area. The City of Kuna has experienced several waves of accelerated growth and public infrastructure has struggled to keep up. From the older downtown business district in the town center to surrounding transitional areas, there are impediments to the economic and social health of the community.

While the Study Area does contain some agricultural lands and "open areas" as defined by Idaho Code, further evaluation of the Study Area could include outreach to affected property owners and appropriate documentation of their consent for their property to be included in the District. The Study Area does not exceed ten percent of the current assessed valuation of all taxable property within the municipality; therefore, the Study Area is appropriate for an Urban Renewal District.

Table 1 – Eligibility Criteria Findings

Condition No.	Idaho Code Section	Eligibility Criteria	Characteristics Supporting Finding	Criteria Met
1/5	50-2008(d) 50-2018(9) 50-2903(8)(b), (c)	Substantial number of deteriorating or deteriorated structures and deterioration of site	Older deteriorating structures displayed within the District, inadequate street infrastructure, lack of illumination, storm drainage systems, sidewalks, curbs, gutters, and designated street parking	Yes
2	50-2018(9) 50-2903(8)(b)	Defective street layout or inadequate street layout	No curbs, pedestrian facilities, or illumination. Lack of street and bicycle/pedestrian connectivity	Yes
3	50-2018(9) 50-2903(8)(b) 50-2903(8)(c)	Faulty lot layout or obsolete platting	A majority of the lots and blocks exceed 75,000 square foot in size	Yes
4	50-2018(9) 50-2903(8)(b)	Insanitary or unsafe conditions	Lack of illumination, sidewalks and activity	Yes
6	50-2008(d) 50-2018(9) 50-2903(8)(b), (c)	Diversity of ownership	There is a diversity of ownership in the Study Area	Yes
7	50-2008(d) 50-2018(9) 50-2903(8)(b)	Tax Delinquency	These conditions are unknown	No
8	50-2008(d) 50-2903(8)(b)	Defective and unusual conditions of title	These conditions are unknown	No
9	50-2018(9) 50-2903(8)(a), (b)	Endanger life or property	Lack of water facilities for increased fire flow needs to accommodate development;	Yes
	50-2903(15)	10% Limit	The proposed District is below the 10% limit	Yes

Appendices

Appendix A – Idaho Urban Renewal Statutes

Appendix B – Field Observations

Appendix A

Idaho Urban Renewal Statutes

TITLE 50
MUNICIPAL CORPORATIONS

CHAPTER 20
URBAN RENEWAL LAW
Relevant Sections

50-2008. (d) Following such hearing, the local governing body may approve an ur- ban renewal project and the plan therefor if it finds that (1) a feasible method exists for the location of families who will be displaced from the ur- ban renewal area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; (2) the urban re- newal plan conforms to the general plan of the municipality as a whole; (3) the urban renewal plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neigh- borhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the plan; and (4) the urban renewal plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the reha- bilitation or redevelopment of the urban renewal area by private enterprise: Provided, that if the urban renewal area consists of an area of open land to be acquired by the urban renewal agency, such area shall not be so acquired unless (1) if it is to be developed for residential uses, the local governing body shall determine that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the pro- gram of the municipality, or (2) if it is to be developed for nonresidential uses, the local governing body shall determine that such nonresidential uses are necessary and appropriate to facilitate the proper growth and develop- ment of the community in accordance with sound planning standards and local community objectives, which acquisition may require the exercise of govern- mental action, as provided in this act, because of defective or unusual con- ditions of title, diversity of ownership, tax delinquency, improper subdi- visions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot layouts, the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area.

50-2018. DEFINITIONS. The following terms wherever used or referred to in this chapter, shall have the following meanings, unless a different meaning is clearly indicated by the context:

(8) "Deteriorated area" shall mean an area in which there is a predomi- nance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inad- equate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare. Provided however, this definition shall not apply to any agricultural operation, as defined in section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation or to any forest land as defined in section 63-1701(4), Idaho Code, absent the consent of the forest landowner, as defined in section 63-1701(5), Idaho Code, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

(9) "Deteriorating area" shall mean an area which by reason of the pres- ence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use; pro- vided, that if such deteriorating area consists of open land the conditions contained in the proviso in section 50-2008(d), Idaho Code, shall apply; and provided further, that any disaster area referred to in section 50-2008(g), Idaho Code, shall constitute a deteriorating area. Provided however, this definition shall not apply to any agricultural operation, as defined in section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation or to any forest land as defined in section 63-1701(4), Idaho Code, absent the consent of the forest landowner, as defined in section 63-1701(5), Idaho Code, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

50-2903. DEFINITIONS. The following terms used in this chapter shall have the following meanings, unless the context otherwise requires:
(8) "Deteriorated area" means:
(a) Any area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.
(b) Any area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, results in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.
(c) Any area which is predominately open and which because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. The provisions of section 50-2008(d), Idaho Code, shall apply to open areas.
(d) Any area which the local governing body certifies is in need of redevelopment or rehabilitation as a result of a flood, storm, earthquake, or other natural disaster or catastrophe respecting which the governor of the state has certified the need for disaster assistance under any federal law.
(e) Any area which by reason of its proximity to the border of an adjacent state is competitively disadvantaged in its ability to attract private investment, business or commercial development which would promote the purposes of this chapter.
(f) "Deteriorated area" does not mean not developed beyond agricultural, or any agricultural operation as defined in section 22-4502(1), Idaho Code, or any forest land as defined in section 63-1701(4), Idaho Code, unless the owner of the agricultural operation or the forest landowner of the forest land gives written consent to be included in the deteriorated area, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

(15) "Revenue allocation area" means that portion of an urban renewal area or competitively disadvantaged border community area where the equalized assessed valuation (as shown by the taxable property assessment rolls) of which the local governing body has determined, on and as a part of an urban renewal plan, is likely to increase as a result of the initiation of an urban renewal project or competitively disadvantaged border community area. The base assessment roll or rolls

of revenue allocation area or areas shall not exceed at any time ten percent (10%) of the current assessed valuation of all taxable property within the municipality.

Appendix B

Field Observations

Field Observations Background:

The following field observations were collected during a Windshield Survey completed in January 2020. A Windshield Survey is an informal survey comprised of driving around the community and recording observations. This survey was performed by Addison Coffelt and Tyler Shade from J-U-B Engineers, Inc. No responses were received during this survey.

Kuna URD Data Survey

General Information

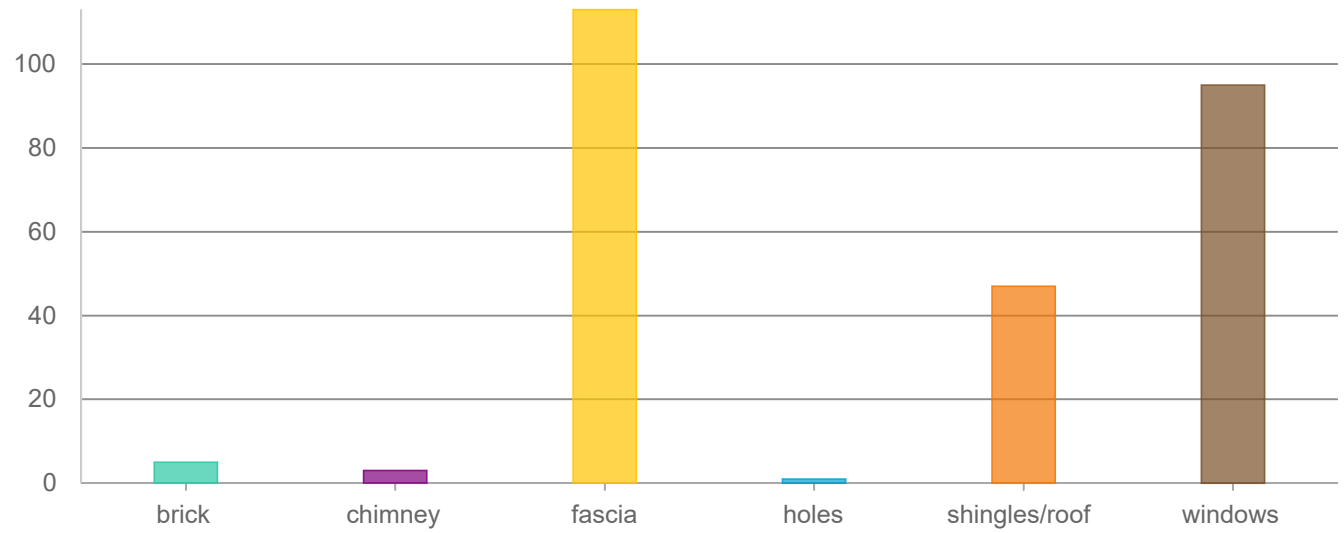
○ Address

4th
Avalon
Main
Franklin
ave
Linder
st
ohwhyee
cedar
Morris
owhyhee
ohwhyhee
sailer
park
Street
line
Boise
short
stagecoach
Dynamic
maple
marteeson
falls
kuna
owhyee
school
69/Avalon
ohwhyee
swan
doors
field
Open
2nd
ct
Ridgecrest
Ridgecrest
Ridgecrest

No	111

Answered: 181 Skipped: 5

○ Is there deterioration?



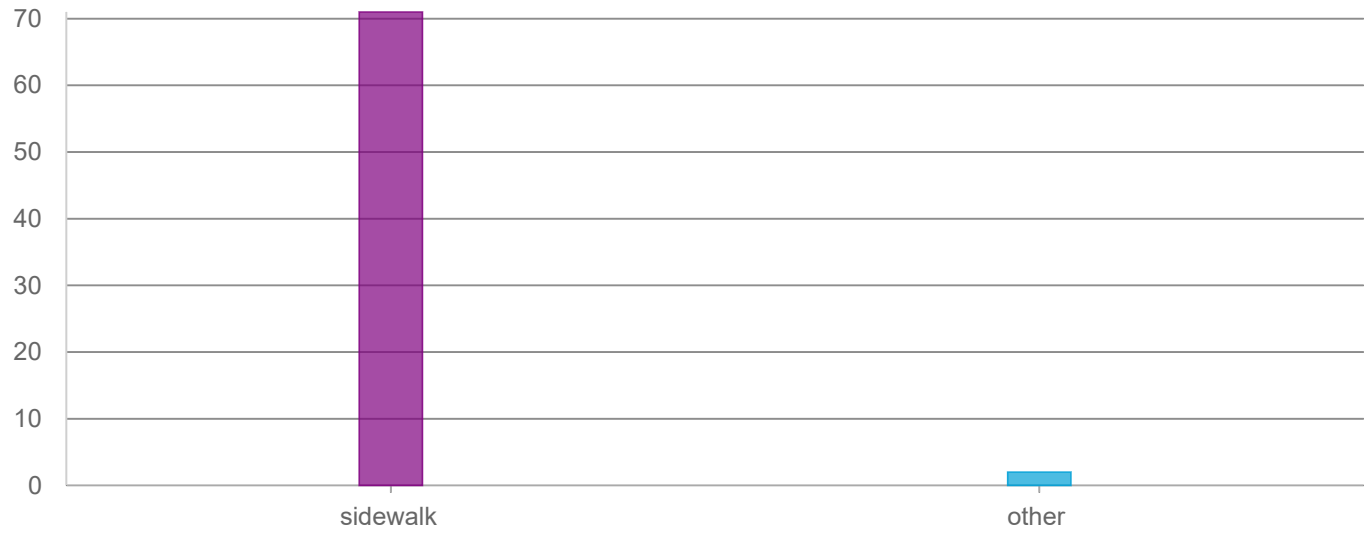
Answers	Count	Percentage
brick	5	
chimney	3	
fascia	113	
holes	1	
shingles/roof	47	
windows	95	

Answered: 155 Skipped: 31

○ Other deterioration?

Answered: 148 Skipped: 38

○ Are there unsafe conditions?



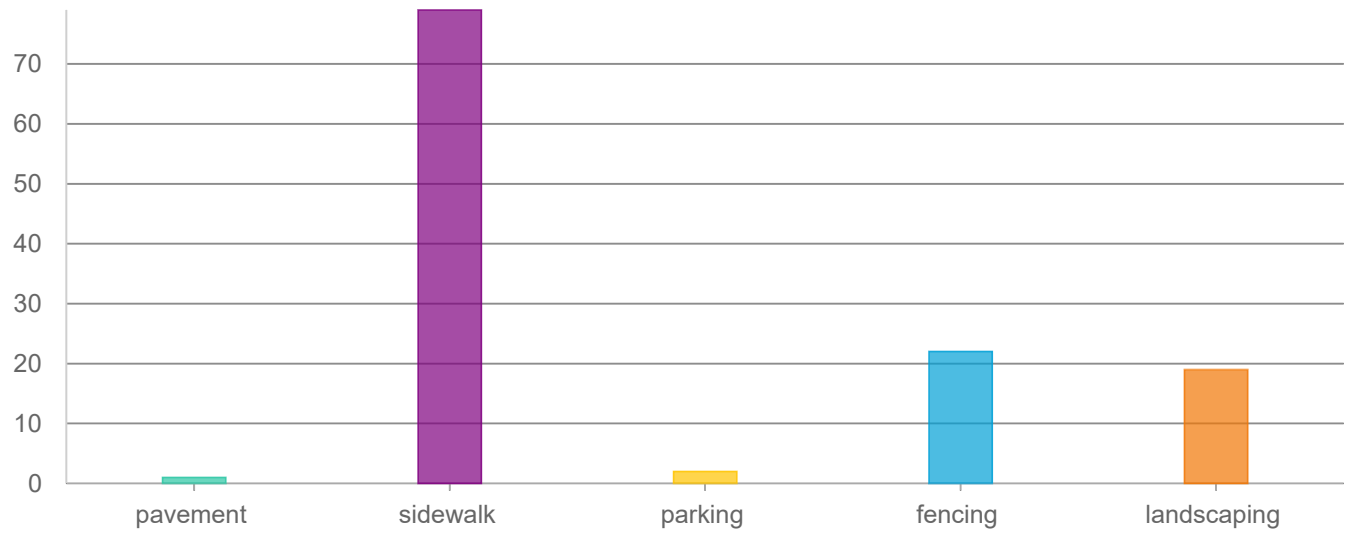
Answers	Count	Percentage
sidewalk	71	
other	2	

Answered: 73 Skipped: 113

○ Other unsafe conditions?

Answered: 23 Skipped: 163

○ **What site improvements could there be?**



Answers	Count	Percentage
pavement	1	
sidewalk	79	
parking	2	
fencing	22	
landscaping	19	

Answered: 102 Skipped: 84

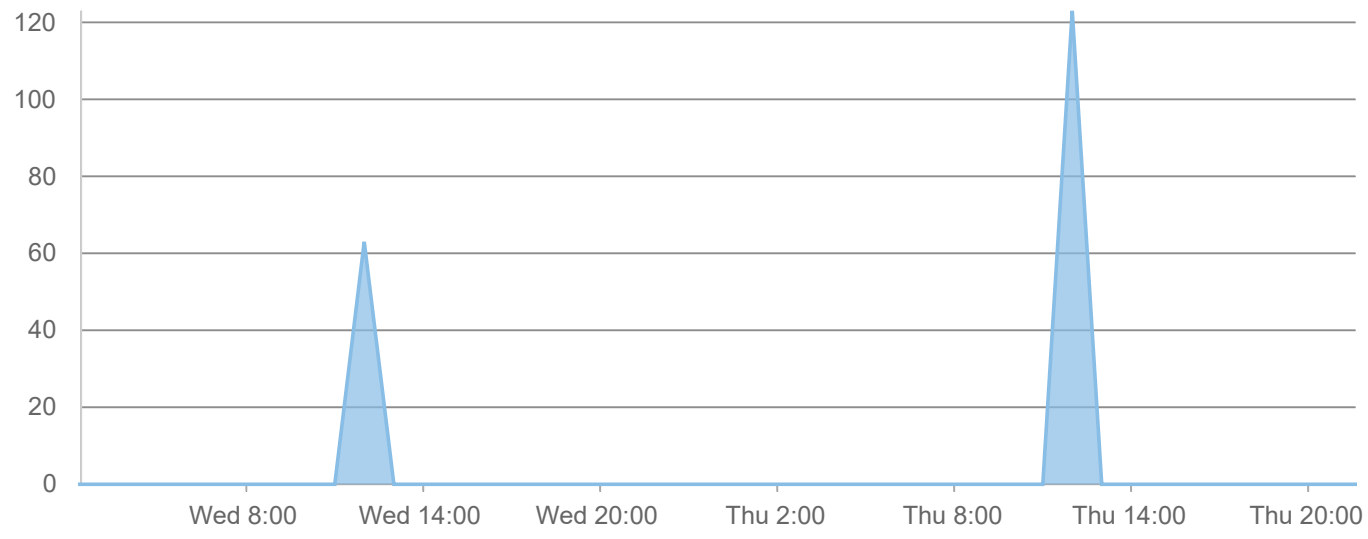
○ Other site improvements?

