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

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

Planning & Zoning Commission
REGULAR MEETING AGENDA
Tuesday, July 8, 2025, at 6:00 PM

For questions, please call Planning and Zoning at (208) 922-5546.
ALL AGENDA ITEMS ARE ACTION ITEMS UNLESS OTHERWISE NOTED.

1. CALL TO ORDER & ROLL CALL:

2. CONSENT AGENDA:

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

A. Regular Commission Meeting Minutes Dated June 24, 2025

B. Decision and Reasoned Statement(s)
1. Case No. 24-07-AN - Star Acres No. 3
2. Case No. 25-12-DR - Mo Bettah's
3. Case No. 25-13-DR - Take 5 Oil Change

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

3. PUBLIC HEARINGS:

A. Case No. 25-01-ZC (Rezone) for Wanner-Buckner/City of Kuna - Marina Lundy, Planner

The City of Kuna & True Gritt Youth Sports request Rezone approval for three (3) parcels (APNs: S1419325400, S1419314800, S1419314950), totaling approx. 75.86 acres from A (Agriculture) to the C-2 (Area Commercial) zone. The subject sites are located on the Southeast corner of N Meridian Road & E Meadow View Road; Section 19 Township 2 North, Range 1 East.

Potential Motions:

- *Motion to recommend approval/recommend denial of Case No. 25-01-ZC with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

B. Case Nos. 22-10-ZC, 22-17-S and 22-38-DR for Seasons Creek North Sub. - Troy Behunin, Senior Planner.

Applicant requests approval to Rezone approx. 60.92 ac. in Kuna City and proposing the R-6 (Medium Density Residential) zone; and requests Preliminary Plat approval to subdivide the same lands into 280 single-family lots, 60 common lots, and 1 City utility lot. The site is in Section 22, Township 2 North, Range 1 West (Parcel numbers: S1322223005, S1322223150 and S1322325606).

Potential Motions:

- *Motion to recommend approval/recommend denial of Case Nos. 22-10-ZC and 22-17-S, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

- *Motion to approve/deny Case No. 22-38-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

4. BUSINESS ITEMS:

A. Case No. 25-18-DR (Design Review) for Athleta Townhomes - Marina Lundy - Planner

Applicant requests Design Review approval for design of 57 new townhomes going into the Athleta Subdivision. The site is located near the intersection of N Ten Mile Rd and W Crenshaw St.

Potential Motions:

- *Motion to approve/deny Case No. 25-18-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

B. Case No. 25-08-DR for Valor Social Club Phase 1 - Troy Behunin, Senior Planner.

Applicant requests Design Review approval for the first two (2) primary structures. The first will include a new golf pro shop and cart barn. The second structure includes fitness, event spaces, food & beverage & indoor sport courts. This project is located near the NEC of S Cloverdale & Kuna Roads (APN'S: S1415336300, S1422142000 & S1415449000); Section 22, Township 2 North, Range 1 East.

Potential Motions:

- *Motion to approve/deny Case No. 25-08-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

5. UPDATES & REPORTS:

6. ADJOURNMENT:

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

CITY OF KUNA
City Hall Council Chambers
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Planning & Zoning Commission
REGULAR MEETING MINUTES
Tuesday, June 24, 2025, at 6:00 PM

For questions, please call Planning and Zoning at (208) 922-5546.
ALL AGENDA ITEMS ARE ACTION ITEMS UNLESS OTHERWISE NOTED.

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:21)

Vice Chairman Bryan Clark All right, it's 6:00. We'll go ahead and call to order the Regular Planning & Zoning Commission meeting for Tuesday, June 24th, 2025. First on the list is roll call.

Planning & Zoning Director Doug Hanson Chairman Dana Hennis…Commissioner Bryan Clark.

Vice Chairman Bryan Clark Present.

Planning & Zoning Director Doug Hanson Commissioner Ginny Greger…Commissioner Jim Main.

Commissioner Jim Main Present.

Planning & Zoning Director Doug Hanson Commissioner Bobby Rossadillo.

Commissioner Bobby Rossadillo Present.

COMMISSIONERS PRESENT
Chairman Dana Hennis - Absent
Vice Chairman Bryan Clark - Present
Commissioner Ginny Greger - Absent
Commissioner Jim Main - Present
Commissioner Bobby Rossadillo - Present

CITY STAFF PRESENT
Doug Hanson, Planning & Zoning Director
Troy Behunin, Senior Planner
Marina Lundy, Planner
Matt Johnson, City Attorney

2. CONSENT AGENDA:

All items listed are routine and acted on with one (1) Motion by the Commission; there will be no separate discussion unless the Chairman, Commissioner, or Staff requests it be removed. Removed items will be placed under Business unless otherwise instructed.
(Timestamp 00:00:55)

A. Regular Commission Meeting Minutes Dated June 10, 2025

B. Decision and Reasoned Statement(s)

1. Case No. 25-01-AN, 25-02-S & 25-03-DR Crimson Square
2. Case No. 25-01-CPF Paul Bunyan
3. Case No. 25-07-DR Jimmy Johns
4. Case No. 25-11-DR Valor Classic Academy
5. Case No. 25-16-DR Burger King

Potential Motion:

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

(Timestamp 00:00:55)

Vice Chairman Bryan Clark First on the agenda this evening is the consent agenda.

Commissioner Bobby Rosadillo I'll make a motion to approve the consent agenda.

Commissioner Jim Main Second.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

(Timestamp 00:00:59)
Motion To: Approve the Consent Agenda
Motion By: Commissioner Bobby Rosadillo
Motion Seconded By: Commissioner Jim Main
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Clark
Voting Nay: None
Absent: Commissioner Greger, Hennis
3-0-2

3. PUBLIC HEARINGS:

(Timestamp 00:01:10)

A. Case Nos. 24-07-AN (Annexation) for Star Acres No. 3 – Jessica Hall, Economic & Community Development Specialist

Applicant requests annexation of approx. 37.5 acres with an M-1 (Light Industrial/Manufacturing) zone. The subject site is located at 5434 W Barker Road, SEC 5, T2N, R2E.

Potential Motions:

- *Motion to recommend approval/recommend denial of Case No. 24-07-AN with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:01:10)

Vice Chairman Bryan Clark First on the docket this evening for public hearings, we have case numbers 24-07-AN for Star Acres #3, Jessica.

Economic & Community Development Specialist Jessica Hall Good evening, Commissioners. Good to see your faces again. For the record, Jessica Hall, Economic & Community Development, 751 W 4th St. in Kuna. The applicant requests annexation of an approximately 37.5 acre subject site located at 5434 W Parker Road with an M-1 light industrial manufacturing zone. This annexation is the third by Star Acres properties; the first being 65.5 acres, which was approved by Council February 7th of 2023; and the second was approved by Council September 3rd, 2024, and was about 10 acres. The accumulated annexation of these properties provide a future industrial user, adequate acreage for development as it lies in our East Kuna industrial area. With that, I can answer any questions you have.

Vice Chairman Bryan Clark Any questions for staff at this point?

Commissioner Jim Main No.

Vice Chairman Bryan Clark Is the applicant present? We have a presentation for us. If you wouldn't mind. And if you do me a favor, I'll hit the button on the face of the mic there and state your name and address the right place.

William Edwards William Edwards, 706 S Willis Ave. acting as a planner for Star Acres property. As Jessica pointed out, this is our third parcel in this vicinity in the city that we're looking at annexing into the city of Kuna. It does a, but already annexed City of Kuna property, both to the West and to the South. The South being Star Acres One and two at this point in time, all we're looking at is annexation for the property into the city. Once a user is found, we will go in through the proper processes that are approved by the city of Kuna for design review and preliminary plat. So again, it's kind of just annexation, only you get another bite at the apple when we've identified our use. With this annexation, we're not looking for

anything beyond the zoning that is already approved and classified in the approved City of Kuna Future Land Use Map. With that, I'll stand for any questions you might have.

Vice Chairman Bryan Clark Any questions currently?

Commissioner Jim Main No.

Vice Chairman Bryan Clark All right, thank you.

William Edwards Thank you.

Vice Chairman Bryan Clark Okay. We'll move into the public hearing on this application at 6:02. I currently don't have anybody signed up for this application item. Is anybody who did not get an opportunity to testify that would like to testify in this particular hearing? Seeing nobody and I don't have anybody signed up for this one, so we will close the public hearing at 6:03. Any other questions for the applicant or city staff at this point?

Commissioner Bobby Rosadillo No.

Commissioner Jim Main No, no questions.

Vice Chairman Bryan Clark Okay, so moving on to our deliberation.

Commissioner Bobby Rosadillo It's straightforward.

Commissioner Jim Main Yeah, it's pretty straightforward and number 3. Same annexation, same zoning.

Vice Chairman Bryan Clark Same area.

Commissioner Jim Main Pretty simple.

Commissioner Bobby Rosadillo Yeah, agreed.

Vice Chairman Bryan Clark All right well, I guess that stand for a motion on this one.

Commissioner Bobby Rosadillo Yeah. So, I'll make a motion to approve case #24-07 or sorry, recommend approval with the conditions as outlined in the staff report for case #24-07-AN.

Commissioner Jim Main I'll second.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark Okay, motion passes. Thank you. Appreciate it. Thank you, Jessica.

(Timestamp 00:04:33)
Motion To: Recommend Approval Of Case #24-07-AN With Conditions As Outlined In The Staff Report
Motion By: Commissioner Bobby Rosadillo
Motion Seconded By: Commissioner Jim Main
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Clark
Voting Nay: None
Absent: Commissioner Greger, Hennis
3-0-2

B. Case Nos. 22-07-ZC, 22-15-S, & 22-34-DR (Rezone, Preliminary Plat, & Design Review) for Gallica Heights Subdivision – Troy Behunin, Senior Planner

Applicant requests approval to Rezone approx. 132.5 acres from Agriculture to the R-4, R-6 & C-1 zones. Applicant also requests Preliminary Plat approval in order to subdivide the lands into 514 Residential Lots, 103 Common Lots, 20 Common Driveways, 1 Commercial Lot, 1 City Park Lot and 1 School Lot. The site is located within Section 10, Township 2 North, Range 1 West, APN's S1310223100, S1310233700, and S1310233610.

Potential Motions:

- *Motion to recommend approval/recommend denial of Case Nos. 22-07-ZC and 22-15-S, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

- *Motion to approve/deny Case No. 22-34-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:05:04)

Vice Chairman Bryan Clark All right, next on the agenda this evening, we have case numbers 22-07-ZC, #22-5-S and #22-34-DR rezone, preliminary plat, design review for Gallica Heights Subdivision, Troy.

Senior Planner Troy Behunin Good Evening, Commission Members. For the record, Troy Behunin, Senior Planner, Kuna Development Services Department. So, the applications before you this evening are requesting a rezone of approximately 132.5 acres from agriculture into an R-4, R-6, and the C-1 zones. They are also requesting preliminary plat approval to subdivide the site into 514 single family lots, 103 common lots, 20 common driveways, 1 commercial lot, and a lot for a charter school. The subject site is located at the southeast corner of Columbia Rd. and Black Cat Rd. The city's comprehensive plan identifies as subject property as mixed-use and medium density on the city's future land use map, also called the FLUM, and this application complies with the FLUM.