The word cloud requires at least 20 answers to show.

Word	Count
Weeds	1
Paint	1
Mailbox	1
Fence	1
painted	1
—discoloration	1

Answered: 4 Skipped: 182

○ Sampling Date



Answered: 186 Skipped: 0

○ Insert image

Is there junk/trash?	Is there deterioration?	Other deterioration?	Are there unsafe conditions?	Other unsafe conditions?	What site improvements could there be?	Other site improvements?
yes		Steps broken		Wiring		
yes	shingles/roof	Roof siding, railing broken		Railing broken		
no	fascia			Exposed wiring	landscaping,sidewalk	
no	fascia	Fencing		Exposed wiring	fencing	
no	fascia,windows			Wiring		
yes	windows,shingles/roof	Stairs, fence	sidewalk			
no		Fence		Exposed wiring	sidewalk	
no	windows	Fallen over rail, missing deck/rail		Missing deck	sidewalk	
yes		Weeds			landscaping	Weeds
no	fascia,windows			Wiring		
no	fascia					
yes	fascia,windows			Exposed wires		
yes				No railing on ramp to front door		
yes	fascia,windows	Steps cracking, ramp leaning				
no	fascia	Fence			fencing	
yes	fascia	Fencing			fencing	
yes	fascia,windows	Garage				
yes	fascia	Porch wear				
no	windows				landscaping	
yes	fascia,windows					
yes	windows	Foundation discolored rusting				
yes	fascia,windows					
yes	windows	Foundation discolored rusting				
no	windows	Dangling wires, fence		Wires, fence	fencing	
yes		Stairs cracking				
yes	fascia,shingles/roof	Garage fascia/door				
no					landscaping	
yes	fascia,shingles/roof	Garage trim, door trim		Driveway		
no						
no	fascia,windows	Fencing	sidewalk		sidewalk,fencing	Mailbox is fallen
yes	fascia,brick,windows	Door bottom	sidewalk		sidewalk	
no	windows	Roof siding, rain gutter	sidewalk		sidewalk	
yes	fascia	Fence, flower boxes, railing		Stairs, railing leaning over	sidewalk,fencing	
yes		Railing, siding, extensive rust			pavement	
yes	fascia,windows	Arbor, fence	sidewalk		sidewalk,fencing	
yes	shingles/roof	Roof siding, stairs cracking, door paint	sidewalk		sidewalk	
no	fascia	Old pole barn	sidewalk	Exposed wires, no sidewalk	sidewalk	
yes	fascia,windows	Exposed wires, fence		Exposed wires		
yes	fascia,shingles/roof	No sidewalk			sidewalk	
yes	windows	Pane, door, sidewalk				
yes	windows,fascia	Sidewalk				
yes	fascia,windows	Sidewalk				
no	fascia	Metal footing exterior rusted and bent, fence			sidewalk,fencing	
yes	windows,fascia,shingles/roof	Stairs (rock), fence			fencing,sidewalk	
no	windows	House footing, sloped porch				
no	fascia	Steps				

yes	fascia	Door paint, fence			fencing	
no	fascia	Needs paint, garage door broken			fencing	
yes	fascia,windows				landscaping	Paint
no	chimney					
no	windows,fascia	Fence, door light broken			fencing	
no	fascia,shingles/roof	Paint, shop major issues, roof siding				
no	fascia	Fallen stairs, hanging wires , discoloration	other	Stairs		
no		Discolored foundation			fencing	
no	fascia					
yes	fascia,windows					
yes	fascia	Porch				
no	fascia				sidewalk	
yes	fascia,windows	Window pane		Power lines, dilapidated shed	sidewalk	
yes						
no	fascia,windows	Door paint			sidewalk,fencing	
yes						
yes	shingles/roof	Siding in disrepair, roof coming up from siding	sidewalk		landscaping	
yes		Siding in disrepair			fencing	Fence needs painted —discoloratic
yes						
		Road cracking				
		Ponding				
yes	fascia	Door frame				
no	windows	Fence			fencing	
no	windows					
yes	shingles/roof	Roof gutter hanging off, pillar				
no	windows					
yes	shingles/roof	Roof gutter hanging off, pillar				
no	windows,fascia	Fence			fencing	
yes	windows	Door frame				
yes	fascia	Porch, fence, shed				
no		Roof gutter	sidewalk		sidewalk	
no	shingles/roof	Garage, roof siding	sidewalk		sidewalk	
yes	shingles/roof,windows,fascia	Stairs, roof siding	sidewalk		sidewalk,landscaping	
yes	fascia,shingles/roof,windows	Fence, roof siding	sidewalk		sidewalk	
yes	fascia	Garage siding	sidewalk		sidewalk,parking	
no	windows,shingles/roof,fascia	Roof siding, weeds	sidewalk		sidewalk	
no	windows	Carport	sidewalk		sidewalk	
no		Garage damage	sidewalk		sidewalk	
no	fascia,shingles/roof	Weeds, fence, roof siding	sidewalk		sidewalk,landscaping	
no	fascia,windows	Door,	sidewalk		sidewalk	
no	fascia,windows	Door frame, weeds	sidewalk		sidewalk,landscaping	
yes	fascia,windows		sidewalk		sidewalk	
yes	windows	Porch	sidewalk		sidewalk	
yes	fascia,windows	Stairs, dooor frame	sidewalk		sidewalk	
yes	windows,fascia,shingles/roof	Roof siding, weeds	sidewalk		sidewalk,landscaping	
no	shingles/roof,windows	Roof siding	sidewalk		sidewalk	
no	windows	Door siding, weeds	sidewalk		sidewalk,landscaping	
no	shingles/roof		sidewalk		sidewalk	
yes	fascia	Siding	sidewalk		sidewalk	
yes	fascia,windows,shingles/roof	Door	other		sidewalk	

no	fascia,shingles/roof	Porch	sidewalk		sidewalk	
	shingles/roof	Siding roof and door	sidewalk		sidewalk	
no	fascia,windows	Fence				
no	fascia,windows	Door siding	sidewalk	Weeds	sidewalk,fencing,landscaping	
no			sidewalk		sidewalk	
yes	fascia,windows		sidewalk		sidewalk	
yes	fascia,windows,shingles/roof	For shed next to house , siding	sidewalk		sidewalk	
no	windows,fascia,shingles/roof	Siding around roof and door	sidewalk		sidewalk	
yes	fascia,windows	Stairs, porch, foundation	sidewalk		sidewalk	
yes	windows,shingles/roof	Roof siding	sidewalk		sidewalk	
yes	fascia	Stairs, door trim	sidewalk		sidewalk	
yes	fascia,shingles/roof,windows	Siding to roof and garage	sidewalk		sidewalk	
no		Beam on porch	sidewalk		sidewalk	
yes	fascia,windows	Missing window decorative shutters, stairs	sidewalk		sidewalk	
yes	fascia	Porch	sidewalk		sidewalk	
yes	shingles/roof,fascia,windows	Garage and roof siding	sidewalk		sidewalk	
yes	fascia,shingles/roof,windows	Garage siding, roof siding	sidewalk		sidewalk	
no	fascia,windows	Stairs, railing, fence, door	sidewalk		sidewalk,fencing,landscaping	
no	fascia,windows	Door,				
no		Weeds			landscaping	
no	windows	Stairs, fence	sidewalk		sidewalk,fencing	
no	fascia	Door and fascia of garage				
no	shingles/roof	Roof siding	sidewalk		sidewalk	
no	fascia,windows,shingles/roof	Weeds, roof siding, stairs				
no	fascia	Garage siding	sidewalk		sidewalk	
no	fascia,windows,shingles/roof	Weeds, roof siding, stairs				
no	fascia	Garage siding	sidewalk		sidewalk	
yes	fascia	Garage and door siding	sidewalk	Pounding on driveway	sidewalk	
no	shingles/roof,fascia	Roof siding	sidewalk		sidewalk	
no	fascia		sidewalk		sidewalk	
yes	shingles/roof	Roof siding, door frame	sidewalk		sidewalk	
yes	windows,shingles/roof	Roof wear				
no		Door frame	sidewalk		sidewalk	
yes	shingles/roof,windows		sidewalk		sidewalk	
no	fascia,windows,shingles/roof	Fence, roof siding	sidewalk		sidewalk,fencing	
no	shingles/roof	Weeds, roof siding, stairs				
yes	windows	Porch	sidewalk		sidewalk	
yes	fascia	Roof siding, porch	sidewalk		sidewalk	
yes	fascia	Stairs, shed roof				
no		Fencing, weeds				
	fascia,shingles/roof	Solar panel			landscaping	
no	fascia,shingles/roof,windows	Weeds		Exposed wiring		
no	fascia,windows,shingles/roof					
yes		Weeds				
yes		Weeds				
yes		Weeds				
yes		Weeds				
yes		Weeds				
yes	fascia,brick,shingles/roof,holes					
no	chimney,windows	Fencing	sidewalk		sidewalk,fencing	

yes	brick	Missing brick				
no	fascia,windows		sidewalk		sidewalk,landscaping	
yes	fascia,windows,shingles/roof	Missing signs, pillars	sidewalk		sidewalk	
yes	fascia,windows	Doors, siding	sidewalk		sidewalk	
yes		Aging sign	sidewalk		sidewalk	
no		Weeds				
no		Weeds				
	fascia	Weathered sign	sidewalk		sidewalk	
yes	windows		sidewalk		sidewalk	
yes	windows	Poor driveway	sidewalk		sidewalk	
yes	shingles/roof,windows	Roof siding, pillars	sidewalk		sidewalk	
yes	fascia	Siding, fence, sign	sidewalk		sidewalk	
yes		Old sign, weeds			landscaping	
yes	fascia,windows	Siding, garage	sidewalk		sidewalk	
yes	fascia,windows	Door frame				
yes	fascia,windows	Door	sidewalk		sidewalk	
yes	fascia,shingles/roof,windows		sidewalk		sidewalk	
yes	fascia,windows	Railing	sidewalk			
yes	fascia,windows	Roof siding				
yes	windows					
yes	windows,fascia	Siding		Exposed wiring		
no	fascia,windows					
no	fascia,windows	Stairs		No railing		
yes	windows	Foundation staining				
yes	brick,fascia	2nd story				
yes	windows,fascia	Missing window, door, siding				
yes	fascia,windows,brick	Door				
yes	fascia					
yes	windows,fascia	Awning broken				
yes	shingles/roof	Awning torn, door worn				
yes	fascia,shingles/roof	Doors				
yes	fascia,windows					
yes	shingles/roof,fascia					
yes	fascia,windows	Rusted foundation, awning torn off				
yes	windows	Doors rusting, entry needs stairs	sidewalk		sidewalk	
yes	fascia	Sign			parking	
yes	fascia,windows	Roof siding , ramp		Sidewalk blocked by gutter	landscaping	
yes	fascia	Door and pillars				
yes	fascia,windows	Stairs and railing, roof siding				
yes	windows					
yes	fascia,windows	Garage roof				
yes	chimney	Roof siding			landscaping	
yes	fascia,windows					
yes	fascia,shingles/roof,windows	Roof siding				
no	fascia,shingles/roof,windows					
yes	fascia	Porch				

Supplement to the Kuna Urban Renewal District Eligibility Study, Kuna West District

Introduction/Background

This document is a supplement to the *Kuna Urban Renewal District Eligibility Study, Kuna West District* (the "May 2020 Eligibility Study"), accepted by the Urban Renewal Agency of the City of Kuna, Idaho (URA) pursuant to URA Resolution No. 2020-02 on April 24, 2020 and adopted by the Kuna City Council pursuant to Resolution No. R29-2020 on May 19, 2020. The May 2020 Eligibility Study was also transmitted to the Ada County Board of County Commissioners (the "BOCC") for purposes of obtaining a resolution pursuant to Idaho Code § 50-2018(18). The BOCC declined to enter into a resolution at that time. In the months since the adoption of the Eligibility Study, the URA has pursued planning and development of a Kuna West Urban Renewal District (URD), including conversations with individual property owners and representatives of local agencies. That process has resulted in preparation of an URD study area that varies slightly from the original study area map.

The purpose of this supplement is to ensure that any land areas that were not evaluated previously are analyzed, discussed, and appended to the May 2020 Eligibility Study. Any findings from the May 2020 Eligibility Study that are affected by proposed changes to the original URD study area are documented in this supplement. The results of this supplement will be a revised URD study area.[1]

Affected Areas

The study area for the May 2020 Eligibility Study included acreage within the City of Kuna (the "City") city limits as well as land area east of Kuna within unincorporated Ada County's jurisdiction and did not include all right-of-way (ROW) adjacent to study area parcels as depicted on **Figure 1**.

The updated study area is slightly larger than the area described and analyzed in the May 2020 Eligibility Study by approximately 140 acres, which includes the 19.6 acres of additional property added as well as the boundary adjustments to align to full parcel lines and to include adjacent ROW. The parcel acreage within the original study area was approximately 842 acres; the updated study area is about 985 acres.

The original URD study area boundary (shown with a blue line on **Figure 1**) has been updated along the periphery as a result of applying more precise mapping techniques to snap to the parcel boundaries and adjacent ROW. Subsequently some of the updated URD study area boundary (shown in light tan on **Figure 1**) extends beyond the original study area boundary (blue line on **Figure 1**). These areas are *portions of properties* that were analyzed in the May 2020 Eligibility Study and are located at the rear of the subject properties and consist typically of yards and open space. In a few cases, the updated URD study area boundary dips below the original URD study area resulting in some land area that is no longer included in the updated study area. Three new areas (shown in green on **Figure 1**) were not previously analyzed.

For purposes of this supplement, the analysis presented in **Table 1** focuses on properties that were not previously analyzed *in their entirety.* Those properties total 19.6 acres and are presented on the map in green and labeled with Roman numerals.

[1] Upon Agency acceptance of the supplemental eligibility study, the supplemental eligibility study will first be transmitted to the Ada County Board of County Commissioners for a resolution pursuant to Idaho Code 50-2018(18). Based on ongoing discussions and planning efforts, the URD could be smaller than the revised URD Study Area, which may address the concerns previously addressed by the BOCC.

Table 1 - Properties not analyzed in May 2020 Eligibility Study

Site	Assessor's Parcel Number(s)	Current Land Use	Analysis for purposes of Urban Renewal Findings
I	S1324233800	Open Space	Vacant property
II	R9835320010; R9835320020; R9835320030; R9835320040; R9835320050; R9835320060; R9835320070; R9835320080	Undeveloped platted land	Platted, vacant commercial lots
III	S1326121090	Open Space	Vacant property; owned by City of Kuna and projected to be public park and recreation area

Analysis

For the May 2020 Eligibility Study, property conditions within the study area were evaluated through site visits conducted by City staff and J-U-B analysts, contacts with various City officials, and a review of public infrastructure inventory maps and assessor property information. The evaluation focused on the nine conditions specified in Idaho Code sections 50-2018(9) and 50-2903(8)(b) for a deteriorating area (provided as Appendix A of May 2020 Eligibility Study). In order to qualify as a deteriorating area, the proposed district must meet at least one of the nine conditions listed. The eligibility criteria findings were summarized in the May 2020 Eligibility Study and are presented here as **Table 2** and still stand with the updated URD Study boundary.

Table 2 - Eligibility Criteria Findings (May 2020 Eligibility Study)

Condition No.	Idaho Code Section	Eligibility Criteria	Characteristics Supporting Finding	Criteria Met
1/5	50-2008(d) 50-2018(9) 50-2903(8)(b), (c)	Substantial number of deteriorating or deteriorated structures and deterioration of site	Older deteriorating structures displayed within the District, inadequate street infrastructure, lack of illumination, storm drainage systems, sidewalks, curbs, gutters, and designated street parking	Yes
2	50-2018(9) 50-2903(8)(b)	Defective street layout or inadequate street layout	No curbs, pedestrian facilities, or illumination. Lack of street and bicycle/pedestrian connectivity	Yes
3	50-2018(9) 50-2903(8)(b) 50-2903(8)(c)	Faulty lot layout or obsolete platting	A majority of the lots and blocks exceed 75,000 square foot in size	Yes
4	50-2018(9) 50-2903(8)(b)	Insanitary or unsafe conditions	Lack of illumination, sidewalks and activity	Yes
6	50-2008(d) 50-2018(9) 50-2903(8)(b), (c)	Diversity of ownership	There is a diversity of ownership in the Study Area	Yes
7	50-2008(d) 50-2018(9) 50-2903(8)(b)	Tax Delinquency	These conditions are unknown	No
8	50-2008(d) 50-2903(8)(b)	Defective and unusual conditions of title	These conditions are unknown	No
9	50-2018(9) 50-2903(8)(a), (b)	Endanger life or property	Lack of water facilities for increased fire flow needs to accommodate development	Yes
	50-2903(15)	10% Limit	The proposed District is below the 10% limit	Yes

The modified study area as depicted in **Figure 1** of this supplement, including the revised perimeter boundary and the addition of three parcels (refer to *Table 1*), will not affect the conclusions of eligibility as seven of the nine criteria were met. Furthermore, three of these criteria apply to the district as a whole and those findings would not change with the modifications to the URD study area boundary (2. predominance of defective or inadequate street layout; 6. diversity of ownership; 9. existence of conditions which endanger life or property by fire and other causes).

The small acreage modifications along the perimeter of the study area, depicted on **Figure 1**, consist of *portions of properties* that were analyzed in the May 2020 Eligibility Study and are located at the rear of the subject properties and consist typically of yards and open space. However, as presented in **Table 1**, three properties not previously evaluated have been analyzed for purposes of this supplement. All three properties are vacant and do not exhibit any of the site-specific criteria (1. presence of deteriorated structures; 3. faulty lot layout; 4. insanitary or unsafe conditions; 5. deterioration of site or other improvements).

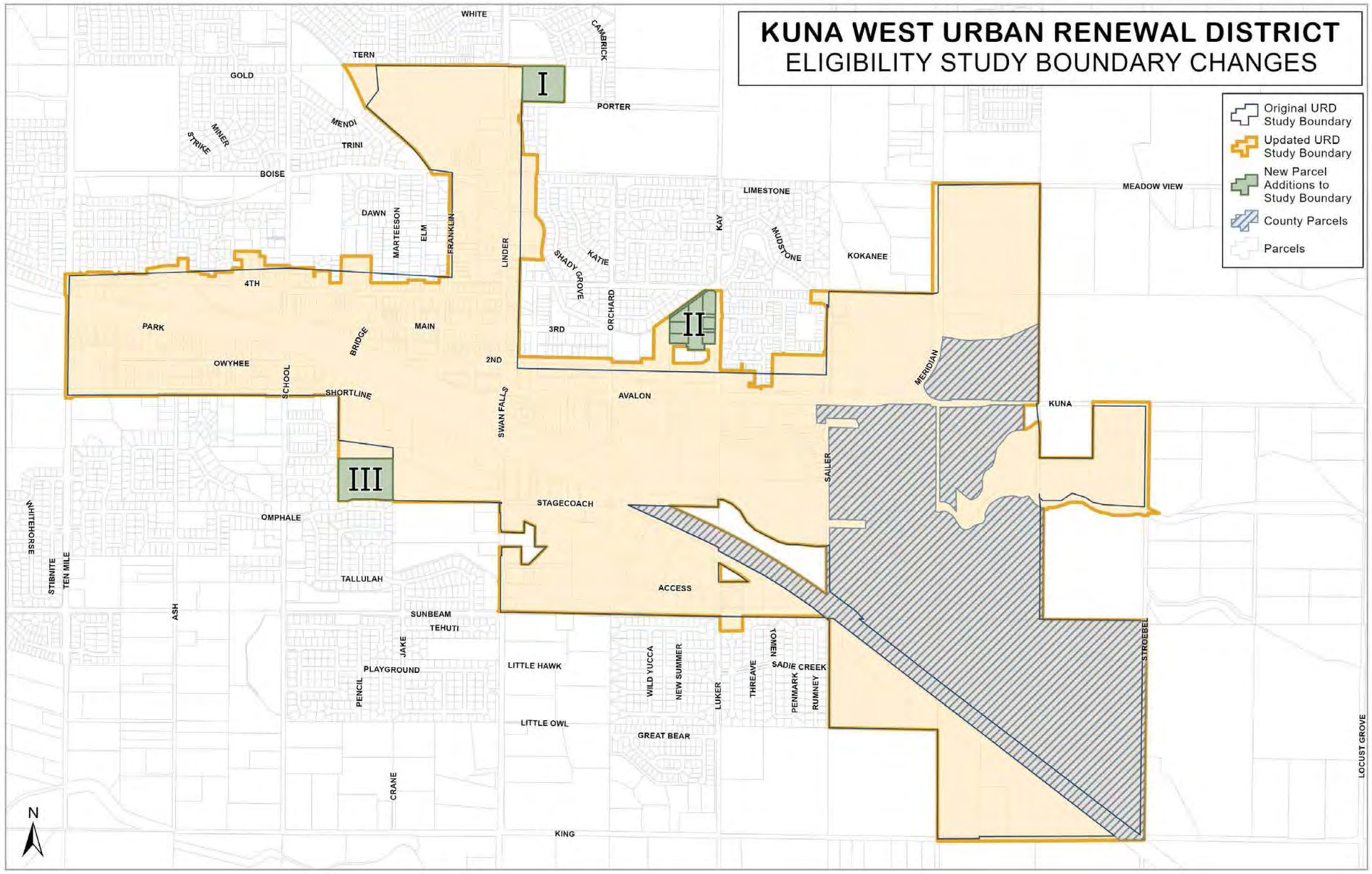
In addition to the analysis of nine criteria for deteriorating area, Idaho Code requires that a proposed area that is predominantly open land, i.e., used for agriculture or forestry, comply with Idaho Code Section 50-2903(8)(c). As described in **Table 1**, of the three sites added to the study area, two are currently used as open space. This increases the total open space acres from 423 acres to 437 acres. The new adjusted percentage of open land within the study area is approximately 44%, six percent lower than analyzed in the May 2020 Eligibility Study. The additional open space parcels meet the additional open land condition of diversity of ownership.

Eligibility for a URD also requires that the base assessment roll is not to exceed at any time ten percent of the current assessed valuation of all taxable property within the municipality, per Idaho Code Section 50-2903(15). For purposes of this supplement to the May 2020 Eligibility Study, a new evaluation has been conducted to reflect the taxable property within the updated study area. The 2019 City of Kuna taxable value is $1,445,421,330 while the taxable value of the updated study area is $127,174,500, which is below the ten percent at approximately 8.7%. The valuation still includes homeowners' exemptions and agricultural exemptions although of the three new parcels presented in **Table 1**, none receive these exemptions. As discussed in the May 2020 Eligibility Study, only minor changes to the valuation would occur if and when agricultural exemptions rolled off as the percentage of taxable property within the updated study area is projected to increase to 9.1%.

Conclusion

This supplement has been prepared to clarify deviations in the updated URD study area and the original study area presented in the *Kuna Urban Renewal District Eligibility Study, Kuna West District*, adopted by the Kuna City Council on May 19, 2020. As depicted on **Figure 1** and further described in tables and narrative, changes to the boundary and affected areas are analyzed and discussed herein. None of these changes affect the substantive findings of the May 2020 Eligibility Study; however, this document and description of the updated study area should be appended to that study for future reference.

Figure 1 – Eligibility Study Boundary Changes
4837-1456-6600, v. 1



Attachment 7

Public Input Survey, August 2020

KUNA WEST URBAN RENEWAL DISTRICT

Public Input Survey

August 2020

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Specific Comments — Project Types 4

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Introduction

The City of Kuna conducted a robust public engagement effort to educate community members and property owners on Urban Renewal and seek community input for the plan. This process allowed for the public to provide input on project prioritization and suggest new proposed projects to be integrated into the plan. The public input summary reflects the results of the input received from the public.

The City held two public workshops on Thursday, August 27, 2020 for the proposed Urban Renewal District, at 12pm and 6pm, to meet the needs of community members with different schedules. There were 21 participants in the 12pm workshop and 16 participants in the 6pm workshop. Participants included Mayor Steer, developers, Planning and Zoning Commissioners, members of the Economic Development Committee, representatives from the Media, City planners, City Council members, Urban Renewal Agency Commissioners, and members of the public. A full list of participants is contained in the appendix.

Throughout this process, the City maintained an Urban Renewal website, issued regular emails to interested parties and used the Kuna Economic Development Facebook page to keep the public informed and educated on Urban Renewal. A direct mailer and questionnaire were sent to all property owners within the proposed URD boundary, which included over 400+ mailers. The City sent media releases before all public hearings and the public workshops.

The Appendices contain survey results and graphical representations of data from the public workshop interactive questions and word clouds. The survey received a total of ten responses.

Overall Themes from Comments

- Interest in pedestrian and bicycle safety; increased connected pathways.
- Support for public infrastructure projects.
- High interest in projects that may lead to the development of new public space, retail, businesses and well-paying jobs in Kuna.

Specific Comments — Project Types

- Public infrastructure
- Pedestrian and bicyclist safety
- Pathways for families to walk and ride bikes
- Acquisition of blighted properties as a high priority, but only where needed.
- Provide incentives for new construction, example of program related investing.
- Projects that increase safety

Specific Comments – Proposed Projects

- Railroad improvements/overpass should be considered for ease of traffic congestion only when population increases.

Public Suggestions for Specific Projects

URD Jurisdiction

- The YMCA coming into downtown – observation that traffic is getting backed up for those turning to go on the other side of the railroad tracks.
- When sidewalks are not feasible, then shoulders should be maintained for walking and biking.
- The west side of Linder between Boise Street and 4th Street East needs sidewalks or a maintained path for walking and biking.
- Extend the Greenbelt going down Kuna Rd.
- Put in at least one more park.
- Upgrade old park.
- Put in right turn lanes so people don't have to brake at 55 mph.
- A light at Albertsons.
- Finish the sidewalk by Family Dollar on Avalon to Swan Falls Roads.
- Sewer improvements at Morris and Swan Falls Roads
- Connect sidewalks at Avalon and Swan Falls Roads
- Large parks (similar to in Meridian)
- West side of Linder – 4th – curb and gutter improvements

Outside URD Jurisdiction

- Development of a Downtown Master Plan to serve as a blueprint for future development.
- Fund and promote improvements to existing buildings in accordance with downtown design standards.
- Create a Downtown Financing Board with the focus of establishing low cost financing options for renovating existing buildings within the URD.
- Public transportation
- Recreational amenities
- Recreation Center
- Plant trees along the Greenbelt.
- Public spaces
- Longer synced lights going down Meridian Rd.
- Public-Private Partnerships
- Handicap access
- Walkable shopping and restaurants
- Interest to move that cattle farm next to the high school (acknowledgement of grandfathered allowance, suggestion to trade land in the outskirts of town).

Public Workshop Rankings – Proposed Projects

The following table illustrated the priority ranking exercises for proposed projects completed by participants in two workshops and the survey. The survey participants responded to project options different from the polls in the two public workshops. This table represents the combined rankings from both sets of public input. Projects with a lower number indicate a high preference from participants and projects with a higher number indicate a lower priority from participants.

Project Category	Project Name	Workshop Rankings – 12pm	Workshop Rankings – 6pm	Survey Respondents	Combined Scores – Workshops*
Transportation & Pathways				3	
	Highway 69 Curve into Kuna/Avalon: Intersection Improvement	4	2		3
	Extension of Highway 69 to Indian Creek	5	6		5.5
	Overpass for Kuna	2	1	1	1.5
	Avalon & Kay Intersection Signal	1	5		3
	Avalon, Ten Mile & Meridian Road Streetscape/Pathway Improvements	6	4		5
	Greenbelt & Indian Creek Pathway Extensions	3	3	7	3
Public Infrastructure				2	
	Fiber & Broadband Improvements	3	4	4	3.5
	Sewer, Water & Pressurized Irrigation Upgrades	1	3		2
	Street Lighting	4	1	8	2.5
	Sidewalks	2	1	5	1.5
	Public Parking	5	5		5
Downtown				6	
	4th Street Improvements	3	4		3.5

Project Category	Project Name	Workshop Rankings – 12pm	Workshop Rankings – 6pm	Survey Respondents	Combined Scores – Workshops*
	Avenue A-D Improvements	3	2		2.5
	Public Alley Improvements	5	5		5
	Purchase of Blighted Structures for Redevelopment	2	3	9	2.5
	4th Street Gym – Community Gathering Space/Kuna Market Village	1	1		1
Greenfield and Redevelopment					
	Boise Ave & Linder Area	2	1		1.5
	Avalon/Indian Creek Frontage Properties	1	2		1.5
	Industrial – Flex Space	2	4		3
	Highway 69/Meridian Properties	4	3		3.5

**Scores averaged between the two public workshops.*

Survey Ranking by Project Type

1 Railroad Improvements/ Overpass
2 Public Infrastructure: Water/Sewer/Irrigation
3 Streets & Intersection Improvements
4 Fiber & Broadband Improvements
5 Sidewalks
6 Downtown Specific Initiatives
7 Pathways
8 Lighting
9 Acquisition of blighted properties for redevelopment

Businesses and Jobs Kuna Should Strive to Attract

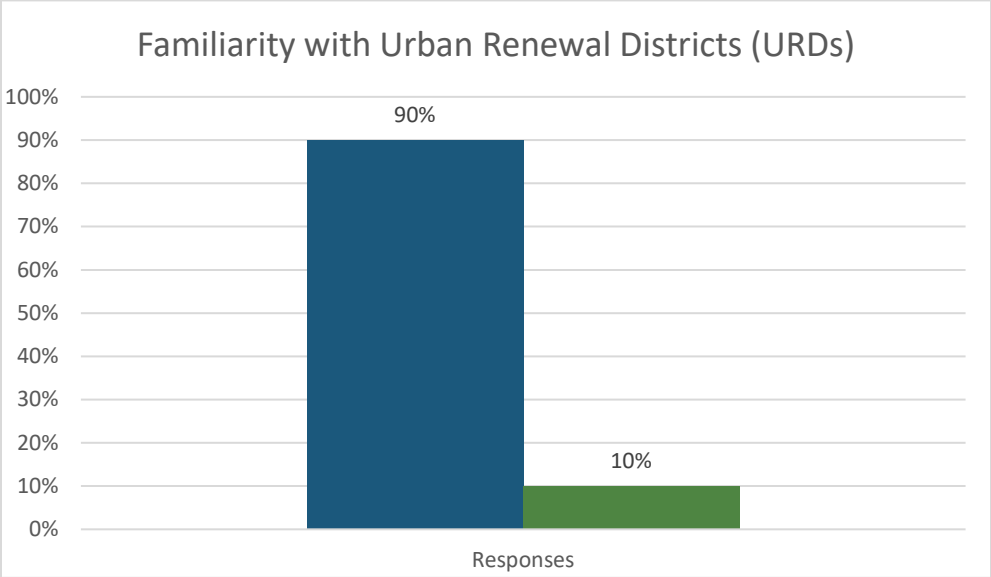
- Businesses that promote downtown as an activity center; ex. its livable, vibrant, has a strong urban core.
- Restaurants and Retail Services that offer one-stop-shopping.
- Businesses should be allowed to operate on sidewalks.
- Well-paying
- Entertainment