Staff would like to take a moment to note the extensive history since this project has basically gone on for two years. The project came before the Commission in September of 2023 as a planned unit development. It included a rezone, a preliminary plat, special use permit, and a design review, and they

were proposing the C-1, R-6, and R-12 zones to include a pre-plat for school site as well that would bring 615 residential lots and 86 common lots and 1 commercial lot. At the end of the public hearing process, the Commission voted to recommend denial to the City Council for the rezone and the PUD, and the pre-plat as well. The Commission did deny the special use permit and the design review applications. On February 6th, 2024. This project did go to the City Council as an appeal of the Commission's denial for the SUP. As well as the design review, and it went to Council to go through the public hearing process for the rezone, the PUD, and the pre-plat. At the end of that public hearing, the Council determined that the project lacked the following items in order to obtain their approval, and those items are: The rezone to high density was not consistent with the comp plan; the rezone was denied due to inability of the city and the school district to serve the project; The PUD and the pre-plat were denied due to the denial of the rezone request. The Council voted to uphold the Commission's denial of the special use permit and the design review. The Council signed the findings of fact and the conclusions of law on the 5th of March 2024. On March 19th, 2024, the applicant filed a motion for reconsideration of the Council's decisions to summarily: at the April 16th Council meeting, the Council received a memo from the director, Doug Hanson, stating 6 specific items outlined by the applicant in their request for reconsideration when deciding whether they should grant this request. The items were failure to provide adequate reasoned statement, public works comments, traffic, comments, reliance on incorrect future land use map, compliance with the zoning standards and failure to provide guidance future guidance. In this memo from Director Hanson, the legal considerations were provided as well as three possible actions for the Council that they could take. The Council voted 4 to 0 to remand the applications back to the Commission for a public hearing in order to address Council's reasons for their denial. After months, probably 8 months of coordination with staff, ACHD, and a charter school, including an update to the TIS, which is the traffic impact study, and after a major redesign of large portions of the site, the applicant now presents a new site plan which demonstrates the following under the direction of the Council, they have removed the PUD, which stands for planned unit development request, removal of the development agreement, removal of the special use permit, removal of high-density zoning, a significant reduction in housing units totaling a 101 loss of units, removal of attached housing options for single family housing only, and addition of a centrally located charter school on a 4-acre lot, and sharing a 5-Acre City Park, additional pathways and internal pedestrians for pass through traffic have also been provided.

The applicant now proposes a rezone of 132 acres and proposes to apply the C-1 commercial zone for 2.08 acres on the corner. The R-4 zone for 62.58 acres and the R-6, which is 70.06 acres. With a request for a preliminary plat in order to subdivide the subject site into 1 commercial lot 514 residential lots, 103 common lots, 20 common driveways, A proposed grant with a proposed gross density. Around 3.89 dwelling units per acre. And a net density proposed around 5.01 dwelling units per acre. And then this proposal includes a ready-to-go 4-acre lot for a charter school. Approximately 38 acres of this proposal was approved as part of a larger Local Improvement District, which is also the LID and that annexation for that purpose took place in 2006. The balance of the property was annexed into the city sometime between July 2006 and April of 2007. Staff has reviewed the proposed rezone and preliminary plat for compliance with Kuna City Code, Idaho State Statutes, The Kuna Comprehensive Plan, and should the Commission recommend approval of these applications to Council and should the Council approve the design review for this application Staff recommends that the applicant be subject to the proposed recommended conditions that are listed in staff's memo. I will rest for now and I'll be here for any questions that you have. And I know that the applicant is here. They also have a presentation that they would like to make.

Vice Chairman Bryan Clark Any questions for staff at this moment? If the applicant like come forward, please.

Elizabeth Koeckeritz, Givens-Pursley Thank you. My name is Elizabeth Koeckeritz. I'm with Givens Pursley, 601 Bannock, Boise, ID. With me today is Tim Eck, the developer; Dave Crawford, our engineer; Jamie Markosian, our traffic engineer; and then members from the proposed future Charter school. They'll be able to answer questions that I'm not able to. This has been a long time in getting here but we are very excited to present an updated, newly imagined Gallica Heights that meets all of the City Council's requirements for approval. They included in their findings back in 2024. As mentioned on the future land use map that was in affect at the Time of application submittal. The entire property is designated mixed-use there. It's currently now designated mixed-use and medium density residential. Importantly, all of this property was annexed into the city quite some time ago as part of the LID, and so it has been slated for development now for going on close to 20 years. It does meet numerous comprehensive plan goals, encourage development of commercial areas. There is a commercial hard corner, there are housing options, strong neighborhoods. We've really increased the connectivity throughout the green space and there is that charter school lot that we'll be talking about.

You can see here that Gallica is surrounded by, on three sides, by subdivisions. This is not something new for the area saddle ridges to the North homestead is to the east and Sabinos' Rocky Ridge, which is actually quite a bit denser, is directly to the South. The proposed zoning of the original we had 422 detached single-family units with 195 townhomes. Those have all been all the townhomes have now been eliminated. We are asking for the R… we originally asked for the R6, R12, and C1 zoning. We're now just looking at R-4, R-6, and C-1 zoning. One of the things that many of the neighbors across Black Cat and across Columbia talked about is originally many of our more dense lots were located along those streets, this has been reimagined now. All of the denser lots are all R-4 and the minimum lot size in code is 6000 square feet. All of these lot sizes come in at 8300 square feet, or larger, along those roads to provide better buffering to the less dense neighbors to the North and to the West as well as the larger lot sizes around the in holding here. It gets more dense as you more interior to the site with the smallest lot sizes really interior here where we do have lot sizes that still continue to exceed then the R-6 zoning.

We're now including a public park instead of only private amenity space. We do have a recommendation of approval from the Kuna Parks and Recs Department, and we have the lot for what is a public charter school. And as I mentioned, the enhanced connectivity throughout. *I'm going to skip over that because there's just a lot of color there, lack of color.* Here's the open space plan. You can see there's the City Park all along the canal. There is a 9-foot-wide pathway. There's several pocket parks as well as it's a little bit hard to see, but there are increased pathways in connectivity throughout the development. And then here is the Charter school and the public park. It really is a very synergistic use. The Charter school has some of its own playground areas, green space, but it also is able to use the public park during the day, that's not exclusive use but they Parks they would expect to have their kids be able to go out there and use this public park area that includes you can see basketball courts, pickleball courts, a really large green grassy area to be used for soccer or lacrosse. So, it's a really nice use of the space.

But traffic, there is always traffic that we want to talk about. Someone is going to talk in a few minutes about the charter school and that there will be busing for the Charter school, which does help alleviate some future traffic concerns. The Charter School, of course, schools do have to receive conditional use permit approval, which requires their own additional traffic study in the future. There's always a big question about traffic and so in in this area, as we're going to discuss, there are numerous pending and proposed improvements to this roadway system to alleviate the impacts of traffic. As with all developments of a certain size, Tim Eck was required to submit a traffic impact study to ACHD and he's received ACHD's approval of the study. To hire… I'm sure you know this, but to hire to prepare a TIS you hire a traffic engineer. These are people who aren't just regular engineers, but they actually go to

school and receive additional accreditations on traffic. They really look at best practices, standardized algorithms, and formulas used across the country in coming up with what is the traffic situation here and how can we best mitigate the impacts of this development. What I'm trying to say is they know what they're doing and ACHD is also considered the expert, knows what they're doing, and they've approved the traffic plan and the traffic mitigation plan for this subdivision. So, we start by reviewing traffic because this is a larger development. We had the traffic Engineer reviewed development on all of these various intersections. But what I also want to look at here is they also do an estimate of where do the cars go from this subdivision when people pull out, and you can see here about 5% head South on Black Cat. 25% if you add up these different numbers, head north on Black Cat and then spread out in different directions; 60%, the bulk of the traffic as you would guess, it heads East on Columbia, then it splits at Ten Mile, Linder, Highway 69 and some goes all the way across and then about 10%, they estimate, is going to go West on Columbia and then spread out in different directions. So, they really do look at this where people just all sorts of demographics where people live, where people work and trying to make these determinations.

So, one of the things is with all of these developments, are the developer has to pay for a lot for really all of these various improvements. And of course, the key intersections are heading at Black Cat in east on Columbia. So, starting down here at right at the corner of Black Cat and Columbia, the developer will be looking at putting in a traffic signal at this location. These two improvements are currently proposed by ACHD, so they're not developer ones. And then the developer is also being required all the way up on Victory to put in another signal light. Heading down Columbia, it's unknown at this time. ACHD currently has some planned improvements for this intersection here at Ten Mile and Columbia, but they're going to have to submit an additional traffic study at about the 360th lot to see if there are even more changes that need to be made here, the developer will be putting in a turn lane going north at this location and if ITD were to request any sort of funding for improvements here, they would be required to do that. In addition, they are improving all of the street frontages along the along Black Cat and Columbia and widening the road in this location so that it will be better and safer to drive on with the full complete improvements, including detached sidewalks, and landscape buffer. So, this makes this a really much nicer, much safer intersection moving forward. And then they also will be constructing the mid mile collectors, both the north-south one Shayla, and West Wing over way, the East West one, on the southern border of the property as well as all internal local roads are of course paid for by the developer.

Okay, there's also improvements that are slated to be made by ACHD, through their capital improvements plan, and that includes you can see right here where Gallica is. That includes some intersections heading north here, some intersections heading out East here, as well as. These a few separate road segments that are also slated to be widened. These are paid for capital improvements are paid for with traffic impact fees, and to that end this development will be providing $1,7900,000 to ACHD, in addition to all of the developer funded improvements, every single lot will be paying $3493.00 to ACHD. There are now park impact fees, police fees, fire and so they're really looking at paying 4000… $4,194,000 in impact fees, which of course that number also goes up every single year. And so with that, we are requesting a recommendation of approval for the zoning and subdivision applications. We meet all of the standards set forth in city code. We meet all of the standards set forth in Idaho State law. We have made changes to comply with all of the City council's requests, and so we are really looking forward to bringing this new neighborhood to the City of Kuna. I'll stand for questions.

Vice Chairman Bryan Clark Any questions to the applicant at this time?

Commissioner Jim Main No.

Vice Chairman Bryan Clark Thank you, Elizabeth.

Elizabeth Koeckeritz, Givens-Pursley Thank you.

Vice Chairman Bryan Clark Any other questions for staff before we head to the public hearing? All right, with that, we'll go ahead and open up the public hearing at 6:24. Now first on the list here I actually I believe this is you, Elizabeth, again at the top of the list.

Elizabeth Koeckeritz, Givens-Pursley Yes.

Vice Chairman Bryan Clark Did you have anything? You're good, Okay… Keith Donahue. And if you will, please state your name and address for the record.

Keith Donahue, BLUUM Certainly I'm Keith Donahue, 1811 W rescue Boise, ID and I'm here on behalf of BLUUM and was able to be here before you a few months ago and shared a lot of information about BLUUM and the work we've done helping build about 30 charter schools across the state. So, I won't go over all that again, but do have a few things I'd like to share with you. First, is we've been working with the developer, we've identified a second partner school that we work with Gem Prep and they are interested in this location and building a K-12 school there. There is a representative from Gem Prep, Mr. Fletcher here, and he'll be available and speak and answer any detailed questions about their programming, but they're probably our strongest partner. We'd be super excited to help them locate here in Kuna if it all comes together. And a couple items I wanted to recap that we covered before, but I think are important. Our charter schools are public schools. We're part of the public school system. We accept all students and serve all students, and it'd be illegal for us not to. So that sometimes is something that gets missed. Enrollment in charters if there's more interest than space is by lottery. So, whoever gets in by lottery is in and this includes all students and charters design of primary attendance zone and they conduct their lottery and students within that primary zone get a priority over all students outside the zone. And our schools have committed to including the city of Kuna within that zone. So those Kuna students in your community will get that priority. So just wanted to make that point too. I think that's important.

There's also a myth that we often hear that charter schools don't serve special education students, and I just wanted to dispel that again. That would in fact be illegal and just a couple of statistics I think are interesting to help, just to show that point to you is. You know, Gem Prep Meridian South, which is the Gem Prep campus that's closest to you, that in fact a number of your community members attend at this time has 11% special education students. That school is located in the West Ada District. West Ada has 11% special education students, so it's right on par with the district serving the same students. Sage International School in Middleton, which is the partner school we talked with you about last time they served 15% special education students, the Middleton districts at 10%, so they exceed the district in the in the diversity of Students they serve. For comparison's sake, the Kuna districts 14%, so our schools serve all kids. We're prepared to do so, and it's something we're proud of. The final thing I'd like to touch on is we charter schools do not, cannot, seek levies, so we construct and build and launch our schools without any local taxpayer funding or levies or need for that. We utilize our state and federal funds. And then our partner schools are fortunate we get a fair amount of philanthropy primarily for the Albertson Foundation to help launch our schools and help them be strong as they build and grow. So we try to be super-efficient build. We've done about 30 of these. We know how to launch a strong good school and we'd be excited to do so with the Gem Prep school and serve your community. So, thank you. I'm available for any charter school related questions that may come up.

Vice Chairman Bryan Clark Appreciate it, Keith. Next on the list Ken and Tammy Huff. All right. Thank you. Jim and Dana Grow.

Dana Grow Good evening, I'm Dana Grow. This is my husband Jim, we live at 7946 S saddlebag way, so we're directly across the street from this new subdivision. So, with what we just heard with that 60% of those cars going by, roughly 600 cars per day, they would be driving right by our home. What we're really concerned about is it looks like spot zoning to us. It looks like we're just dumping just a ton of houses into this area that's surrounded by one acre lot homes. It's on every side of it. And that's what we're just really concerned about is the density, more traffic, and just, you know, reduced quality of life with such a big project and looking at that to me it just looks like greed. If you look at the open spaces compared to the homes, there's very little for that many homes. In our subdivision, we have 26 acres. The common area across the street with this subdivision, I think they're proposing 1.7 acres. Where is everybody going to go when they see 25 acres, right across the street? They'll be in our property. So, we ask that we are…We just oppose this. And we would like to see R-1, R-2, R-4.

Jim Grow Well, and I want to reiterate, they gave a great speech on these traffic impact studies. I don't believe them. I can leave my house at 7:30 in the morning and I can sit to exit to get on to Columbia Rd. and I can sit there for 10 or 15 minutes before I can get my car out on the street. It is non-stop traffic and then you propose to dump another thousand plus cars into this area. It is crazy.

Dana Grow And we're just afraid it's really going to impact the value of our home. You know, being right there next to all of that. It just will make life unbearable. Thank you for your time.

Vice Chairman Bryan Clark Next up to testify, we have Bob Wilson.

Bob Wilson My name is Bob Wilson, and I live at 718 E Tucman in Kuna here. And I want to speak towards the school. Just go again, propose to go in, and I don't have any grade school kids or anything like that. I'm an empty nester. My wife and I, but I wish that this type of school was in when my kids were growing up because they both my daughters were kind of I'm not going to say loners, but they were off on their own and you know, we really fought to get them through High School. And you know right now they are pushing both of their kids. I just had one graduate, one of my grandson's just graduated. One of the Special charter school hybrid schools just a few weeks ago. And that really did him wonders. Because he was ready to just drop out and get a GED. So, hybrid school helped him out and living over in Nampa so these Public charter schools to me are here to help the kids. You know the ones that you know are in the community, and I really think that the their quality of education supersedes what's being offered. I really do. Thank you.

Vice Chairman Bryan Clark Thank you. Next up to testify, Brian Fletcher.

Bryan Fletcher Thank you, Commissioner. And chairman and Commissioners, My name is Brian Fletcher, 12547 W Lamar in Boise, ID. And thanks for the opportunity to visit with you tonight. I am with Gem Prep and I actually was the CFO for the Kuna School District for seven years. So sort of like come back home for me tonight. A little bit about what Gem Prep is our gym prep is, as Keith mentioned, a free public charter school. It doesn't charge a fee. We're funded the same way that every other school district and charter school that's free in Idaho. Our mission is to provide a robust academic experience for students with an emphasis on college prep, we strive to have the majority of our students Graduate School with 18 college credits or even the potential associates degree. And while this is our focus, our interest is really serving all students regardless of what their go on interests. We currently have 7 schools across the state of Idaho. We have 3 in Meridian. Keith mentioned South, which is on Lake Hazel. One in Nampa, one in Twin Falls, one in Pocatello and our online school. And collectively we serve over 13…3200, I'm sorry, not 13…3200 students across the state. We're currently working on our 8th school in Idaho Falls and we anticipated opening up in the '26-' 27 school year a little bit about the school here that would be in Kuna when fully built out and be about 50,000 square feet. And it would serve 574 Students. And that

would be K through 12 students so all the way. Kindergarten through 12th grade, and today we actually are serving 145 Kuna resident students who are at our various Gem Prep schools. Not surprising. The majority of those are up at our South location, but 96 of them. Gem Prep will be open and available to the entire community and not limited to the students who reside in the Gallica development. As Keith mentioned, the tenant zone would expand and cover the city of Kuna. And as an estimate that was shared with the Gem Prep that Gallica will generate about 200 and 52160 potential. Might be 10, might be more K through 12 students, which even if 100% did enroll in Gem Prep, there would still be considerable capacity for other students across the city of Kuna. We'd be offering busing and child nutrition services in year 1 of operations. And we typically provide one or two depending on what that demand and student count is for buses in that first year and then we're fully developed out, we offer usually around four or five buses to cover routes. In closing, just say that this is just a quick snapshot. Gem Prep as a whole and our vision of Gem Prep Kuna and I'd like to thank you for your time and also thank the developer for the space, the opportunity, and the land. And we very much are excited about being a part of Kuna and being able to serve the Kuna community. With that, I'm happy to answer any questions that anybody may have.

Vice Chairman Bryan Clark Any questions?

Commissioner Jim Main No.

Vice Chairman Bryan Clark Thank you. Appreciate it

Bryan Fletcher Thank you.

Vice Chairman Bryan Clark Next up to testify, we have Rose sellers.

Ursula "Rose" Sellers Hi my legal name is Ursula Sellers. I go by Rose. My address is 8121 S Old Farm Place. Meridian. I'm here to represent the United homeowners of the Homestead, Homeowners Association as well as we've, we've recently been joined by Family from the Iron Horse subdivision across the street. We are your neighbors. I'm representing. I have to say it. My husband, Robert Reyes, Warrant Officer to Reyes, is away with the United States Army right now. He's not here. Several of our Members are out of town today. If any of our members are here. today, can you stand? I'm not sure all who's here from the coalition Our Members are myself, Robert Reyes, my husband Dennis and Marcy Durant, 8352 S old Farm Place, Meridian; Kenny and Tammy Huff, 8397 S Old farm Pl. Meridian; Don and Carol Joyce, 3723 W Columbia Rd. Meridian; Bill and Shauna Bach, 8115 S Old Farm Place. Meridian; Laurie Kelly, 8260 S Old farm place. Meridian; Dan and Connie Scogrand 8167 S old Farm Place, Meridian; Justin and Kelly Van Way, 8054 S Old Farm Place, Meridian; Jim and Amy Negan. Mere 8351 S old Farm Place, Meridian; Dennis Wilkerson, 8305 S old Farm Place Meridian; Jeff Smith, 8259 S old farm Meridian; Jim and Pat Clayton, 3865 W Columbia Rd; Michael a Clayton, 3865 W Columbia Rd; Richard and Christy Jones, 7957 S Old Farm Lane, Meridian.

We have formed the preserved Kuna Kuna's Heritage Coalition, strongly opposed the traffic corridor directly behind our homes, and the continued push for R-6 zoning in the Gallica Heights subdivision. We have submitted this statement a couple of times. Things keep changing. I would have loved to have some of the information that's going to directly impact my home in my neighborhood before tonight's hearing, but nonetheless as You know the inclusion of the R-6 zoning still presents serious and unaddressed concerns regarding infrastructure capacity, safety and quality of life impacts. Given the massive traffic burden from this development, the shift to a charter school and the addition of a major roadway behind our homes directly behind our homes, this subdivision should be restricted to R-4 zoning or lower to protect Kaunas residents and maintain responsible growth. Our concerns are extreme and unmanageable traffic congestion, Columbia and black cat roads, despite what has been stated tonight, absolutely cannot

support the projected traffic influx. 514 new homes averaging 2 vehicles per residence will result in 1028 additional cars trying to exit through just two egress points during peak hours. That's. One car every couple seconds, 3 seconds or so attempting to merge. I have more time because I'm representing A coalition. I understood I had 10 minutes. That's what it says. Somebody's alarm went off. Okay, I just heard an alarm, so I want to make sure I get my time, our time.

Senior Planner Troy Behunin Just for a moment, Commissioner, you need to entertain the request.

Vice Chairman Bryan Clark Okay, since you're representing the coalition, we'll allow it.

Ursula "Rose" Sellers Thank you. So with a collector road added behind our homes, thousands more vehicles will be stopping and going at all hours, turning our backyards into an endless stream of noise, pollution, and congestion. This level of congestion is completely unmanageable and will lead to dangerous road conditions, longer emergency response times to increase access.

What wasn't called that is there is a very significant blind hill at that corner. It was kind of funny like the when the developer was showing the plans. I mean, there's just... It's as if we don't exist to that the words Shayla Rd. was just over my neighbors home is kind of insane to see. Our neighborhood is already compromised by that by that blind hill and Columbia Rd. Just past the entrance to our subdivision on Old Farm. Base thousands more cars added to the corridor will return will turn an existing risk into a deadly hazard. And frankly, guys, we're going to have screeching brakes, street lights, and the exit that's coming into the proposed shallow road extension is those headlights are going to come straight into my bedroom window. The Charter School will worsen congestion. I'm a proponent of charter schools. I think they're wonderful. Terrific. Bring in Gem Prep into an R-4 neighborhood. This is completely irresponsible. The character of the neighborhood is R-1. The whole area is R-1. This is, honestly, I worked my whole life for this property you guys are talking about destroying, absolutely destroying, our investment and our enjoyment of the home that we hope to die in.

So the high traffic road again means inescapable noise pollution. Thousands of vehicle stopping and accelerating will permanently disrupt our community's peace. I mentioned streetlights and headlights from cars, buses and emergency vehicles and severe property value loss and honestly, legal liability for the city. Our homes were purchased with the expectation of surrounding agricultural and R-1 zoning. This plan represents a switch that devalues our investment significantly. I would never have purchased my home with that subdivision behind it. A collector road behind our homes combined with R-6 zoning will significantly reduce our property values and result in major equity losses. Idaho courts have ruled that cities must consider the financial impacts of zoning changes on homeowners and failure to do so could expose Kuna to legal action. We're not going to accept an outcome where our property rights are trampled for the sake of unchecked developer profits.

We would like this subdivision to be limited to R-4 or lower zoning. We would like to require a comprehensive traffic study, comprehensive, that proves feasibility. And an in-depth, independent traffic study that includes the proposed extension of Sheila Ave. directly behind our homes to Columbia Ave. It's not just the 1028 cars from that subdivision, it's all the cars coming from Crimson Point, I mean that that whole thing. I see it. Okay, great. Let's get the developers to pay for it piece by piece can absolutely ruin our lives. We do want… we know that progress is progress. We're not trying to stand in the way of progress, but we would like to require a natural berm, walking path, and relocation of the school soccer fields and open green spaces to ensure that we do not have a Ten Mile Rd. at our back fence. You know that we really do appreciate your public service, but you do have a duty to protect us from negligent planning. And this project, though it's quite buttoned up and quite the impressive, you know, empirical evidence has been put together. I think we can all see that this monstrosity has no place in this immediate

vicinity. We are very serious in our opposition to this subdivision and we are ready, willing, and prepared to seek legal action to stop this development. We ask that you stand with us and protect Kuna's heritage. Thank you.