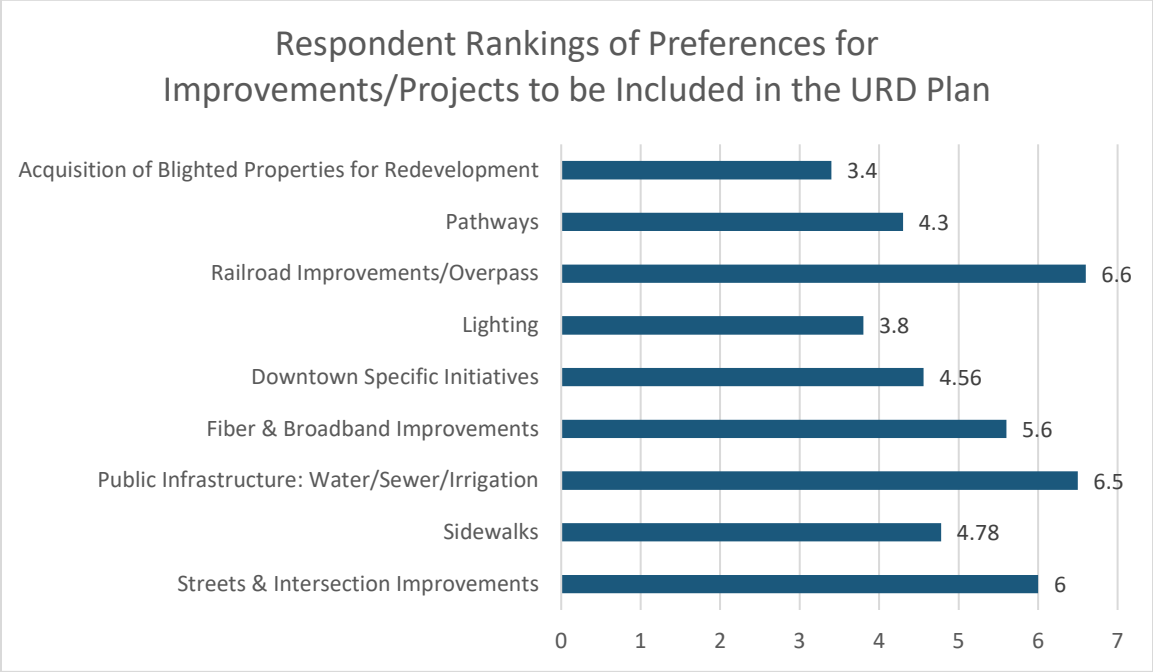
    - Movie theater
    - Amphitheater

- Professional
    - Software Development
    - Start-Up businesses
- Office
- Medical
- Restaurants and Food
    - Co-op
    - Bakery
    - Not Fast Food
    - Non-Franchise
    - Fast Food
        - Burger King
        - Kentucky Fried Chicken
- Retail
    - Books
    - Clothing
    - Pet Supply
    - Fred Meyer
    - WinCo
    - Walmart
- Industrial or Industry related
    - Light
    - Small-scale
    - Harbor Freight
    - Bissell part store
    - RV Park, Large Thrift Store such as Idaho Youth Ranch
    - A mixture, but there is an opportunity to assist in attracting well planned neighborhood and urban retail which is fantastic marketing for all of Kuna.
    - Co-ops, restaurants (local burger joint(s)& breakfast place), chick fil-a, winery, vet clinic, community environment w/ sports, horseshoes, go-carts.
    - Small retail (local mom & pop), big retail (bigger stores to give more options so I don't have to drive in to Meridian/Boise to go to Home Depot/Lowes, etc.), restaurants (fast food & sit down), industrial (manufacturing to bring jobs to town)

APPENDIX A

Survey Results


Familiarity with Urban Renewal Districts (URDs)
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
90%
10%
Responses


Respondent Rankings of Preferences for Improvements/Projects to be Included in the URD Plan
Acquisition of Blighted Properties for Redevelopment
3.4
Pathways
4.3
Railroad Improvements/Overpass
6.6
Lighting
3.8
Downtown Specific Initiatives
4.56
Fiber & Broadband Improvements
5.6
Public Infrastructure: Water/Sewer/Irrigation
6.5
Sidewalks
4.78
Streets & Intersection Improvements
6
0
1
2
3
4
5
6
7

APPENDIX B

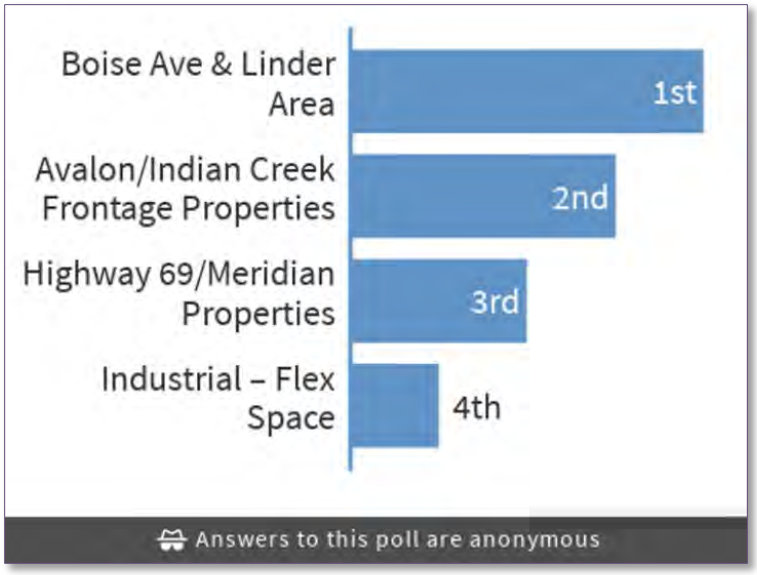
Public Workshop Polls

Word Cloud

Word Cloud representation of public workshop participants interests for jobs and businesses in Kuna (representation of the 12pm and 6pm workshops).

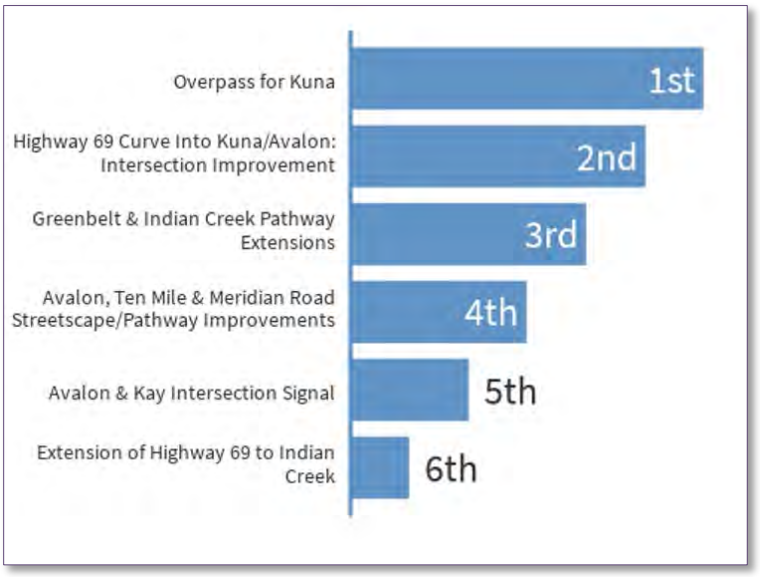
Interactive Question Results

Poll Question: Please rank the following proposed Greenfield and Redevelopment projects.

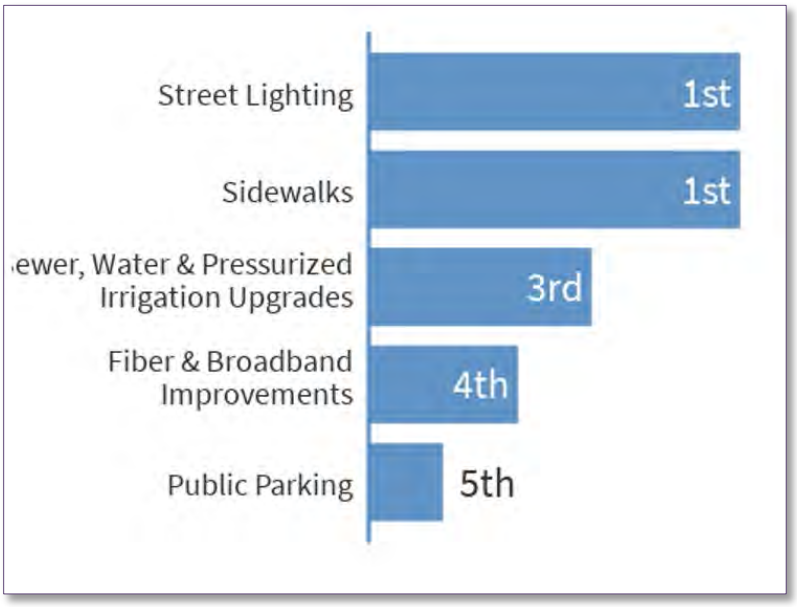


Poll Question: Please rank the following proposed Downtown projects.

Poll Question: Please rank the following proposed Transportation and Pathways projects.



Poll Question: Please rank the following proposed Public Infrastructure projects.



Public Workshop Participants

First Workshop (21 participants)

- Lisa Holland, City of Kuna
- Lisa Bachman, J-U-B Engineers, Inc.
- Caroline Mellor, The Langdon Group
- A Team Land Consultants (Steve Arnold)
- Addison Coffelt
- Bruce Wasserman
- Carl Miller (COMPASS)
- Dana Hennis (P&Z Commissioner)
- Desi Ford
- Don Carlock
- Jace Hellman
- Mayor Stear
- Lee Young (P&Z Commissioner)
- Nola Miller
- Rocco D' Orazio (URA Commissioner)
- Sheri Freemuth
- Steve Cherry (Econ Dev Committee)
- Tim Blair
- wispfarm@gmail.com
- Paula
- Nate Stanley

Second Workshop (16 participants)

- Lisa Holland, City of Kuna
- Lisa Bachman, J-U-B Engineers, Inc.
- Caroline Mellor, The Langdon Group
- Alex Stevens (Media)
- Blake Jones (Media)
- Cathy Gealy (P&Z Commissioner)
- Jace Hellman (Kuna Planner)
- Mark Schlag (TOK Commercial)
- Pam Powell
- Sheri Freemuth
- Tayler Tibbitts (URA Commissioner)
- Tim Blair
- robert
- Victoria Cleary (Economic Dev Director for Meridian)
- Wispfarm@gmail.com
- Greg Mcpherson (City Council & URA Board)

APPENDIX C

Public Workshop PowerPoint

URBAN RENEWAL PUBLIC WORKSHOP

PUBLIC WORKSHOP • AUGUST 27, 2020

WELCOME!

INTRODUCTIONS

CITY OF KUNA

Lisa Holland • Economic Development Director

J-U-B ENGINEERS, Inc.

Lisa Bachman, AICP, PCED

Caroline Mellor, The Langdon Group (J-U-B Engineers)

Workshop Overview

AGENDA

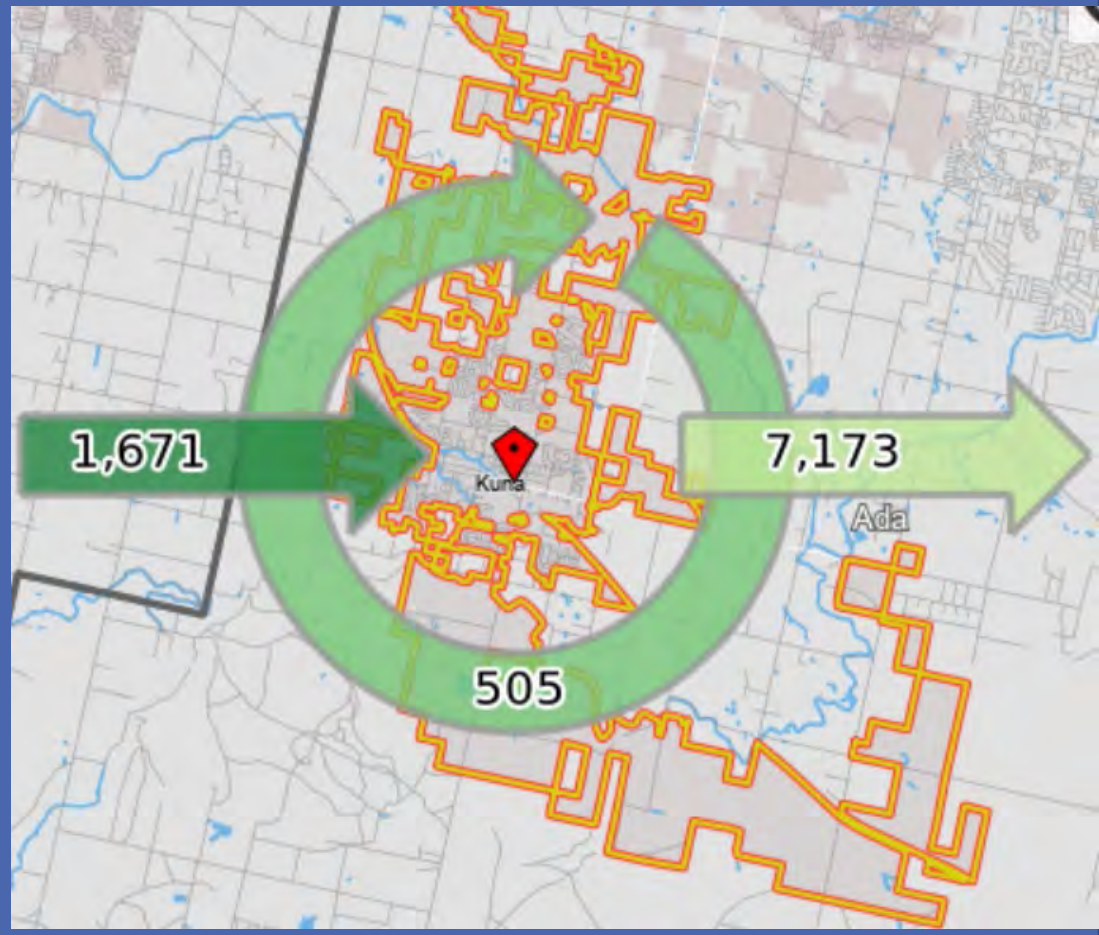
- Why Urban Renewal for Kuna?
- What is an Urban Renewal District?
- Maps & Planning Area
- Projects & Priorities
- Feedback

Urban Renewal

Urban Renewal –
Ability to Focus Dollars Into a Specific Area For Infrastructure Improvements