Vice Chairman Bryan Clark Thank you Yeah, I've got 2 Mark not to testify here last to testify this evening. We'll just double check here. Renee Stewart, you've marked not to testify?

[Inaudible]

Okay. Thank you. And same for Veronica Peterson? Just double checking.

[Inaudible]

Thank you. Last on this currently to testify, I believe this is Dan von Grow.

Dayne Grow Excuse me. My name is Dayne Grow. I live at 7900 S old farm lane. This project has been changed and changed as they've explained it. And with the addition of the Charter school, I'm in favor of it. There's traffic everywhere and I realize it's going to affect me also. As far as the land values, Everybody can't afford a 1-acre lot with $1,000,000 house on it. And so that's why I'm in favor. Thank you.

Vice Chairman Bryan Clark Elizabeth, do you care to rebut?

Elizabeth Koeckeritz, Givens-Pursley Tim Eck, the developer, would like to rebut.

Tim Eck My name is Tim Eck. I am the developer of this project. I live at 6357 Buena Vista in Star. I've got it. rebuttal typed up here, December 22nd, 2009 is the date I gave Kuna joint school District 10.8 at 10.87 acres to build the Silver Trail Elementary School on. I also sold 43.7 acres to Kuna Joint School District for a price equal to about 10% of the current market value for a high school site. Since that date 15 1/2 years ago, there has not been another elementary school built by the district and the high school site still sits vacant. For at least a decade, the district has focused on extorting money from developers. They offer to show up in support of our applications. If we agree to give them an extraordinary amount of money. However, if we refuse, they show up in opposition, claiming there's no capacity and they are overcrowded. If that's not extortion, I don't know what it is. This raises the question, if we have a bunch of money, they show up in support, is there really a change. Charge of capacity or they do just or do they just ignore the problem for the right amount of money we want to fix the school shortage problems in Kuna. We have 6 preliminary plat applications in the works that all include school sites that we will donate. Charter schools, public charter schools, will be built on these sites. They will each accommodate approximately 500. Each location there will be 200 to 300% student capacity compared to the student count generated by the subdivision. Each school and not only accommodate 100% of the student count generated by our subdivision, but we'll be able to accommodate additional 100 to 200% above what our subdivision will generate, significantly relieving the overcrowded burden on the district schools.

In about I didn't get the exact dates, but in about 2017 kuna adopted a policy and started assessing parking impact fees collecting $2500 a lot with every building permit. I was actually involved in the initial discussions and participated in the initial plan. The intent was through these impact fees, Kuna would be able to raise money to secure land and build new parks. Since inception, Kuna has built 2 new parks, 1 still in construction, and I believe 1 is done. We want to fix the park deficiency in Kuna. Five of these six preliminary plats include public park sites that we will improve and donate to Kuna. The parks at each plant are contiguous to the schools. This provides an amazing benefit for the schools and the students that will be able to use the park every day they're in school. When we initially rolled out this plan, it was my

idea that the schools would have priority use of the park while school is in session, that has been determined to be unnecessary. When school is in session, the park will be available for public use. The plan has been reviewed with Kuna Parks and Rec and they fully support the parks with the schools next to it. The districts build large taxpayer funded regional schools. The charter schools not use a single taxpayer, local taxpayer dollars to build their schools. They build smaller local schools. The large district schools serve a large radius of residents, and most of those…And those more than a mile must be provided busing. The smarter, smaller charter schools can serve the same area in the district school, but with six of them there are six one-mile radiuses that do not require busing Verses one that is, that's verse one that's 600% of the students that can walk or bicycle to the smaller schools compared to the larger schools.

Our preliminary plat applications are scrutinized for walkability, assuming one mile is considered walkable, these six school sites and five park sites provide walkable access to 12,010 acres for the schools. *Wait a minute.* Okay, provide access to 2010 acres each. There we go, that's 12,060 acres within walking distance to the schools and 10,050 acres within walking distance to the park. I ask you to help us keep Kuna, help Kuna solve the school overcrowding problem. The public park shortage. 2 of these plates are appropriately located and have school park sites large enough for a district grade school as an option to a charter school and public park. These sites could be donated to the district, but this should only be considered if the district is successful in securing funding to build. It doesn't do any good to give the district land that they cannot build on where we will build the charter schools. We have 21 acres of open space that's 16% open space in our subdivision, the mid-mile collector Shayla will be building it from Gallica from Columbia to Wingover. Sabino's is currently building it from wingover to Hubbard, Ewing Meadows, from Hubbard to Ardell and Ardell to deer flat is done. Homestead distance almost done. *If I can about another minute*.

Vice Chairman Bryan Clark One minute is fine.

Tim Eck So we mapped out the distance to the surrounding homes because that was of concern. So from our lots to homes to the to the north. We have 146. From a lot to a home 152 feet from a lot to a home and then going over to homestead, we've measured a couple locations from lot to homes at 189 and 174 feet. Now the homestead, listening to them talk 100% of our subdivision that is contiguous to them is either park or R-4 as they ask for. The R-6 is just a short segment and the R-6 is all contiguous to Sabinas Rocky Ridge which has significantly higher density than us. So, we are creating a transition. And with that, I'll gladly stand for any questions.

Vice Chairman Bryan Clark Thank you. Tim, any questions to the developer at this point?

Commissioner Jim Main No.

Vice Chairman Bryan Clark Thank you, Tim. Appreciate it. All right. I didn't make any call a call for any last minute testimonies. I don't know, I think…Was there anybody who wanted to testify in this Application that hadn't had an opportunity to. Okay, sorry about that. My order of operations here with that, I'm sorry?

[Inaudible]

Vice Chairman Bryan Clark Okay. And you're with the developers group? Okay. Is that considered part of the rebuttal or?

City Attorney Marc Bybee Marc Bybee, City Attorney. I'm not completely familiar with your guys' P&Z protocol, but normally it's the Chairpersons discretion whether it allow additional testimony, but it

should be limited to the subject matter that's actually been testified to it. It shouldn't be an, because if you're a rebutting, you're responding to what has been addressed, so if you wish to give the applicant more time that is in your discretion.

Vice Chairman Bryan Clark Okay. And you want to speak directly to the traffic impact? Is that what I heard?

[Inaudible]

Vice Chairman Bryan Clark Okay. What do we do? 3 minutes?

Senior Planner Troy Behunin Yeah, that'd be correct.

Jamie Markosian Commissioners, Members of the Council, my name is Jamie Markosian, traffic engineer with the development representing Kittleson Associates, 101 S Capital Blvd. Boise ID. We have done a full-scale comprehensive traffic impact study for the Gallica Heights subdivision that meets all of the Ada County Highway District standards, for traffic impact studies. We also are analyzing and looking at traffic from a complete sense. So, we're taking into account not only this development, but we're taking into account regional growth, background growth volumes, right? As the Community grows, but also the specific subdivisions that are within a reasonable vicinity of the site. As dictated by the Ada County Highway District. Those traffic or those trips and vehicle traffic from those developments are included within our traffic impact study, which has been accepted by ADHD and ITD because we touch the Meridian Rd. and Columbia Rd. intersection with our study intersections.

Our site meets all of the ACHD spacing requirements from an access perspective, specifically on Shayla with the north-south collector. That is a planned master street Collector roadway from ACHD and that location is, you know, part of the Master Street map that ACHD upholds for their traffic system. Additionally, looking at the horizon or the vertical curve on Columbia Rd. the access, spacing, and location of the north-south Collector. Intersection with Columbia Rd. does provide sufficient site distance to the crest of that curve for stopping and maneuverability for vehicles who are traveling on Columbia Rd. All of that information is taken into account and applied within the traffic impact study that we prepare and is a component of our assessment of site access points and ultimately the design of the site as it as it's laid out. Additionally, the project does reduce overall trip counts with the reduction in town home uses, and the and the transition to single family detached homes. We see with the previous development as far as land use intensity, approximately 8000 trips per day resulting in 585 vehicles in the morning and 676 vehicles in the evening peak hours. The updated site plan with the reduced intensity land uses account for a new total of about 5000 vehicle trips per day which account for 363 AM trips and 497 PM trips. So you do see a nice reduction in overall trip capture throughout the entire day and as has been mentioned by Elizabeth, the development is on the hook with ACHD to comply with the mitigations required of it off site as long as well as the improvements directly abutting the site. Thank you.

Vice Chairman Bryan Clark One quick question for you regarding the vertical curve on Columbia. Was that analyzed posted speed limit or at the 85th percentile?

Jamie Markosian It was at the posted speed limit.

Vice Chairman Bryan Clark Okay.

Jamie Markosian Yep.

Vice Chairman Bryan Clark All right, what's the posted speed limit out there today?

Jamie Markosian I believe it's 50 miles-an-hour.

Vice Chairman Bryan Clark Okay, cool. Thank you very much.

Jamie Markosian Thank you.

Vice Chairman Bryan Clark With that, we'll close the public hearing at 6:56. Any other questions for staff, or the developer, at this time?

Commissioner Jim Main Yeah. One question regarding the Charter School, 2 questions regarding the Charter school, will it accept students outside of the Kuna School District? For anybody, probably the charter school guy back there.

Brian Fletcher, Gem Prep As a public charter school, as Mr. Donahue had testified to the students inside the applicants inside the boundaries of what the charter schools has drawn would have first right. So, if there were 574 students within the boundaries of what the Charter school has drawn. And again, that would be the city of Kuna. They would have first right of over any other students outside of that bound.

Commissioner Jim Main Okay. And then Extracurricular activities. If someone from the charter school wants to play football, basketball, I assume there's not going to be a program at the Charter school?

Brian Fletcher, Gem Prep We'll have a variety of different programs, not football, and not baseball. E Sports has been pretty big, so that's something that we've expanded into. We're looking at, not looking at, we have basketball. We're looking at expanding into cross-country, track, and the question is whether we're going to try to assemble a charter school, a competition or join the districts and we might be like a Tier 1, Tier 2 level competitor.

Commissioner Jim Main Thank you.

Vice Chairman Bryan Clark I'm sorry if you wouldn't mind stating your name and…

Brian Fletcher, Gem Prep certainly. Brian Fletcher Gem Prep 12547 Dale Martin, Boise.

Vice Chairman Bryan Clark Thank you. Sorry, I stepped on you, Doug. Is that what you're calling for? Okay. Any other questions before our deliberation?

Commissioner Jim Main No.

Vice Chairman Bryan Clark Okay. All right. Looking at you, Jim.

Commissioner Jim Main You looking at me? Well, Okay. Well, first of all, I want to say that I've been in Kuna 35 years and when I built my house, there were 1800 people here. And now I can't get out of my driveway. So I understand how everyone feels about the growth here. One of the things that I have to look at is. We're looking at a project…The planning zoning puts out a FLUM, which is a future land use map. And that's was established quite a while ago and it identified this property for this type of zoning. So it's not something that the developer just came up and decided and he's worked with planning & zoning based on what that flume allowed and he's invested time and money into doing this. So I don't think I can really come back and say, you know, I'm going to kill the project because the neighbors feel that it's going to impact their one acre lots. But given that, you know, there's a lot of things that we have to look at. You know what this came before us before and we actually denied it. And City Council got it. And they said, you know, here's all these things. We want you to send it back to planning & zoning. We want to have another public hearing and we want to address all these items. And in Mr. Eck's defense, they've basically

taken everything that the City Council had asked for, and they've addressed it and I'll leave it up to you guys if you want to add anything to that.

Commissioner Bobby Rosadillo Yeah I mean, it's a tough one. I hear you know the community Members and what they're saying and you know, unfortunately it's, you know, for me when I see the mixed-use areas that are being used in primarily for residential, it's not really generating like a mixed-use, you know. Environment in that area and. You know, sitting here, looking at the map and seeing, you know, the large lots that are around it and surrounding it. You know, it's definitely, You know, tough from our perspective to look at it from. You know, very objective mindset and to hear subjective, You know, thoughts on it. You know, I think the thing that makes it tough too is the developer has done everything that they've been asked to do throughout this process. You know, there has been a lot of thought that's gone into it. You know, it's not an not an easy decision, I'll say that.

Vice Chairman Bryan Clark Yeah, from that standpoint, the developer has done a lot of work with the city. I again, it goes without saying, I sympathize with the with the neighbors and as stated by staff and has been intimated to us multiple times by ACHD. Unfortunately, that the improvements don't come without the so I mean the improvements to local intersections, they don't come without development. So if we want to see things better, get better from a traffic standpoint at the end of the day we have to create the demand. So with that being said, the… this project is improving its edge conditions and it's been intimated to me that they're going to be required to do additional traffic impact studies at certain points throughout the development process. The school will have to do a separate traffic impact study and deal with any improvements that come with it at that moment. So I don't mean to put aside the traffic impact. And that's the hard part with this. By way of the product that's applied, the developer has made a strong effort to create… They've got the nice R-4 buffer along all the main roads and behind the existing homes. For a collector, Shayla is only going to be a 36-foot-wide St. So, as collectors go. It's a nice small size. Plus, with the school coming to the community, I think it's a benefit. I really do, so…Any further questions? Anything else?

Commissioner Jim Main No, no questions.

Vice Chairman Bryan Clark At this point, I believe. I'd stand for a motion.

Commissioner Jim Main Okay, Mr. Chairman, I move to recommend approval of case #22-07-ZC and 22-15-5 with conditions as outlined in the staff report.

Commissioner Bobby Rosadillo I'll second it.

Vice Chairman Bryan Clark Request amendment to 22-1-5 to S.

Commissioner Jim Main Oh, I'm sorry. Shall I restate that?

Vice Chairman Bryan Clark Please.

Commissioner Jim Main Okay. I will move to recommend approval of case #22-07-ZC and 22-15-S with conditions as outlined in the staff report.

Commissioner Bobby Rosadillo Second.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark Any opposed?

(Timestamp 01:05:48)
Motion To: Recommend Approval Of Case #22-07-ZC And #22-15-S With Conditions As Outlined In The Staff Report
Motion By: Commissioner Jim Main
Motion Seconded By: Commissioner Bobby Rosadillo
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Clark
Voting Nay: None
Absent: Commissioner Greger, Hennis
3-0-2

Commissioner Jim Main Okay. One more.

Vice Chairman Bryan Clark Yep.

Commissioner Jim Main I'll make a motion to approve case #22-34-DR with conditions as outlined in the staff report.

Commissioner Bobby Rosadillo Second.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark Any opposed? Thank you. Those motions pass.

(Timestamp 01:06:13)
Motion To: Recommend Approval Of Case #22-34-DR With Conditions As Outlined In The Staff Report
Motion By: Commissioner Jim Main
Motion Seconded By: Commissioner Bobby Rosadillo
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Clark
Voting Nay: None
Absent: Commissioner Greger, Hennis
3-0-2

[Brief Silence]

Vice Chairman Bryan Clark We'll take a quick 2 minutes to let the room clear.

[Recess At 7:06 PM]

[Exit Recess At: 7:07 PM]

Vice Chairman Bryan Clark All right. We'll reconvene at 7:07

4. BUSINESS ITEMS:

(Timestamp 01:08:04)

Vice Chairman Bryan Clark Okay, next on the agenda, we're moving to our business items for the evening.

A. Case No. 25-09-DR (Design Review) for Journey's End Park Site – Doug Hanson, Planning & Zoning Director

Applicant requests Design Review approval to modify the approved open space for Lot 30, Block 1 located within Journey's End Subdivision No. 3. Located at E Odyssey Street, Kuna, ID 83634 (APN: R4743770160); Section 25, Township 2 North, Range 1 West.

Potential Motions:

- *Motion to approve/deny of Case No. 25-09-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 01:08:07)

Chairman Bryan Clark First up is case #24-09-DR, design review, for Journeys End Park site, Doug.

Planning & Zoning Director Doug Hanson Good evening, Commissioners. For the record, Doug Hanson, Planning & Zoning Director, 751 W 4th St. Kuna. The applicant is submitting a request to modify the open space. For lot 30, Block 1 of journeys and subdivision number Three. The open space proposed for this lot originally included a pool and clubhouse, which was approved by the Planning & Zoning Commission on November 24th, 2015, with the journeys and preliminary plat landscape plan the applicant has shifted and now proposes a park site to include a gazebo place at Picnic tables, benches and a pickleball court upon review staff finds the application to follow Kuna City code. Staff would recommend, if the Commission approves case #25-09-DR that the applicant be subject to the conditions as listed in staff report, as well as any additional conditions imposed by the Commission. With that, I will stand by for any questions.

Vice Chairman Bryan Clark I'm sorry it took a couple of seconds for this to open. We're getting there. All three of us clicked on the same file here. Would you mind bringing up a landscape plan by chance?

Planning & Zoning Director Doug Hanson Yes. And the applicant is here this evening for any questions you may.

Vice Chairman Bryan Clark Okay, any questions for staff at this point?

Commissioner Bobby Rosadillo I don't have any.

Commissioner Jim Main No.

Vice Chairman Bryan Clark Okay, if the applicant would like to come up and share. And if you don't mind, please state your name and address for the record

Steve Arnold, A Team Land Consultant Sure. Mr. Chairman, for the record, it's Steve Arnold. I'm with A Team Land Consultants. Address is 1785 Whisper Cove, Boise 83709. So there's not really much to fill in, but I will give you a little bit of the background why some things have changed. We originally showed where the townhomes are. They were basically an attached fourplex long and skinny and wide. So that's what shifted things to the West. The other thing that changed is we originally came in with 25 Fourplexes, but there was some issues with our boundary and the footprint of the fourplex that we ended up building was larger than the footprint we use to put together the SUP map. So we lost… We went from 25 fourplexes down to 23 and then our townhomes that we were originally showing were about 1000, maybe 1100 square feet and some, and then the ones that we ended up designing were they're 3 bed. 2 bath anywhere between 15 to 1700 square foot. So we increased the size of those. So when we did that one, we got a smaller footprint where we're showing the park site now, but we did make up for that open space to the north up here, there's about another 7000 square foot park. So we had to eliminate one of the fourplexes at the very north portion of the boundary. So that's why we're ended up where we're at. If I were to put a pool and clubhouse here, it would be more like a hot tub and potty room or something, but it's just it got too small. So with that, I'll stand for any questions.

Commissioner Bobby Rosadillo I don't have any questions.

Vice Chairman Bryan Clark Jim, you got anything?

Commissioner Jim Main No, no questions.

Vice Chairman Bryan Clark Okay.

Steve Arnold, A Team Land Consultants I guess there's one thing I'd add too is we saw the more value in something that could be used year round instead… the pool you basically get to shut them down in October and open them back up in May so…

Vice Chairman Bryan Clark Is it a heated pickleball court to keep the snow off? Come on!

[Laughter]

Steve Arnold, A Team Land Consultants Well, it'll be slipperier. They'll have to play slower.

Vice Chairman Bryan Clark Okay, all right. We appreciate it. Thank you. I'm staring over your shoulder here, Bobby. It has decided not to download for me.

Commissioner Jim Main Oh.

Vice Chairman Bryan Clark So. All right, so we get pickleball, we get a shelter, the features that are there are attractive. It is, unfortunately, we got a little bit smaller.

Commissioner Bobby Rosadillo Still looks like a decent size for the…

Vice Chairman Bryan Clark *Mhm.* Oh, I'm sorry. Is this an open community or is it an age qualified community?

Steve Arnold, A Team Land Consultant Again, Steve Arnold, A Team Land Consultants, same address. It's not age restricted. Yeah. Anyone we've sold to 7080 years old then to 30 years old.

Vice Chairman Bryan Clark Okay, I guess it doesn't really matter but I was curious.

Commissioner Bobby Rosadillo Yeah, I mean it's decent size.

Vice Chairman Bryan Clark Yeah, it's a good size.

Commissioner Bobby Rosadillo They've got amenities and an open area.

Vice Chairman Bryan Clark And there's a tot lot. There as well, Okay. Yeah.

Commissioner Bobby Rosadillo You know parking excessively, yeah.

Vice Chairman Bryan Clark Okay. No, I think it's attractive use of space and good selection on the materials. Jim, you love to speak to materials. What do you think?

Commissioner Jim Main What's that?

Vice Chairman Bryan Clark You love to speak to materials.

Commissioner Jim Main No, I'm fine with it.

Commissioner Bobby Rosadillo I'll make a motion that we approve case #25-09-DR with conditions as outlined in the staff report.

Commissioner Jim Main Second.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark Any opposed? Okay. All right, motion passes. Thank you.

(Timestamp 01:14:12)
Motion To: Approve Case #25-09-DR With Conditions As Outlined In The Staff Report
Motion By: Commissioner Bobby Rosadillo
Motion Seconded By: Commissioner Jim Main
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Clark
Voting Nay: None
Absent: Commissioner Greger, Hennis
3-0-2

B. Case No. 25-14-DR (Design Review) for Kuna Mora Industrial – Troy Behunin, Senior Planner

Applicant requests Design Review approval for four industrial flex buildings located near the SWC of E Kuna Mora Road and S Curtis Road (APN: S200640005); Section 6, Township 1 North, Range 1 East.

Potential Motions:

- *Motion to approve/deny Case No. 25-14-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 01:14:32)

Vice Chairman Bryan Clark All right. Next up on the agenda case #25-14-DR for Kuna Mora Industrial, Troy.

Senior Planner Troy Behunin Good evening, Commissioners. For the record, Troy Behunin, Senior Planner, Kuna Development Services Department. The application before you this evening is requesting design review approval for 4 tenant commercial buildings for an industrial flex space that's located at the southwest corner of E Kuna Mora Rd. and South Curtis Rd. And this is located in the East Industrial Overlay District and it is properly zoned M-1. Staff has reviewed the proposed application for compliance with Kuna City Code and the Comprehensive Plan. And if the Commission should approve this design review application, staff recommends the applicant be subject to the proposed recommended conditions that are outlined in staff report. I would like to give a small update. If you recall, in the staff report. Staff did make a recommendation for additional parking spaces. The applicant has responded and that is in the packet, although it is a late feature, but it is available if the Commission would like to see it and I will be here for any questions you have.

Vice Chairman Bryan Clark Will we need to amend the recommendation or the approval with that?

Senior Planner Troy Behunin Not unless you have additional…

Vice Chairman Bryan Clark It's improving the staff reports.

Senior Planner Troy Behunin Correct.

Vice Chairman Bryan Clark *I'm once again staring at your shoulder. Sorry, Bobby.*

Commissioner Bobby Rosadillo *No, it's fine.*

Vice Chairman Bryan Clark Do we have elevations? Landscaping site plan.

Commissioner Bobby Rosadillo Materials…*Sorry, it's running slow on my end too.*

Vice Chairman Bryan Clark *Yeah. Well, it won't even let me get back to the city site right now.*

Commissioner Bobby Rosadillo Yeah, I don't see. I don't see an elevation. So 4 separate buildings.

Vice Chairman Bryan Clark Oh, was the applicant here this evening? Hi, how are you? Did you have a presentation for us? I'm sorry.