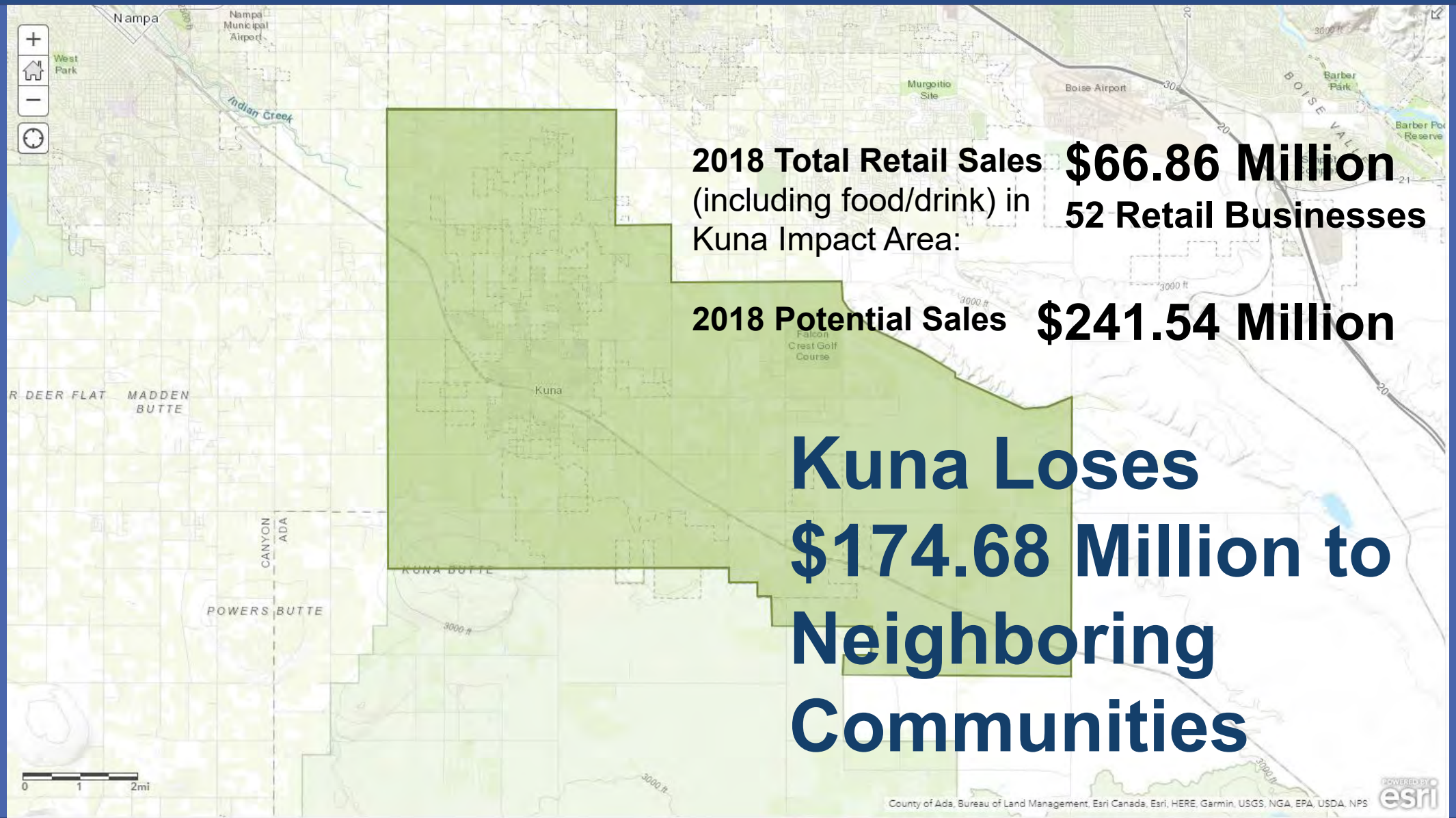
Why Kuna?

- **Background**
  - Urban Renewal Conversations Since 2001
  - Urban Renewal Agency Established in 2011
- **Why Urban Renewal for Kuna?**
  - 93% Leave to Work Elsewhere
  - Infrastructure Challenges (Roadways, Sewer, Water, Shovel-Ready Properties for Commercial)



Source: US Census Bureau (2017 data)

Commercial Opportunity



2018 Total Retail Sales (including food/drink) in Kuna Impact Area: **$66.86 Million**

52 Retail Businesses

2018 Potential Sales **$241.54 Million**

Kuna Loses $174.68 Million to Neighboring Communities

Example: Caldwell (1998-2017)

- Indian Creek Restoration & Downtown Plaza
- Redevelopment Partnerships: Theatre, YMCA, TVCC
- Parks, Roadway Projects & Infrastructure Improvements
- Sky Ranch Business Center
  - $40 Million of Investment (14 new buildings)
  - 400+ jobs

WHAT IS AN URBAN RENEWAL DISTRICT?

Urban Renewal District (URD)

WHAT IT IS…

Planning Boundary to Re-Invest taxes from NEW developments in an area into infrastructure projects.

- Roadway & Pedestrian Improvements
- Public Infrastructure
- Redevelopment (i.e., downtown)
- Greenfield Development (i.e., Business/Industrial Park)

A URD/TIF ***does not*** raise property taxes or affect impact fees.

How it Works

Example: 1 Acre of Undeveloped Ground in District is Worth $100,000

A New Retail Development is Built on That Ground and Increases the Value to $1 Million

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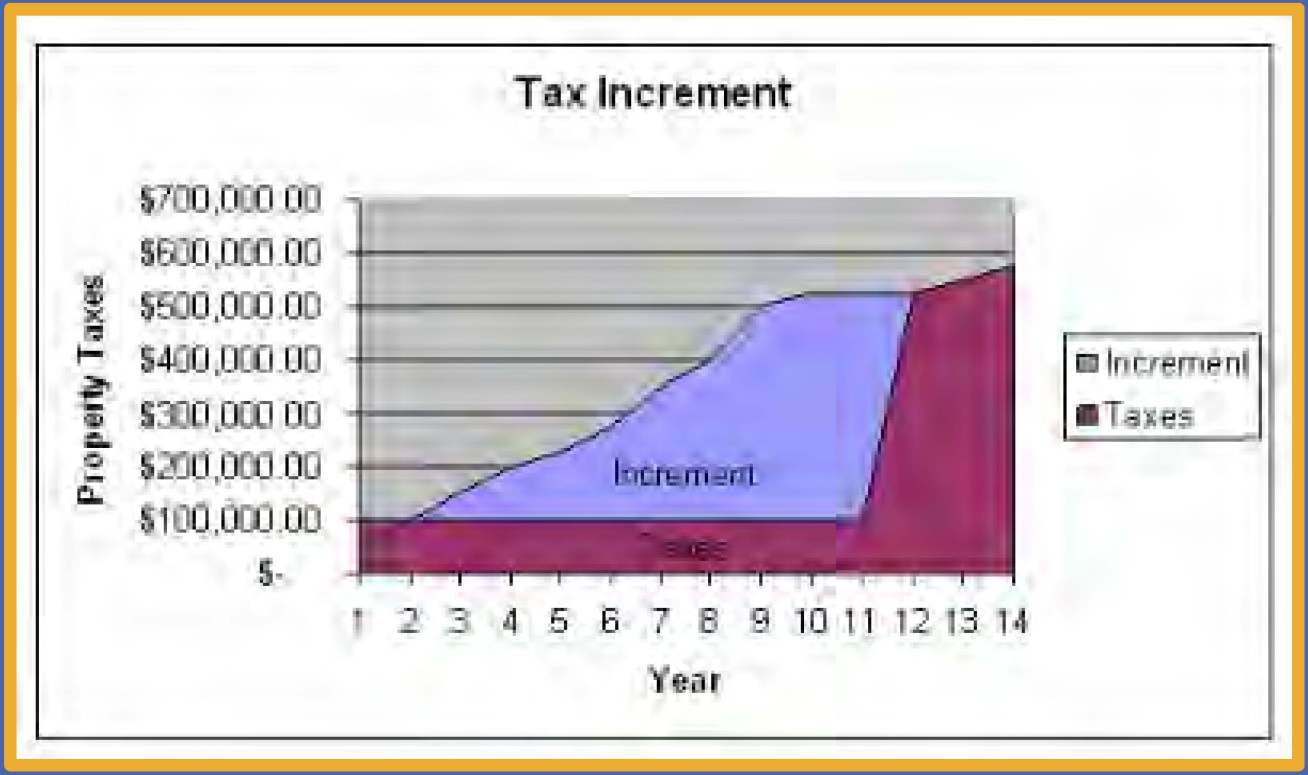
The URD Can Use the Property Taxes Collected on the $900,000 (Increment) for Infrastructure Projects Within the Planning Area

What About Taxing Entities?



- Taxing Entities Will Collect the Amount they Budget
- Fire/Police/Parks/ACHD will Still Collect Impact Fees
- When the District Closes (20 Years Max), the Taxing Entities Will Get to Collect the Increment Gained From New Developments

What is the Process to Form a URD?

Oct 19 – Apr 2020 ✓	**Eligibility Study**
May 2020 ✓	**City Council Directs URA To Create Plan**
Aug/Sept 2020 ✓	**Urban Renewal Plan/Feasibility Study**
Oct/Nov 2020	**Plan Review** – P&Z Commission & City Council
Dec 2020	**Adopt City Council Ordinance** – Approving the Plan

Public Outreach

https://kunacity.id.gov/518/Kuna-Urban-Renewal-Agency

- June 2019 Financing Tools Workshop
- October 2019 Economic Development Strategic Planning
- Kuna Urban Renewal Website
- Letter to Each Property Owner
- Outreach to Taxing Entities & Planning Organizations
- Partnership with ACHD & Ada County
- Public Workshop - Today!

Questions

Poll Instructions

Two Ways to Join:

Via Website –

Go to PollEv.com/lisah546 in a new browser window

Via Text Messaging -

Texts LISAH546 to 22333 to join the session, then they text a response as we go through the questions.

Tw

Please sign-in to the workshop by entering your name and any organization you represent.

Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app

Poll locked. Responses not accepted.

What is your understanding of the concept of an Urban Renewal District (URD) for Kuna?

- Fully understand
- Mostly makes sense
- I have a minor question
- Somewhat confused

Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app

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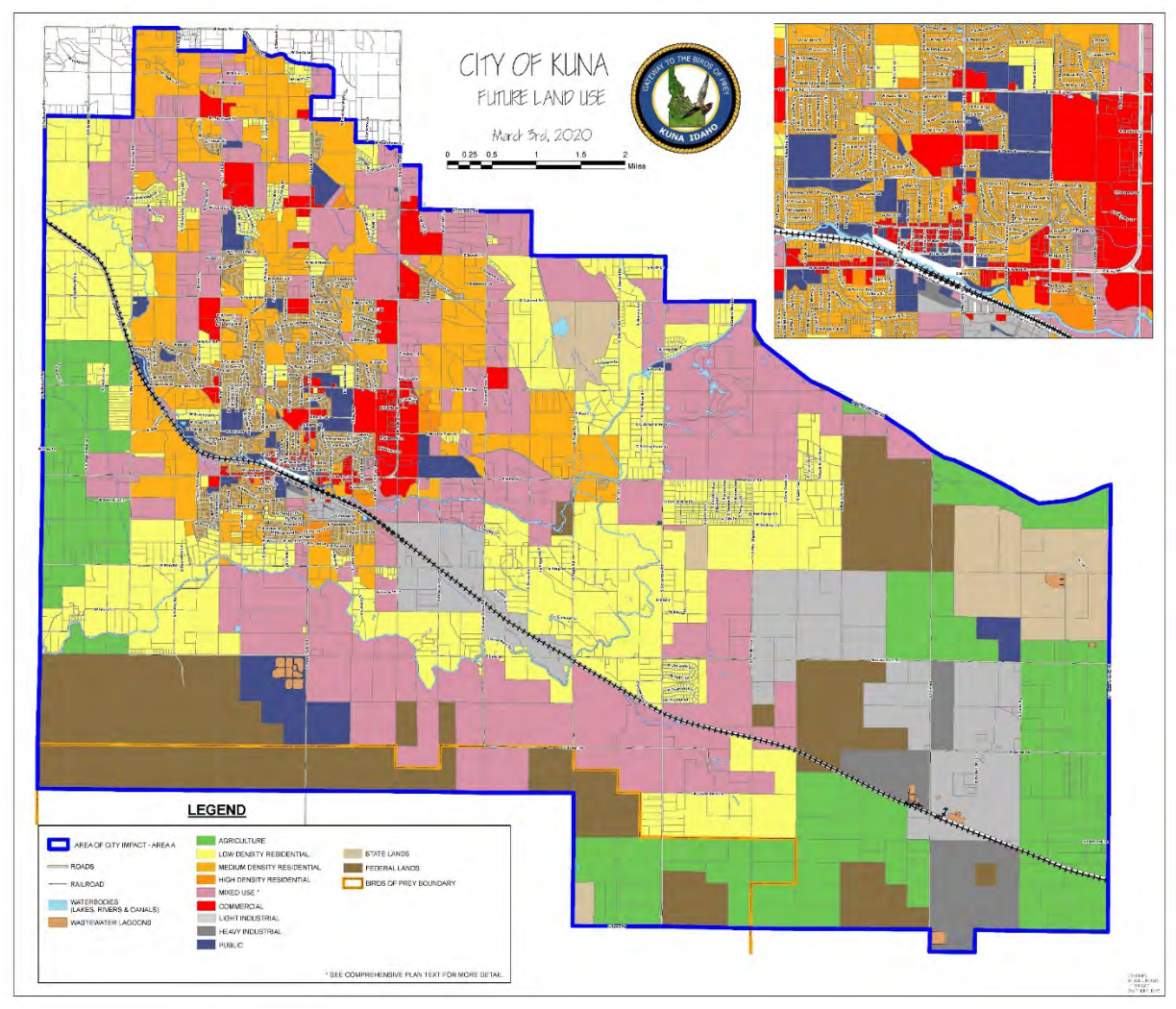
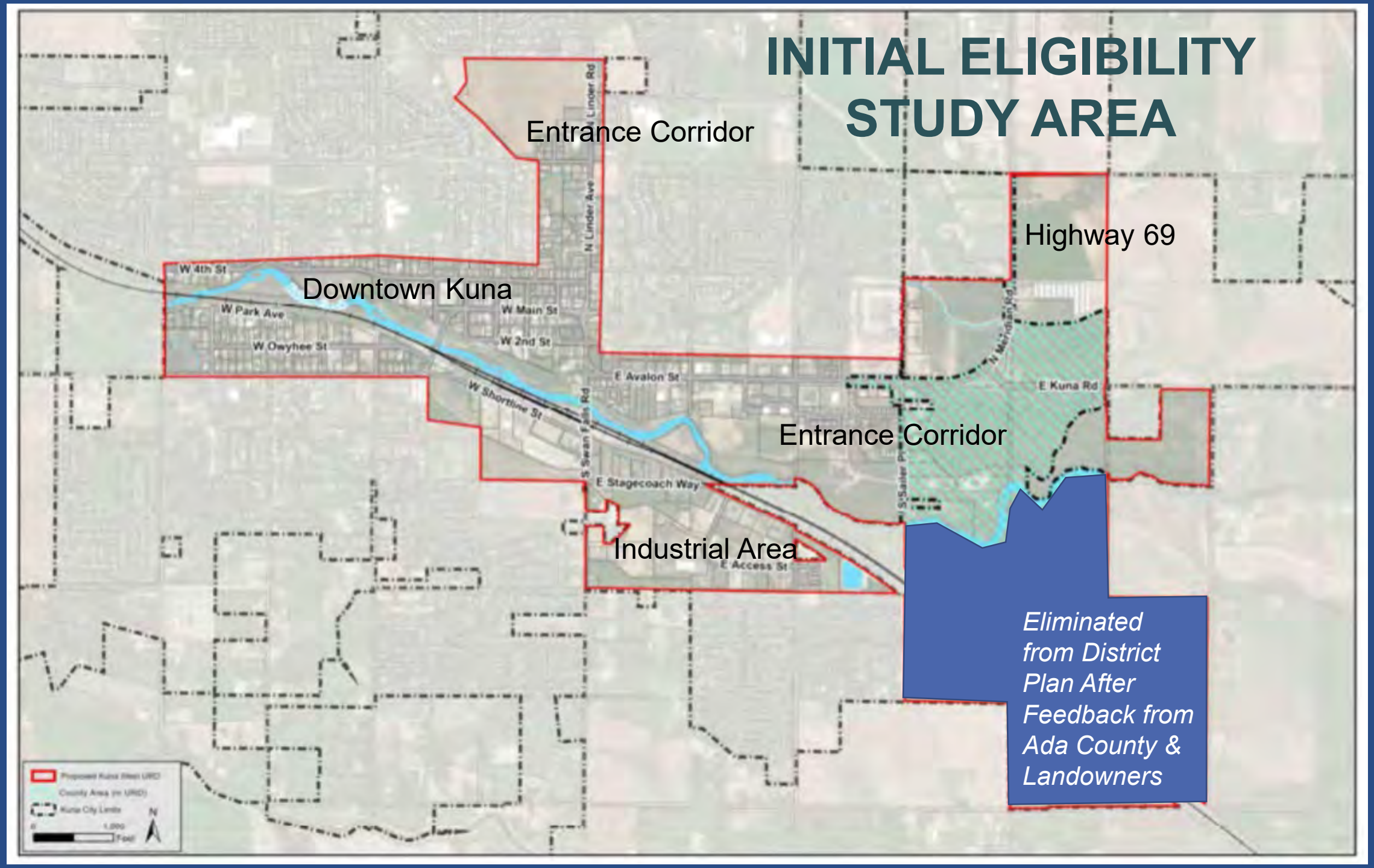
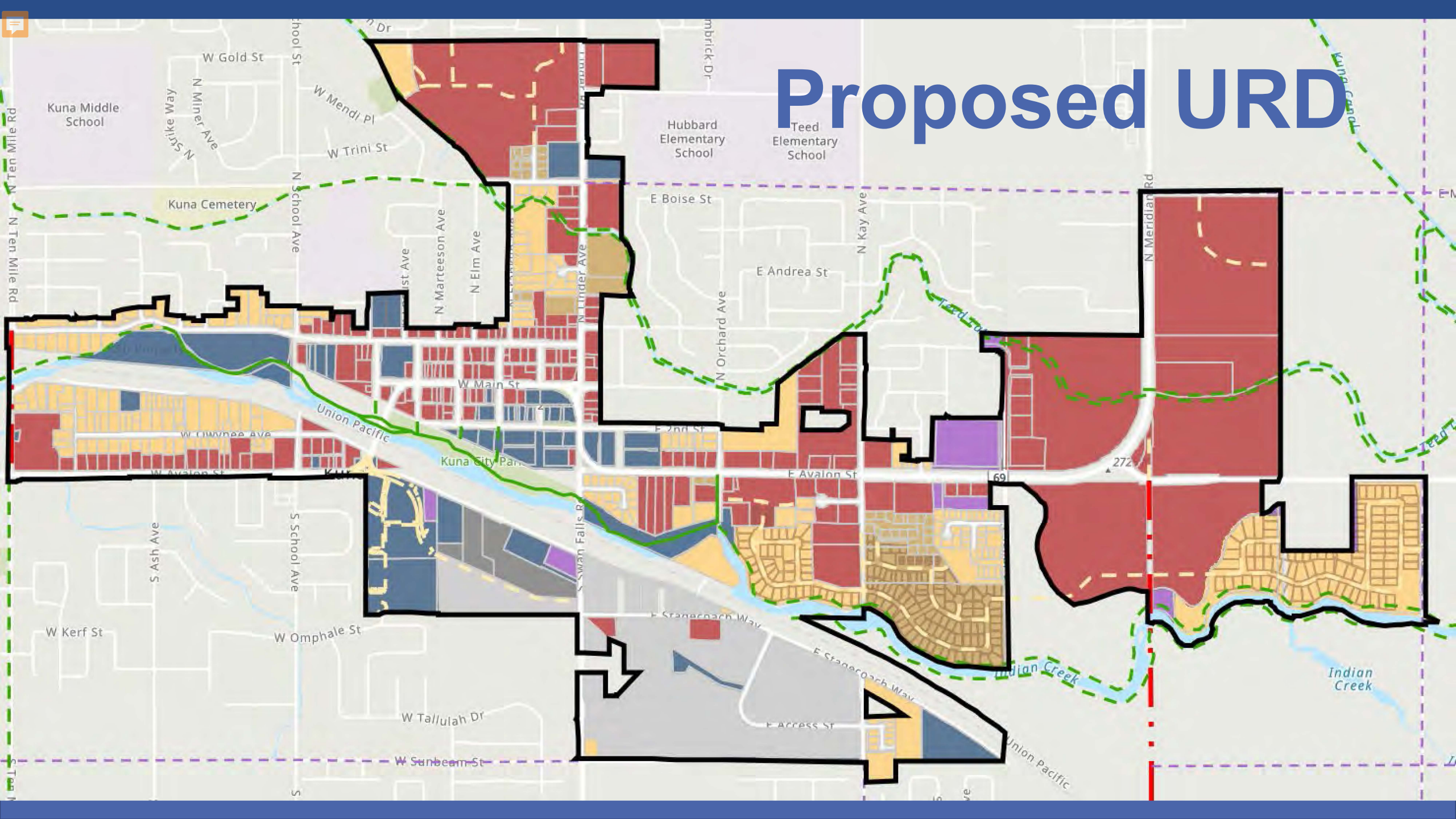
Proposed Kuna West URD Planning Area