Lauryn Allen, Hatch Design Architecture No, I do not have a presentation. I'm just here for questions or comments if anybody has anything.

Vice Chairman Bryan Clark Okay. All right, very good. Were there any elevations available? Are the buildings designed at this point?

Commissioner Jim Main Yeah, there's one in here.

Vice Chairman Bryan Clark Oh, there is one? Yeah. Sorry, working slow computers tonight.

Commissioner Jim Main There was one in the packet that I had on my computer at home, but I don't see one here.

Commissioner Bobby Rosadillo *Got to put the Wi-Fi hamster to work. Got to spin a little faster.*

Vice Chairman Bryan Clark *We're struggling to get technology tonight. Where's our poster board with our nice exhibit on it?*

Commissioner Bobby Rosadillo So it is in the application materials.

Vice Chairman Bryan Clark Okay. The setting materials, is that kind of like a corrugated..?

Commissioner Bobby Rosadillo Metal…*We're all sharing*

Vice Chairman Bryan Clark *Like you, Bobby, his computer works tonight.*

Commissioner Bobby Rosadillo *Wasn't working last night, so...*

Senior Planner Troy Behunin Commissioners, the elevations are also **o**n the big screen.

Commissioner Bobby Rosadillo Perfect.

Commissioner Jim Main Do you have the colored elevation on the big screen?

Vice Chairman Bryan Clark *Lets see if I can get to Google Maps here. Yeah, Nope.*

Commissioner Jim Main There it is.

Commissioner Bobby Rosadillo Looks good for industrial

Vice Chairman Bryan Clark Yeah, this is. This is the kind of industrial I really appreciate too. That's a really good use of space.

Commissioner Jim Main Yeah, it's a flex building, so.

Vice Chairman Bryan Clark My favorite kind of office actually. That's what I'm working out of right now. Yeah, Okay. All right. Do we have any questions for the applicant at this point?

Commissioner Bobby Rosadillo How many additional parking spaces did you include with the city request?

Vice Chairman Bryan Clark And if you could state your name and address and record please.

Lauryn Allen, Hatch Design Architecture Good evening, Commission. My name is Lauryn Allen, and I'm representing Hatch Design Architecture located at 200 W 36th St. in Garden City 83714. For the updated site plan that I did send to the planner, we did add an additional 3 parking spaces to the West of Building 3 along and we added two additional ADA parking spaces between building 1 and building 2, but there is room for more parking if it needs to be. Any parallel parking against building for Building 3 and potentially building 2, as well. As recommended by staff if needed.

Commissioner Bobby Rosadillo Thank you.

Vice Chairman Bryan Clark Okay.

Commissioner Jim Main I think it looks fine for a flex building.

Commissioner Bobby Rosadillo Yeah, looks good. I don't see anything with anything you say, anything that stands out to you?

Commissioner Jim Main No. Yeah, that looks fine as long as the parking that staff recommended was taken care of.

Vice Chairman Bryan Clark All right, stand for motion.

Commissioner Bobby Rosadillo So, I'll make a motion to approve case #25-14-DR with conditions as outlined in the staff report.

Commissioner Jim Main I'll second.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark Okay, thank you kindly.

(Timestamp 01:20:39)
Motion To: Approve Case #25-14-DR With Conditions As Outlined In The Staff Report
Motion By: Commissioner Bobby Rosadillo
Motion Seconded By: Commissioner Jim Main
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Clark
Voting Nay: None
Absent: Commissioner Greger, Hennis
3-0-2

C. Case No. 25-12-DR (Design Review) for Mo Bettah's – Marina Lundy, Planner

Applicant requests Design Review approval for a new Mo Bettah's restaurant with a drive through, which is approx. 1,872 square feet and located at 1460 E Deer Flat Road (APN R6949010100).

Potential Motions:

- *Motion to approve/deny Case No. 25-12-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 01:21:04)

Vice Chairman Bryan Clark Next up on the agenda, we have case #25-12-DR for Mo' Bettahs, Marina.

Planner Marina Lundy Good evening, Members of the Commission. For the record, Marina Lundy, Planner, Kuna Development Services Department. The application before you this evening, requests design review approval for an approximately 1872 square foot Mo' Bettahs restaurant with a drive through on the north side of the building. The project is planned for lot 10, Block 1, of the Paul Bunyan Plaza subdivision, located at 1460 E Deer Flat Rd. staff has reviewed the application for compliance with the Kuna City Code and the Kuna Comprehensive Plan, and should the Commission approve the application, staff recommends the applicant be subject to the proposed recommended conditions as outlined in the staff report, and I'll be here for any questions that you have.

Vice Chairman Bryan Clark Thank you, Marina.

Vice Chairman Bryan Clark Okay. Is there an applicant presentation or? You even got the Hawaiian shirt. Let's go.

Chad Jones, ALC Architecture Chad Jones, 1119 E 8. Eagle, ID, representing ALC architecture. I should have printed these in color, but for myself I didn't apologize.

[Brief Silence]

So this project as staff had mentioned is… *let me get up closer to that* it is currently on lot 10 right now. This is going through a preliminary-final plat, a process, and it will be, I believe, want to make sure I get this right. I think it's Lot 1 Block 1 of Paul Bunyan sub #2. Which is scheduled for Council next month, is that correct?

Planner Marina Lundy It doesn't have a Council date yet, but it was at the last it was recommended for approval at the last Planning & Zoning Commission meeting.

Chad Jones, ALC Architecture So I just want to make note that the lot and block will be different than what's in the staff report. As staff mentioned, this is an 8172 square foot Mo' Bettah's restaurant, drive through. As what we've seen around the community and I'm not quite sure how many we've done, but it's a few. It's going to be a mix of materials, stucco. Banding elements 27-foot high, Max height on the upper parapet. Screening all of the rooftop elements that would be occupied up there, such as HVAC. You know, back your house type stuff. With I believe some other materials, such as a warm stone veneer, banding,

wrapping the building, giving some contrast and appeal consistent with what's in that development already, with the grocer. Egress-ingress will be off of Deer Flat Rd. within the development. Utilities are to the site and will be extended from Deer Flat into the site we worked with public works already and identified any of those potential issues that might occur with the supply and. You know, getting rid of waste and all that stuff. At this point I don't know if there's a whole lot for me to explain about a Mo' Bettah's other than what it is. I'll stand for any questions.

Commissioner Jim Main Yeah, I have a question. As far as the building goes, I see no issues with the building, but I'm looking at your site plan here and I don't quite understand your traffic flow.

Chad Jones, ALC Architecture So the traffic flow, it's a shared drive going into lot one and lot two, the future Lot 1 and Lot 2 block, one of Paul Bunyan sub # . I don't know if it'd be better for me to kind of point where I can have.

Commissioner Jim Main You point you've got you've got the oil change place and when the vehicles leave the oil change place, they go out And they hit the north-south Rd. Which is a two way road, correct? But then. Yes, the north-south road. You've got one lane going north, one lane going South. Correct?

Chad Jones, ALC Architecture correct.

Commissioner Jim Main But then on your site plan you've got the drive through line, you've got cars stacked in the southbound road. And you've got cars coming out of the Lube shop. And how do they actually get out of the site? Do they get In the drive through Lane?

Chad Jones, ALC Architecture so as they enter the site down below, you see the trash enclosure.

Commissioner Jim Main Yes.

Chad Jones, ALC Architecture There is a drive, a drive aisle. I wish I had a... Zoom that up a little. Zoom that up a little bit, but there's a Dr. aisle just South of that of that trash enclosure that allows traffic flow back into the stacking lanes of the take 5 that's located on lot 2. And as they egress out of getting their oil changed. They'll come back out and take that that. That drive north-south between Mo' Bettahs and back out to. So there's an ingress in to Take 5 separate from the ingress to Mo Bettahs

Commissioner Jim Main Okay But then when they leave the oil change place, it dumps them right into the drive through line. Are they supposed to get in the drive through lane and go out to the north, or are they supposed to turn into the southbound lane?

Chad Jones, ALC Architecture That's. That's actually a 2 lane. That's a 2 lane drive through. So one of those lanes is dedicated to egress from the Take 5 so we don't have cars crashing into each other as they're trying to get their food from Mo' Bettah's coming out of the oil change.

Commissioner Bobby Rosadillo Well, they're going to have backing up from the parking spots there at the oil change lane as well.

Vice Chairman Bryan Clark And the illustration is indicative of probably people's primary behavior, unfortunately. So I mean, You know, the last one wants to put a stick in the spokes here, but that's a really good point that is potentially a conflict on the site. We're going to see some, especially when the place

first opens, we're going to see some conflicts between that outbound traffic and intake into the Mo' Bettahs, I imagine.

Chad Jones, ALC Architecture So, I understand where you're going with this and a person who has a sticker from Take 5 and in his one of his car currently myself. I can tell you I wait a long time to get my oil change, which is really frustrating, so there's going to be a delay when people coming out as people are going in through that drive through, I can't imagine you're going to have a whole lot of people coming out of Take 5 at the same time, a whole lot of people going in and getting food through a drive through.

Commissioner Jim Main But based on your diagram here, you've got a car showing in the southbound lane going north into the drive through.

Vice Chairman Bryan Clark Right. And that's and like I said that's more kind of indicative of behavior, I imagine.

Vice Chairman Bryan Clark Yeah. Yeah, so it's opposing traffic flow.

Commissioner Jim Main Right. And then also if you have a drive through stacking there and you have that… if they stack back far enough, then you're getting in the way of the handicapped access to the handicapped parking spot.

Vice Chairman Bryan Clark Now the one and the one good thing about the no. I don't know if this influences us at all, but the one good thing about a Mo' Bettahs business model is that they are pretty much they aren't cooked to order. They're almost like a buffet style, so… There is speed at the window, but that's not guaranteed.

Commissioner Jim Main Right, but still, I just see that as a big. Is a big block up and big cluster right there. It doesn't. The striping on it the arrows don't actually simplify things. They actually complicate things.

Commissioner Bobby Rosadillo My thought is, you know, when you look at oil change places that we haven't, you know we don't have a lot. So, I anticipate that when this place opens up, it's probably going to be busy. I don't think I'm as worried about the volume of traffic with the oil change. You know, the take 5 as much as it is the traffic and the volume for the. You know primarily around mealtimes and stuff like that. You've almost the orientation. It just. Yeah, it kind of doesn't make sense. You know, if it's not busy on either end, I'm sure it'll be fine, but if something gets busy, you're either blocking people in from the oil change or blocking parking in, You know and then trying to get people out trying to back out from Mo Bettah's, if they decide to walk in. You know, I have a... You know, educated guess that it's going to be frustrating for somebody on a regular basis, you know, depending on what time they go. You know the flow of the pattern of the flow doesn't, on paper, doesn't look like it makes much sense. You know, maybe if it was just one or the other, but when you put them together, it's confusing.

Chad Jones, ALC Architecture I believe we plan for 7-,8-,9- car stacking for Mo' Bettahs. Take 5. We're going to get 6, maybe 7, stacking maybe. I… I've never in my personal experience of seeing more than probably 4. So, when you take that into account and you've got cars that at a virtual stop, potentially on waiting for Mo' Bettahs at the at the window and I'm just talking out loud right now, just kind of logically going through this. And you have a person coming out of Take 5 after drinking their water for 20 minutes waiting for the oil to be changed. I can't think that there's going to be a whole lot of high-speed conflict at

that intersection. If that building were to be turned, say theoretically turned, say 90°. I'm just going to throw this out here for discussion. Then you would have a drive through with the same conflicts and then potentially an egress issue. Where you have both ingress and egress going out the same point with this look with this positioning, now you don't. You've separated those egress issues and those conflicts going on to onto Deer Flat. And that's why this is laid out the way it's laid out.