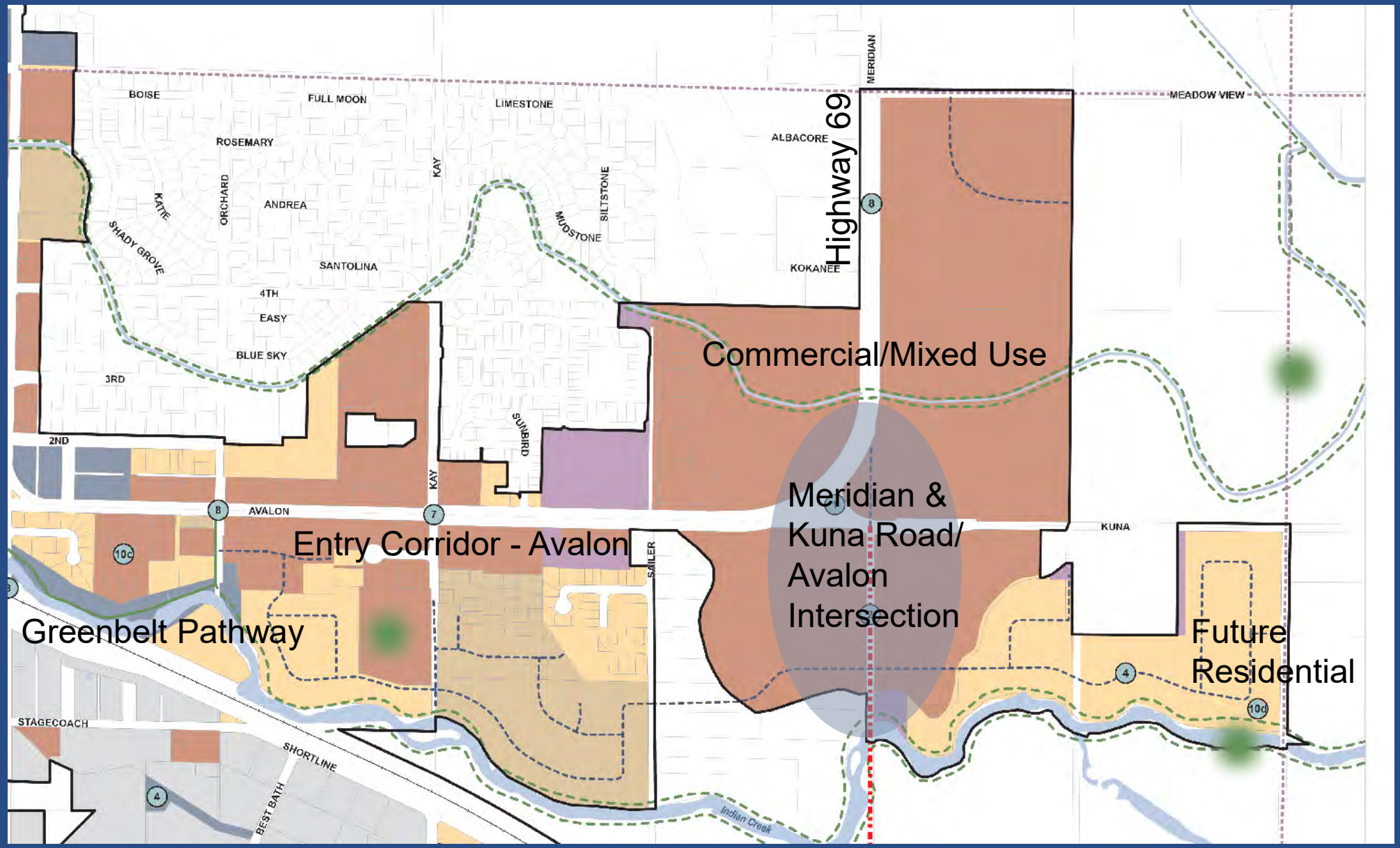
How Did We Create The Boundary?



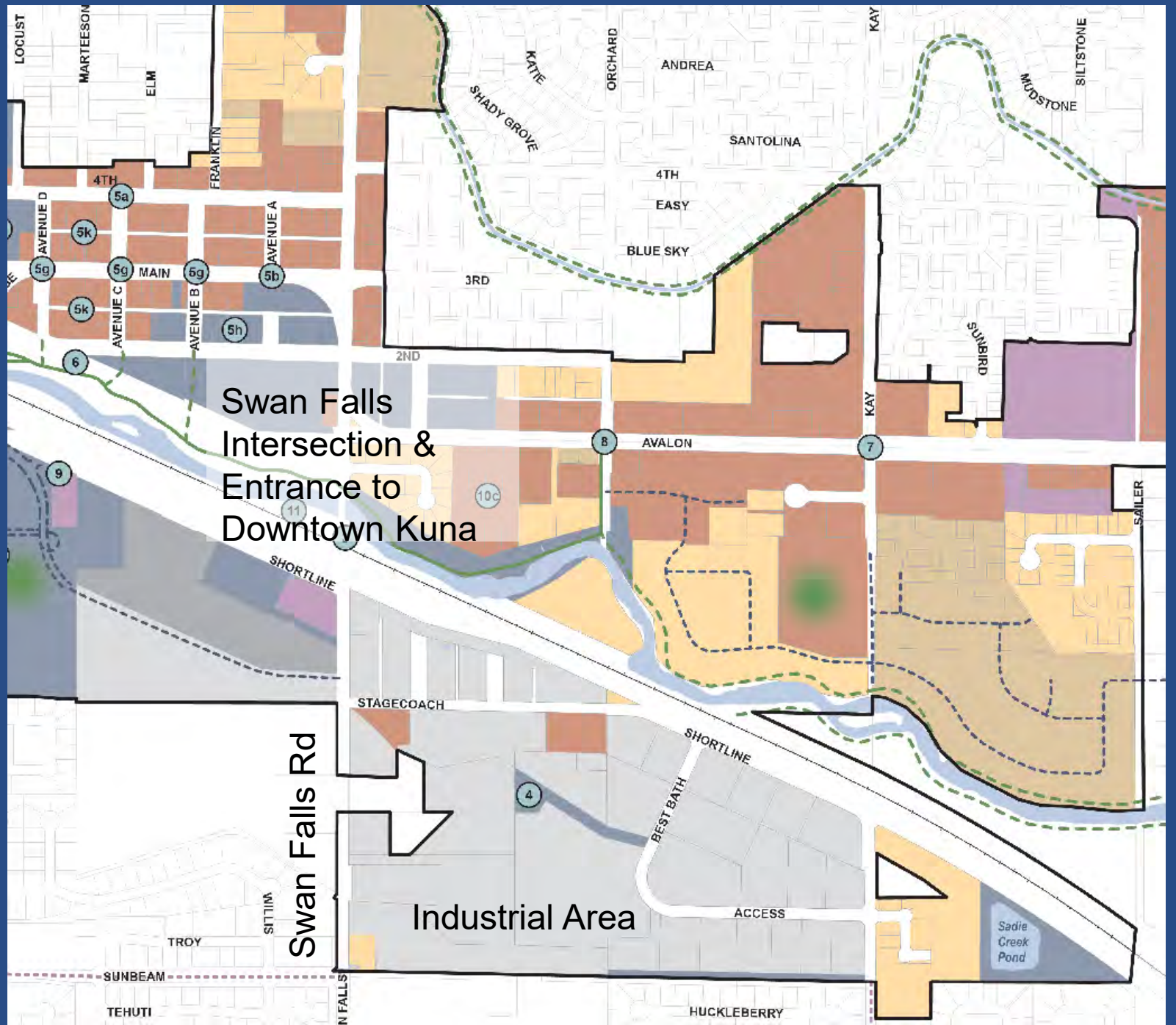

INITIAL ELIGIBILITY STUDY AREA
Entrance Corridor
Highway 69
Downtown Kuna
Entrance Corridor
Industrial Area
Eliminated from District Plan After Feedback from Ada County & Landowners
W 4th St
W Park Ave
W Owyhee St
W Main St
W 2nd St
W Shortline St
E Avalon St
E Stagecoach Way
E Access St
E Kuna Rd
N Linder Rd
N Linder Ave
S Swan Falls Rd
N Meridian Rd


Proposed URD
Kuna Middle School
W Gold St
W Mendi Pl
W Trini St
N Miner Ave
N Strike Way
N School Ave
N Ten Mile Rd
Kuna Cemetery
Hubbard Elementary School
Teed Elementary School
E Boise St
E Andrea St
N Kay Ave
N Orchard Ave
N Meridian Rd
N Marteeson Ave
N Elm Ave
N Linder Ave
W Main St
Union Pacific
E Avalon St
S Ash Ave
S School Ave
S Swan Falls Rd
W Kerf St
W Omphale St
W Tallulah Dr
W Sunbeam St
E Stagecoach Way
E Access St
Indian Creek
Kuna Canal

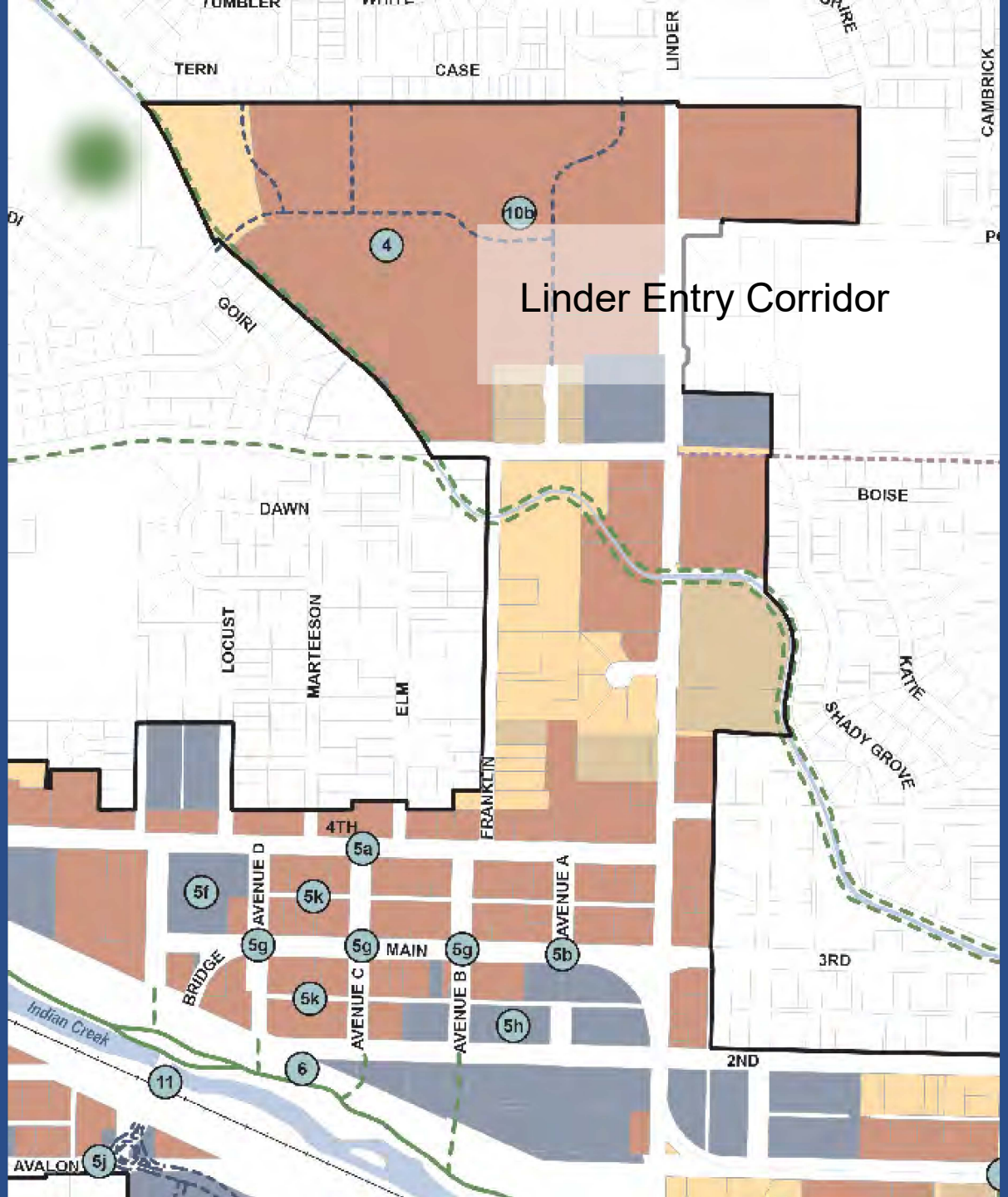
ENTRANCE CORRIDOR/HIGHWAY 69



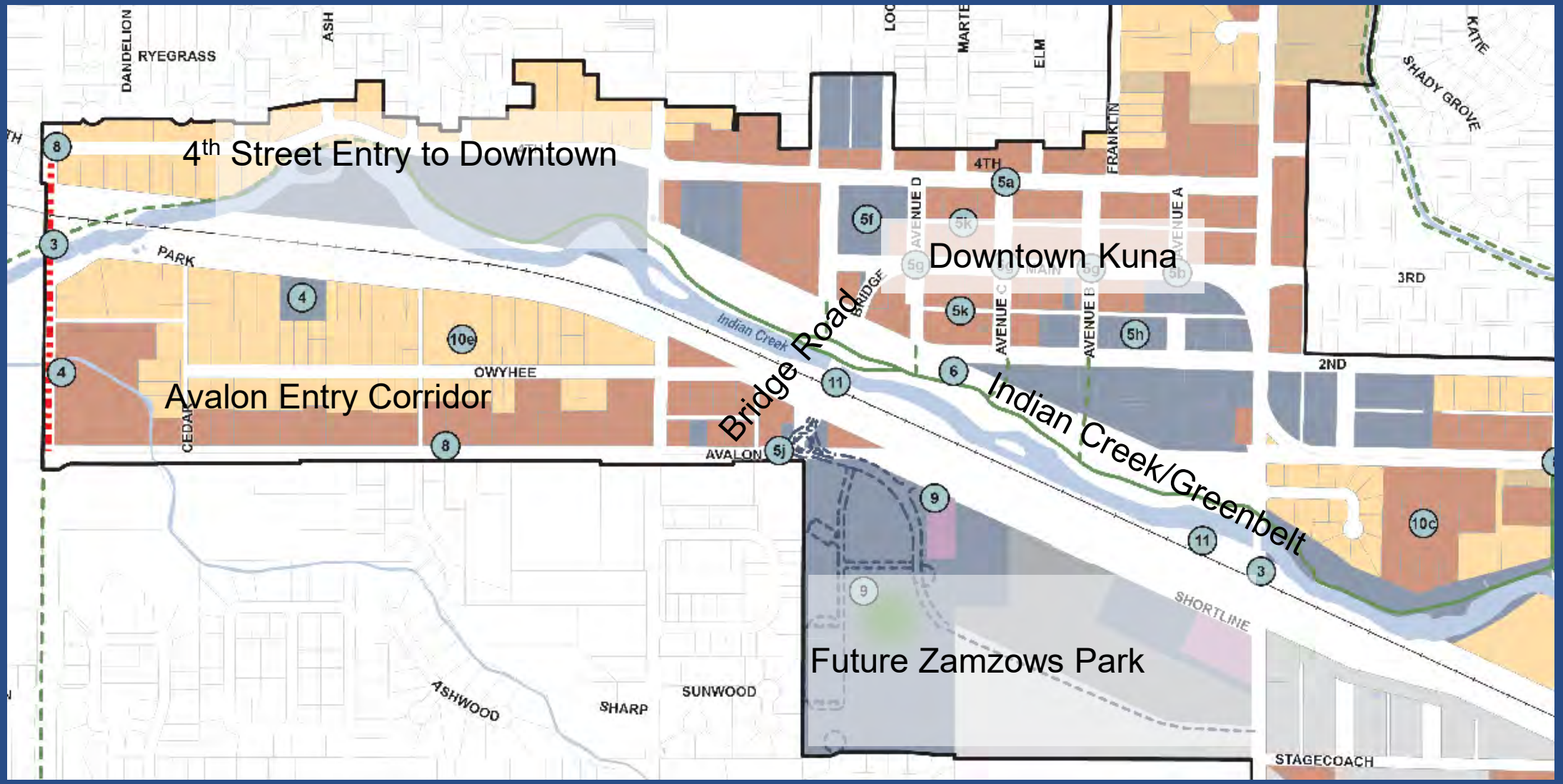
INDUSTRIAL & SWAN FALLS



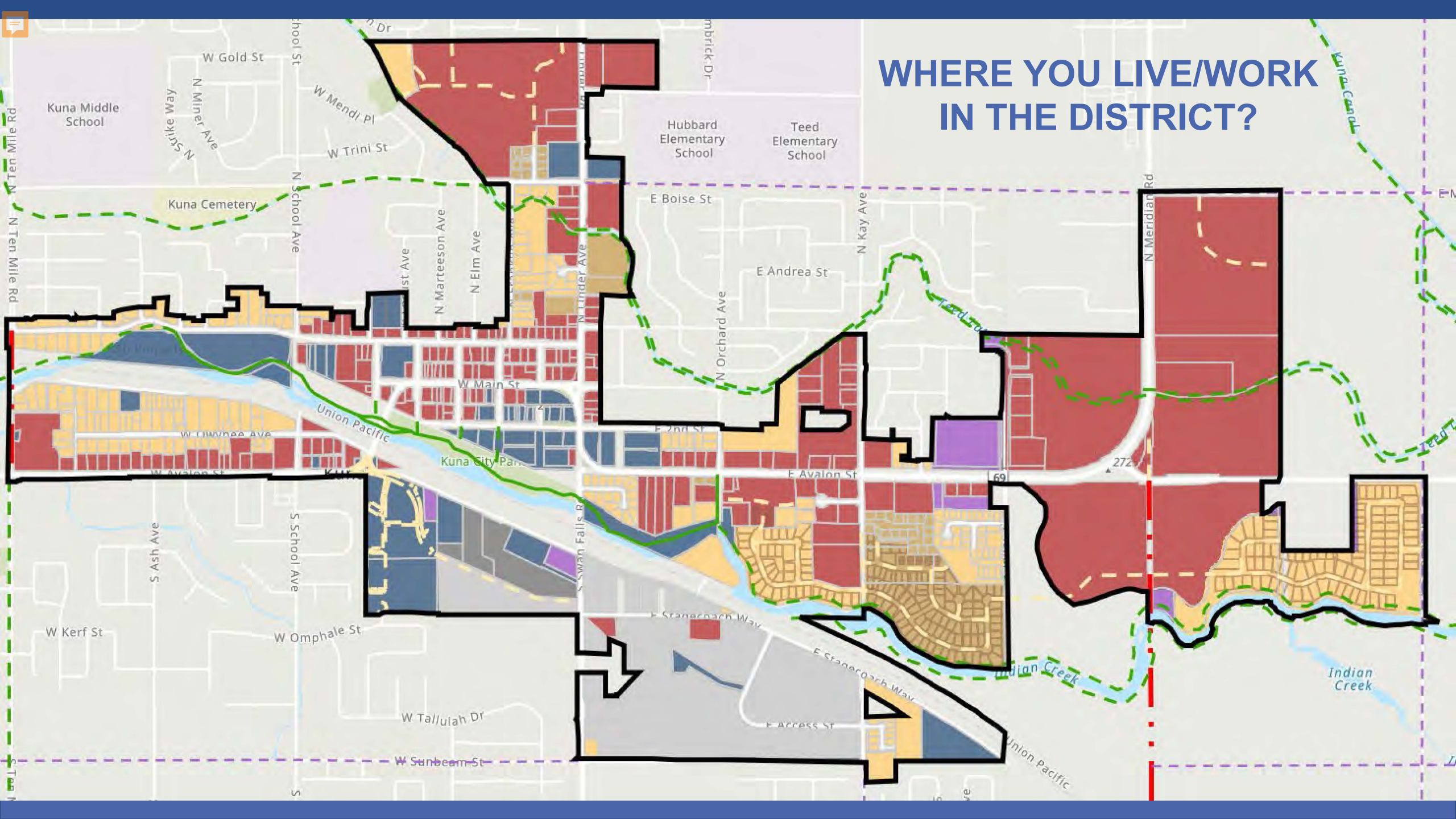
LINDER & ENTRANCE TO DOWNTOWN

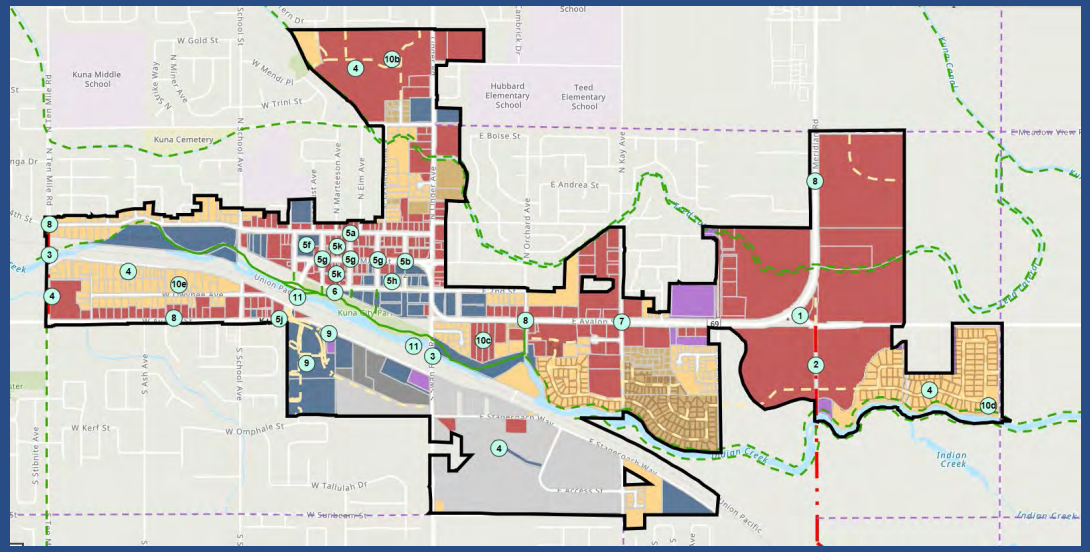


DOWNTOWN & SURROUNDING CORRIDORS



WHERE YOU LIVE/WORK IN THE DISTRICT?





Project Categories

- Transportation Projects
- Public Infrastructure Projects
- Downtown Initiatives
- Redevelopment & Greenfield Sites

Transportation & Pathways

PROPOSED PROJECTS

- Highway 69 Curve Into Kuna/Avalon Intersection Improvement
- Extension of Highway 69 to Indian Creek
- Overpass for Kuna
- Avalon & Kay Intersection Signal
- Avalon, Ten Mile & Meridian Road Streetscape/Pathway Improvements
- Greenbelt & Indian Creek Pathway Extensions

Prioritization for Transportation and Pathways projects:

When survey is active, respond at PollEv.com/lisah546

0 surveys done

0 surveys underway

Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app

Public Infrastructure

PROPOSED PROJECTS

- Fiber & Broadband Improvements
- Sewer, Water & Pressurized Irrigation Upgrades
- Street Lighting
- Sidewalks
- Public Parking

Prioritization of Public Infrastructure Projects

When survey is active, respond at PollEv.com/lisah546

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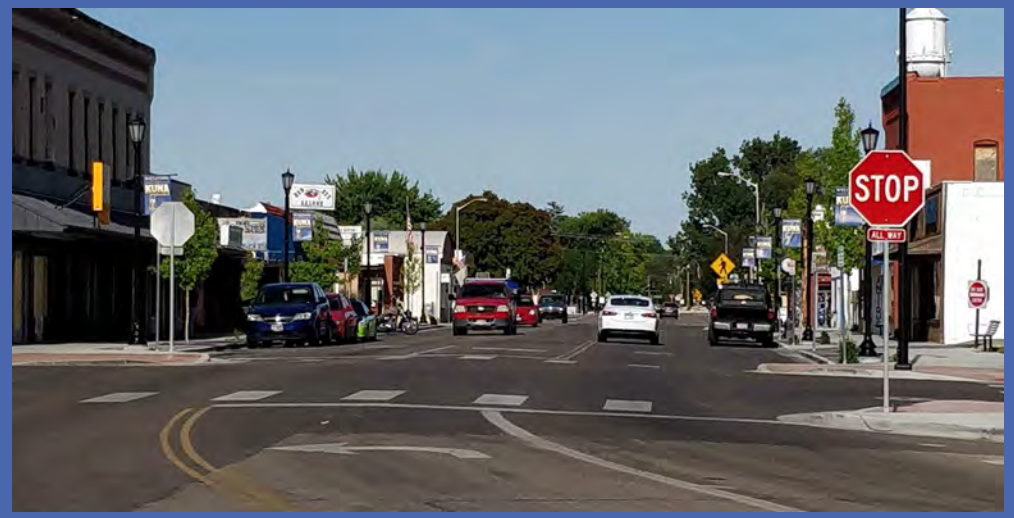
Downtown Projects



PROPOSED PROJECTS

- 4th Street Improvements
- Avenue A-D Improvements
- Public Alley Improvements
- Purchase of Blighted Structures for Redevelopment
- 4th Street Gym – Community Gathering Space/Kuna Market Village