Vice Chairman Bryan Clark Site planning of the delicate art, isn't it?

Chad Jones, ALC Architecture It is. No, I mean it's one of those things that you go back and forth and you scratch your head today sometimes.

Commissioner Bobby Rosadillo Which building are you talking about Rotating 90°, the Mo' Bettahs?

Chad Jones, ALC Architecture Mo Bettas is I mean, if that were to happen, which just so you know, we've done that.

Commissioner Bobby Rosadillo Yeah, I imagine. And you, you said you're in charge of the Take 5 application as well that design?

Chad Jones, ALC Architecture I am.

Commissioner Bobby Rosadillo So have you looked at rotating the Take 5 in different orientations with the Mo' Bettas in this?

Chad Jones, ALC Architecture The problem with to Take 5, rotating it is you're still going to have an egress and it's still going to come out the same way. There's only one way to stack cars going into those bays, and there's only one way for them to come out. Rotating them, which we've done presents other issues with egress out of those bays. And getting them back around with just the turning radius of the vehicles coming in and coming in and out. So this is by far the most efficient layout that overtime we've come up with, absolutely.

Vice Chairman Bryan Clark And you ended up with the triangle lot.

Chad Jones, ALC Architecture Well…

Vice Chairman Bryan Clark They're not my favorite.

Chad Jones, ALC Architecture Sometimes that's what you get.

Vice Chairman Bryan Clark Yeah and as far as the usage for a triangle lot I like. I like having to take the Take 5 down in the corner there. It is an interesting conflict.

Commissioner Bobby Rosadillo In the landscape plan, it looks more reasonable.

Vice Chairman Bryan Clark Yeah, well, not having the car shown, it's easier to...One would hope that the northbound traffic going into the better parking lot would know to stay to the right side, but there is going to be potentially the conflict with the ADA space. Where is the primary entrance? Is there a pedestrian access entrance to the Take 5?

Chad Jones, ALC Architecture The, you know…

Vice Chairman Bryan Clark Because what I'm kind of what? I'm kind of spitballing here is, would we be in violation of any ADA guidelines if we were to switch the ADA stall to the South of that bank?

Chad Jones, ALC Architecture No, and actually the access would be the ADA stall at mobbed is where it's located now. The access is directly to the east. If you see the ADA stall directly to the east on the Take 5 site, that's where the access from the public street occurs.

Vice Chairman Bryan Clark Oh. And it needs to be here. Yeah, it does need to be Okay. Yeah, that's what I was looking for. Perfect.

Chad Jones, ALC Architecture Yeah.

Vice Chairman Bryan Clark Okay.

Commissioner Jim Main So is there any way you could make the drive through lane 2 lanes?

Vice Chairman Bryan Clark Allow for over.

Chad Jones, ALC Architecture Are you looking for like an overflow?

Commissioner Jim Main I'm looking for someone pulling out of the take 5 to be able to turn right and go on the outside of the car stacking in the drive through.

Chad Jones, ALC Architecture Well, there is a landscape buffer there. There's a big ditch we have to contend with and some utilities. If that were a condition that we look at that I'm, I'm sure we could look at that and see what we could do. I understand what you're saying. There's kind of a there's kind of a kind of a throat there that slows traffic and that's meant to be there on purpose just for that reason to slow traffic and to direct that flow rather than going through the egress of the Mo' Bettahs drive through but come back around. But if you're looking for that egress shared egress lane on Mo' Bettahs. I'm sure that's something we can look at. It's probably not the best condition only because now you're integrating two different type of uses. I'm not sure how that would look.

Commissioner Jim Main I'm looking for a way for people leaving the take 5 to turn S when they exit and not drive in the northbound lane.

Chad Jones, ALC Architecture So are you looking at?

Commissioner Jim Main Well, if you come out of the Take 5. I want to be able to see someone turn South. There's car stacking at the drive through, so the only lane that's open for that is the northbound lane. So you've got cars going South in the northbound lane.

Chad Jones, ALC Architecture I want to pull up the landscape plan if I can. And this might help answer your question. If you can zoom in on that just a little bit. As you as you egress Take 5. It straightens out and creates a visual block.

Commissioner Jim Main Is that in our packet here?

Vice Chairman Bryan Clark Yeah. The landscape plans, we're staring at it.

Commissioner Jim Main Are *ya*'?

Vice Chairman Bryan Clark Yeah, if you want…

Commissioner Jim Main We just need one big screen right here. Okay, go ahead.

Chad Jones, ALC Architecture So that's meant to be there on very purposefully to slow and direct to indicate to the folks coming out of Take 5, you need to take a left rather than going straight.

Vice Chairman Bryan Clark Okay, honestly. I mean looking at the site, it's it, it is crammed in there and it is a good use of space I guess. I think we could request just some clear signage. Left turn only coming out of the take 5 and then maybe a friendly be nice to your friends coming out to take 5 sign on the northbound lane, I mean… Because, I mean, the fact is we're not looking at high flow volume as stated coming out of the take 5, we're more concerned about the high flow at least initially going into Mo' Bettahs and the stacking there, that's always going to be a condition with drive through and that's going to change with time too. So, I guess...

Commissioner Jim Main Where's the? Is there a kiosk out here where the drive through people order the food? And if so, where is that located?

Chad Jones, ALC Architecture You know, I'm not familiar personally with Mo' Bettah's I've never eaten there.

Vice Chairman Bryan Clark So they do a buffet style…

Chad Jones, ALC Architecture Yeah, that's a buffet. So there is a kiosk and I don't know if that's just to drive up to the window, I would imagine it's going to be right there at the northeast corner, thereabouts. Where they order. I'm not. Hold on. See if I can pull it up on…

Vice Chairman Bryan Clark Sorry, we're hanging on this one.

Chad Jones, ALC Architecture That's Okay, that's fine.

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning Director. Menu board signage traditionally is something that would be reviewed at a staff level at the time of the sign review application.

Vice Chairman Bryan Clark Okay, I think at this point we're more concerned about the location. Yeah.

Commissioner Jim Main Well, I think that where you come, where you come out of the Take 5, there needs to be a left turn, to where you can go South on that roadway. So I don't think that we can have stacking of cars in the drive through line in the southbound lane.

Chad Jones, ALC Architecture It's a well, that's a 2 lane. That's a that's a 2 lane drive. One is for Mo' Bettahs and one is for an exit for Take 5. I guess I'm not understanding.

Commissioner Bobby Rosadillo I think the confusion is just coming in because the arrows on…you know it makes it looks like it makes more sense on the landscape plan. You know how I would see people using it.

Commissioner Jim Main I mean, if you're coming out here, where do you go?

Commissioner Bobby Rosadillo Yeah.

Vice Chairman Bryan Clark Right.

Commissioner Jim Main You're not going into the northbound lane, you're going into this lane, which is now the stacking line.

Commissioner Bobby Rosadillo Right.

Vice Chairman Bryan Clark Yeah.

Commissioner Bobby Rosadillo How about if you just took the exit from the oil change place and followed the ditch line and took it right out and put a second lane in to the north of the drive through line? Let me just brought this right through here. If you could squeeze that out a little bit and put a second lane out here.

Vice Chairman Bryan Clark *Scroll down*. Let's look at the bottom here. What's your required landscape buffer to the South? I don't want to even talk about eating into it, but entertain me. Or entertain the idea.

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning & Zoning Director. There's no landscape percentage requirement for commercial businesses. It's just we require a landscape island per certain number of parking spaces.

Vice Chairman Bryan Clark Okay.

Commissioner Bobby Rosadillo You think it's moving it down? Just open up that.

Vice Chairman Bryan Clark Yeah. And I mean, I was even almost thinking about narrowing that drive lane, but there is a required minimum for backing out, so. I'm just wondering if there's an opportunity to swap some space from the removing a portion of that southbound lane and having to take 5 traffic go out to the north. Parallel to the stacking. I don't know if I like that either, but… We're playing amateur planner here.

Chad Jones, ALC Architecture That's okay. In looking at it, if you don't mind me piping up and just kind of playing along. and I'll play devil's advocate a little bit here also. Because I know where you're going. Yeah. So when you do that now we've got the corner of that building kind of creating a squeeze point. Where those cars come around and not everybody drives nicely in these things and they, you know, tend to swing out a little bit further and they need to swing out So that's my worry is we could certainly provide potentially two 12 foot lanes but getting people to abide by that.

Vice Chairman Bryan Clark You'd end up having to put money eaters in.

Chad Jones, ALC Architecture That's my worry is now over. You're creating more of a problem by suggesting that they use that lane rather than maybe instead of going to 90°. Maybe directing the curb South on that egress? Telling those folks coming out of take 5, this is the way you need to go with the sign. You know what I'm saying? You see it a lot. You see it a lot of times in some of these commercial developments where they'll have, you know, a split island. I'm using that as kind of a reference point where they curve the curbs to kind of direct traffic flow and maybe that's what it is, is maybe that hint on that corner saying go left with a sign rather than. Allowing them the free will of going straight and hitting somebody.

Vice Chairman Bryan Clark I just had a terrible idea. Just put a mini roundabout right here to the roundabout if they want to go to.

Planning & Zoning Director Doug Hanson As we keep going round and round, I think maybe what would be beneficial as we just continue this application and subsequently continue the next application is there that site plans are integral to the functioning of one another and allow the architect to come up with possibly just a few options for you to review and decide upon that in the next Planning & Zoning Commission meeting.

Commissioner Jim Main Can threw out one thing first?

Vice Chairman Bryan Clark Sure.

Commissioner Jim Main So, where you exit the oil change place. Why don't we continue the northbound lane straight, which would be the drive through? Okay. And we come out and we make the southbound turn left and we actually. We actually put a curb in the sidewalk up here. Where all the northbound traffic comes here, the drive through goes through here. These come out here and go down.

Vice Chairman Bryan Clark Well, that's where they're intended to go.

Commissioner Jim Main You guys were intended, but.

Vice Chairman Bryan Clark I guess I'm not following either.

Commissioner Bobby Rosadillo Okay, so instead of curving this egress here, making a curve here and forcing these.

Vice Chairman Bryan Clark Oh, force those people out creating additional landscape?

Commissioner Jim Main Out here, the drive through comes up here and continues over.

Vice Chairman Bryan Clark Oh, so force the walk this way. Yeah, pinch it. Pinch it to me. Okay. That's interesting. Okay, if you wouldn't mind talking, I think I think we'll push for the continuation.

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning Director, one other option the applicant has offered would just simply be shifting the Mo' Bettas building down with the reduction of that landscape buffer on the southern edge. Allowing adequate space for there to be another travel lane coming out of the exit so you could have the drive through queue and people exiting take 5 to be able to go out of the site to that primary drive aisle to the West.

Vice Chairman Bryan Clark Yeah, it's kind of we're that's like thinking.

Planning & Zoning Director Doug Hanson And if you were, if you want to see that again, that's always an option or you can condition that and we will make sure an updated site plan is brought back to you as a supplement to the decision before it's signed.

Commissioner Bobby Rosadillo Do you feel that you have enough space if that..?

Chad Jones, ALC Architecture I think so, you know, look, looking at what we have here, you know we have existing utilities, but utilities can go under parking lots and they do it all the time. I'm not concerned about that. I'm not concerned about where that trash enclosure sits. I think moving down an additional probably 5-6 feet, maybe aligning the curb on that parking as it comes in with the with the queuing lane of take 5 adjacent that far giving them the allowed space for that additional lane. Coming straight out, I think that would be good and I think that would work.

Vice Chairman Bryan Clark As an alternative, So what? So going to the north, what's along the north is that another access driveway north of it or is that? Oh, I'm sorry. Oh, that's the Kuna canal.