Prioritization of Downtown Projects

When survey is active, respond at PollEv.com/lisah546

0 surveys done

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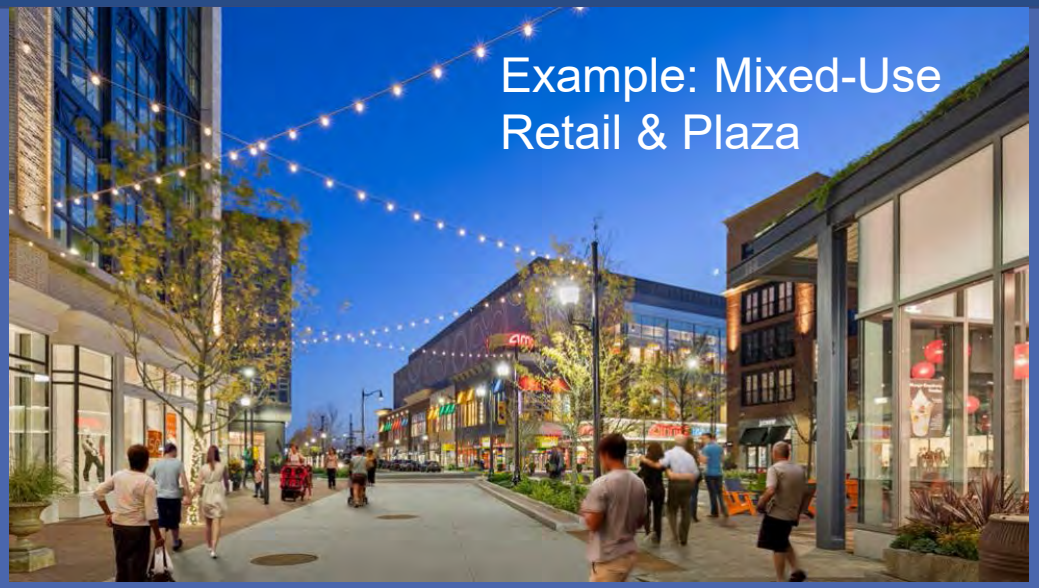
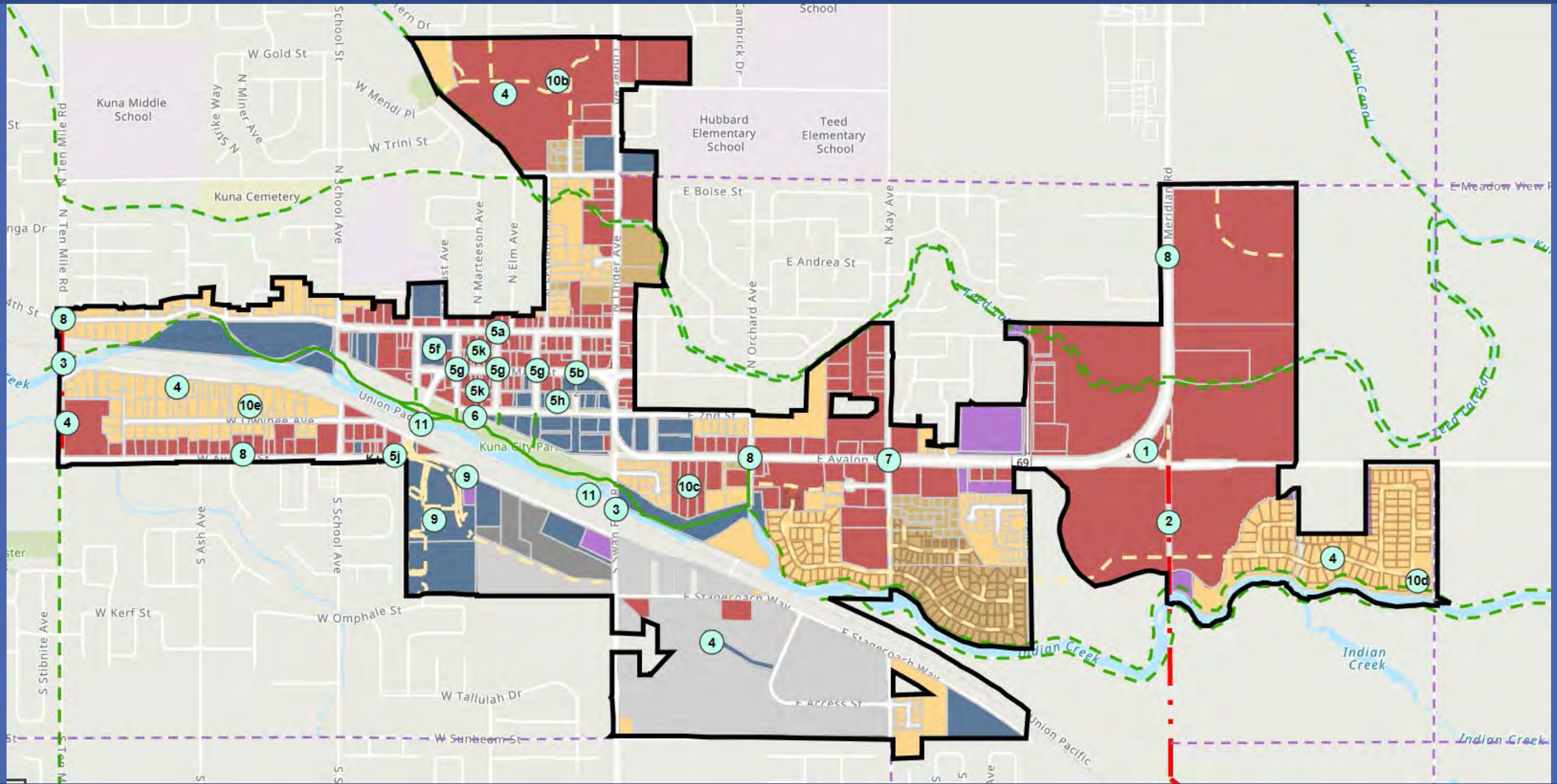
Greenfield/Redevelopment



PROPOSED PROJECTS

- **Boise Ave & Linder Area**
- **Avalon/Indian Creek Frontage Properties**
- **Highway 69/Meridian Properties**
- **Industrial – Flex Space**

Future Land Use Map



Prioritization of Greenfield/ Redevelopment proposed projects

When survey is active, respond at PollEv.com/lisah546

0 surveys done

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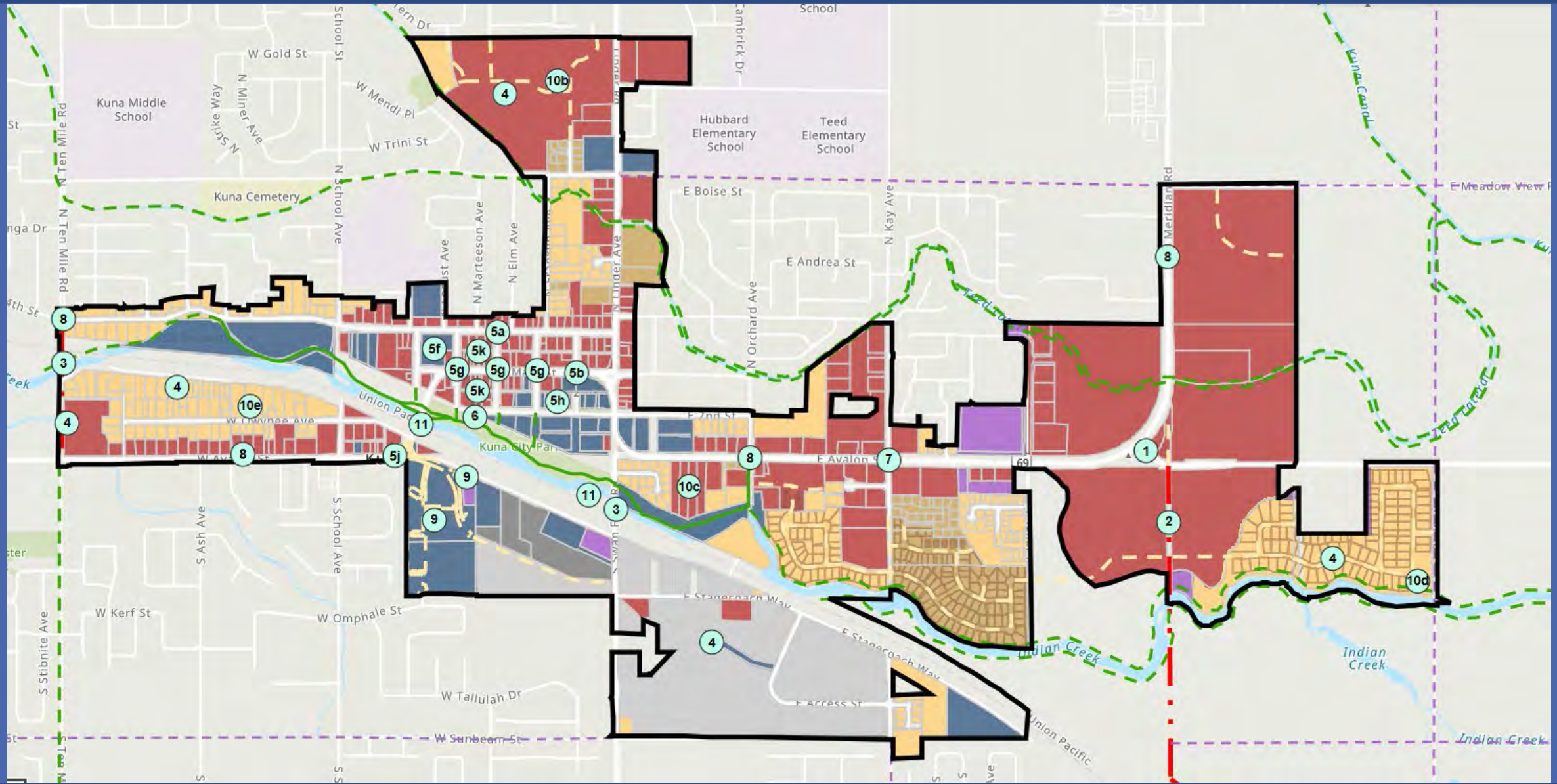
What Are We Missing?



Input Gathering

COMMERCIAL PRIORITIES?

Which types of jobs and businesses should Kuna strive to attract?

Which types of jobs and businesses should Kuna strive to attract?

Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app

Input Gathering

IDEAS FOR THE FUTURE

What types of improvements should be considered that were not in the project list?

ISSUES OR CONCERNS

What issues and concerns should be considered as criteria for project prioritization?

What types of improvements should be considered that were not in the project list?

Start the presentation to see live content. For screen share software, share the entire screen. Get help at **pollev.com/app**

What issues and concerns should be considered as criteria for project prioritization?

Start the presentation to see live content. For screen share software, share the entire screen. Get help at **pollev.com/app**

Next Steps & Future Involvement

UPCOMING PROPOSED DATES*

- September 16th – Urban Renewal Agency Meeting
  Consideration of District Plan
- September 22nd – P&Z Commission Meeting
  Adherence to City's Comprehensive Plan
- November 4th - City Council Meeting
  Public Hearing for District Plan

*Dates Subject to Change, but information will be updated on the City Website: https://www.kunacity.id.gov/518/Kuna-Urban-Renewal-Agency

THANK YOU!

QUESTIONS?

City of Kuna Contacts:

Lisa Holland
Economic Development Director
lholland@kunaid.gov
(208) 559-5926

City Clerk's Office (Nate or Chris)
208-387-7726
cityclerk@kunaid.gov

APPENDIX D

Agency and Partner Comments

Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen.

August 25, 2020

Dear Lisa,

Thank you for your hard work on the Urban Renewal District. We believe that it will positively impact our community.

In your email you asked for feedback on the priorities. Below are our comments.

Kuna School District strongly supports:
1. Highway 69 Curve into Avalon/Kuna Road: Intersection improvement
3. Allocate funds toward another overpass site in Kuna (Linder/Swan Falls Road or Ten Mile Road)
We believe these two projects would make for safer access to our future schools for police, fire, busses and parents.

7. Avalon Street/Kay Avenue intersection improvement (signalization?)
Although we believe this is on the ACHD plan for improvements, we strongly urge a light here for the sake of safety.

12.Public infrastructure improvements ...
13.Fiber infrastructure to increase…
We see these as significant priorities. With these two items done well, our economic base may increase and the availability of internet access will facilitate easier access to learning.

10 b.A new Town Center (Boise Ave/Linder Road)
We welcome this change but ask that significant attention be paid to pedestrian traffic as this area is a heavily walked area for students.

Kuna School District has concerns:

5j.j. *Roundabout at Bridge Avenue/Avalon Street and Shortline Street intersection*
Our concern with this project is the potential back up of traffic in the round about while there is a train crossing. We are concerned that getting across the tracks may slow for ourselves and emergency crews.

Other Observations:

We appreciate your work and look forward to partnering with you. Thank you for asking for our feedback.

Regards

David A. Reinhart

711 E. Porter Rd., Kuna, Idaho 83634
Phone: (208) 922-1000 FAX: (208) 922-5646

Wendy Johnson, Superintendent
Kim Bekkedahl, Assistant Superintendent
Dr. Catherine Beals, Administrator of CIA
Eileen O'Shea, Administrator of Student Services
David Reinhart, Assistant Superintendent

Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen.

711 E. Porter Rd., Kuna, Idaho 83634

Phone: (208) 922-1000 FAX: (208) 922-5646

Wendy Johnson	Kim Bekkedahl	Dr. Catherine Beals	Eileen O'Shea	David Reinhart
Superintendent	Assistant Superintendent	Administrator of CIA	Administrator of Student Services	Assistant Superintendent

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 North Orchard • Boise, ID 83706 • (208) 373-0550

Brad Little, Governor
John H. Tippets, Director

August 24, 2020

Lisa Holland
Economic Development Director
City of Kuna
E-mail: lholland@kunaid.gov

RE: Kuna Urban Renewal District

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: deq.idaho.gov/assistance-resources/environmental-guide-for-local-govts.

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

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

     For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

   - IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

     For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. **Wastewater and Recycled Water**
   - DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

   - IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and

recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.

All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.

- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. <u>Drinking Water</u>

- 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: 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 Valerie Greear, Water Quality Engineering Manager at (208) 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. A Construction General Permit from EPA may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.

- 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 (208) 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 Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- 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 (208) 373-0550.

6. **Additional Notes**
   - If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website 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 of our technical staff at (208) 373-0550.

Sincerely,

Aaron Scheff
Regional Administrator
Boise Regional Office

ec: CM#2019AEK210

CITY OF KUNA

BY THE PLANNING AND ZONING COMMISSION

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF KUNA, IDAHO, VALIDATING CONFORMITY OF THE URBAN RENEWAL PLAN FOR THE KUNA WEST URBAN RENEWAL PROJECT WITH THE CITY OF KUNA'S COMPREHENSIVE PLAN

WHEREAS, the Urban Renewal Agency of the City of Kuna (the "City"), Idaho, also known as Kuna Urban Renewal Agency (hereinafter "Agency"), the duly constituted and authorized urban renewal agency of the City, has submitted the proposed Urban Renewal Plan for the Kuna West Urban Renewal Project (the "Kuna West Plan") to the City; and

WHEREAS, the Mayor and the Kuna City Council referred the Kuna West Plan to the City Planning and Zoning Commission for review and recommendations concerning the conformity of said Kuna West Plan with the City's Comprehensive Plan, as amended (the "Comprehensive Plan"); and

WHEREAS, on October 27, 2020, the City Planning and Zoning Commission met to consider whether the Kuna West Plan conforms with the Comprehensive Plan as required by Idaho Code § 50-2008(b); and

WHEREAS, the City Planning and Zoning Commission has reviewed said Kuna West Plan in view of the Comprehensive Plan; and

WHEREAS, the City Planning and Zoning Commission has determined that the Kuna West Plan is in all respects in conformity with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF KUNA, IDAHO:

Section 1. That the Kuna West Plan, submitted by the Agency and referred to this Commission by the Mayor and City Council for review, is in all respects in conformity with the City's Comprehensive Plan.

Section 2. That **Exhibit A**, outlining the findings supporting the determination that the Kuna West Plan is in conformity with the City's Comprehensive Plan, is hereby adopted and incorporated as part of this Resolution.

Section 3. That the Chair of the Planning and Zoning Commission is hereby authorized and directed to provide the Mayor and Kuna City Council with a signed copy of this Resolution relating to said Kuna West Plan.

Section 4. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED by the Planning and Zoning Commission of the City of Kuna, Idaho, this 27th day of October 2020.

APPROVED:	**ATTEST:**
_____ Chair, Planning and Zoning Commission	_____ City Clerk

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