Chad Jones, ALC Architecture To the north of Kuna Canal, there's a bridge. There's another access off of what is that Meridian Rd.

Vice Chairman Bryan Clark Okay, I liked… so as an alternative, Commissioner Main's thought process is kind of interesting. The thought would be to just play with the curb. I'd love to draw it. Follow me if you will. I apologize…

Planning & Zoning Director Doug Hanson Chairman, for the record, Doug Hanson planning is under. We're going to have to continue this. This isn't we can't be manipulating things that were submitted into the record that we won't have record of to take forward. So, we can take this direction that we've received tonight and incorporate it into the site plan and bring something back before you at the next meeting.

Planning & Zoning Director Doug Hanson Yeah, we can discuss it, but.

Vice Chairman Bryan Clark The thought process, just push this curve up that way making it clear that the breakthrough is to remain on that outside edge and then allowing for that free traffic itself? Sure, because I like the site as is and adding that additional driveway to the north kind of bothers me.

Chad Jones, ALC Architecture Sure, absolutely. And if you want to make that as a condition that we do that we're out, I'm absolutely fine with that. I think that will work. Having done this for nearly 30 years, I think that would actually work better than the lane going through.

Vice Chairman Bryan Clark Can we condition that as is? Okay.

Planning & Zoning Director Doug Hanson Yes.

Vice Chairman Bryan Clark Okay. And do we want to do we need to see that site plan again or can you guys just verify that on..?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning Director. We will make sure that we have the updated site plan and it's a supplement to the decision. So, you're seeing it when you approve the consent agenda, that it's a part of the packet.

Vice Chairman Bryan Clark All right, sorry we got there. OK and. We'll still need to do the separate hearing real quick for the for the 25-13, Okay.

Planning & Zoning Director Doug Hanson Correct.

Vice Chairman Bryan Clark So, I'll stand for a motion on this one.

Commissioner Bobby Rosadillo Jim, you want to take this one?

Commissioner Jim Main Go ahead.

Commissioner Bobby Rosadillo So I'll make a motion that we approve case #25-12-DR with conditions as listed in the staff report as well as the conditions mentioned by Commissioners regarding the exit of the Mo' Bettah's drive through traffic as well as the exit of the Take 5 traffic into the common lanes. Does that makes sense?

Vice Chairman Bryan Clark I think so.

Commissioner Jim Main Close enough. I'll second that.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

(Timestamp 01:51:45)
Motion To: Recommend Approval Of Case #25-12-DR With Conditions As Outlined In The Staff Report And Additional Conditions Imposed By The Planning & Zoning Commission
Motion By: Commissioner Bobby Rosadillo
Motion Seconded By: Commissioner Jim Main
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Clark
Voting Nay: None
Absent: Commissioner Greger, Hennis
3-0-2

D. Case No. 25-13-DR (Design Review) for Take 5 – Marina Lundy, Planner

The applicant requests Design Review approval for a new Take 5 oil change facility (minor auto repair), which is approx. 1,517 square feet and located at 1460 E Deer Flat Road (APN R6949010100).

Potential Motions:

- *Motion to approve/deny Case No. 25-13-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 01:52:23)

Vice Chairman Bryan Clark All right, last up, we have case #25-13-DR for Take 5, Marina.

Planner Marina Lundy Good evening, Members of the Commission. For the record, Marina Lundy, Planner, Kuna Development Services Department. The application before you this evening, request design review approval for an approximately 1517 square foot Take 5 oil change facility. The project is planned for Lot 10, Block 1 of the Paul Bunyan Plaza subdivision located at 1460 E Deer Flat Rd. Staff has reviewed the application for compliance with Kuna City Code and the Kuna Comprehensive Plan, and should the Commission approve the application, staff recommends the applicant be subject to the proposed recommended conditions as outlined in the staff report. I'll be here. For any questions.

Vice Chairman Bryan Clark All right. I don't know that we need to push any harder on this one. So, I think I'll do we have anything from an elevation and architectural standpoint that we need to discuss?

Commissioner Bobby Rosadillo I don't think something with the…

Commissioner Jim Main Yeah, and it fits the architecture of the local or else our friends at planning would not put in front of us.

Commissioner Jim Main Yeah, I don't have a problem with the elevations of the project.

Vice Chairman Bryan Clark So I'll stand for a motion with the same additional conditions.

Commissioner Bobby Rosadillo So I guess this is…all right.

Commissioner Jim Main Yeah, it's all yours.

Commissioner Bobby Rosadillo I'll make a motion to approve case #25-13-DR with conditions as outlined in the staff report as well as the conditions mentioned by Commissioners with the exit lanes from Take 5 and the exits coming from the Mo' Bettas Drive through lanes.

Commissioner Jim Main Second.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark All right. Thank you. Appreciate it. Thank you for your patience. Thank you staff for your patience.

Commissioner Jim Main Thanks for your patience, Mr. Chairman.

(Timestamp 01:53:45)
Motion To: Approve Case #25-13-DR With Conditions As Outlined In The Staff Report And Additional Conditions Imposed By The Planning & Zoning Commission
Motion By: Commissioner Bobby Rosadillo
Motion Seconded By: Commissioner Jim Main
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Clark
Voting Nay: None
Absent: Commissioner Greger, Hennis
3-0-2

5. UPDATES & REPORTS:

6. ADJOURNMENT:

(Timestamp 01:54:22)

Vice Chairman Bryan Clark I'll stand for a motion to adjourn.

Commissioner Bobby Rosadillo Yeah, I'll make a motion to adjourn.

Commissioner Jim Main I'll second.

Vice Chairman Bryan Clark Second.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

(Timestamp 01:54:23)
Motion To: Adjourn
Motion By: Commissioner Bobby Rosadillo
Motion Seconded By: Commissioner Jim Main
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Clark
Voting Nay: None
Absent: Commissioner Greger, Hennis
3-0-2

_____
Dana Hennis, Chairman

ATTEST:

_____
Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.

CITY OF KUNA

751 W 4th Street • Kuna, ID 83634

(208) 922-5546 • www.kunacity.id.gov

Planning & Zoning Commission Public Hearing Sign-In Sheet

June 24, 2025

Case No.: 24-07-AN (Annexation)

Case Name: Star Acres No. 3

☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, ZIP	City, State, ZIP

☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, Zip	City, State, Zip

CITY OF KUNA

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Planning & Zoning Commission Public Hearing Sign-In Sheet

June 24, 2025

Case No.: 22-10-ZC (Rezone), 22-17-S (Preliminary Plat) & 22-34-DR (Design Review)

Case Name: Gallica Heights Subdivision

☒ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name: Elizabeth Koekkoek	Name: Bob Wilson
Address: 601 Bannock	Address: 718 E TUCKMAN
City, State, ZIP: Boise 83702	City, State, ZIP: KUNA ID 83634
☒ Testify ☐ NOT Testify	☒ Testify ☐ NOT Testify
Name: Keith Donahue	Name: Bryan Fletcher
Address: 1811 W Resseguie St	Address: 12547 Pelmar St
City, State, ZIP: Boise ID 83702	City, State, ZIP: Boise ID 83713
☐ Testify ☒ NOT Testify	☐ Testify ☐ NOT Testify
Ken and Tammie Hough against	
Name: 8397 S Old Farm Pl	Name:
Address: Meridian	Address:
City, State, ZIP: ID 83642	City, State, ZIP:
☒ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name: Jim and Dayna White Grow	Name:
Address: 7946 S Saddle Bag Way	Address:
City, State, ZIP: NAMPA, ID 83687	City, State, ZIP:

☒ Testify ☐ NOT Testify AGAINST	☐ Testify ☐ NOT Testify
Name Ursula "Rose" Sellars on behalf of the Preserve Kuna's Heritage Coalition	Name
Address 8121 S. Old Farm PL	Address
City, State, ZIP Meridian ID 83642	City, State, ZIP
☐ Testify ☒ NOT Testify Against	☐ Testify ☐ NOT Testify
Name Renee Stewart	Name
Address 8475 S. Black Cat Rd	Address
City, State, ZIP Nampa Id 83687	City, State, ZIP
☐ Testify ☒ NOT Testify Against	☐ Testify ☐ NOT Testify
Name Veronica Peterson	Name
Address 1534 W. Heartland Dr. #D100	Address
City, State, ZIP Kuna, Id. 83634	City, State, ZIP
☒ Testify ☐ NOT Testify Dan Van Groww In Favor	☐ Testify ☐ NOT Testify
Name	Name
Address 7940 S. Old Farm Lane	Address
City, State, ZIP Meridian I 83642	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, Zip	City, State, Zip

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF KUNA, ADA COUNTY IDAHO

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 24-07-AN (Annexation)**
	)	
STAR ACRES NO. 3	)	
	)	
Related to the Annexation and Zoning of a property located at 5434 W Barker Road (S2008336002).	)	**DECISION AND REASONED STATEMENT FOR THE STAR ACRES NO. 3 ANNEXATION**

SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND

THESE MATTERS came before the Planning and Zoning Commission, the "Commission" on June 24, 2025, where the Commission voted to recommend for approval case No. 24-07-AN. Thereafter, this Decision was prepared and presented to the Commission on July 8, 2025, for formal adoption of the Commission's decision.

SECTION 2
DECISION

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

The Annexation Application (24-07-AN) is hereby *Recommended Approval*.

SECTION 3
RECORD OF EXHIBITS AND TESTIMONY

I. List of Exhibits.

- PLANNING AND ZONING APPLICATION COVERSHEET
- ANNEXATION AND ZONING APPLICATION
- NEIGHBORHOOD MEETING CERTIFICATION
- NARRATIVE
- VICINITY MAP
- WARRANTY DEED & LEGAL DESCRIPTION
- AFFIDAVIT OF LEGAL INTEREST
- COMMITMENT TO PROPERTY POSTING
- AGENCY TRANSMITTAL
- ADA COUNTY DEVELOPMENT SERVICES
- IDAHO TRANSPORTATION DEPARTMENT
- DEPARTMENT OF ENVIRONMENTAL QUALITY
- PUBLICATION PROOF – COMMISSION
- 300 FT PROPERTY OWNERS MAILER
- PROOF OF PROPERTY POSTING

II. Testimony.

a. Those who testified at the Commission hearing on June 24, 2025 are as follows, to-wit:

1. City Staff:

   Jessica Hall, Economic & Community Development Specialist

2. Appearing for the Applicant:

   William Edwards, 10400 W Overland Road, #316, Boise, ID 83709

SECTION 4
REASONED STATEMENT

I. Relevant Criteria and Standards Considered

a. Relevant City Ordinance Provisions.

1. Kuna City Code (KCC) Title 5 Development Regulations, Chapter 7 Annexations
2. East Kuna Industrial Overlay District
3. Kuna Comprehensive Plan

b. Relevant Statutory Provisions

1. Chapter 2 of Title 50, Idaho Code
   i. I.C. § 50-222 – Annexation by Cities

II. Factual Findings

a. General Factual Findings.

1. Statement of Fact

Parcel Number(s):	S2005336002
Future Land Use Map Designation:	Industrial
Existing Land Use:	Agriculture with single-family home & outbuildings
Current Zoning:	RP (Rural Preservation) Ada County
Proposed Zoning:	M-1 (Light Industrial/Manufacturing)
Development Area:	37.5 acres
Adjacent Zoning Districts:	**North:** Industrial

	East: Industrial **South:** Industrial **West:** Industrial
Adjacent Street(s) Existing & Proposed:	**North:** None **East:** None **South:** W Barker Road (Existing) **West:** S Curtis Road (Existing)
Internal Street(s) Existing & Proposed:	None
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

2. Procedural Findings:

Pre-Application Meeting	April 2, 2024
Neighborhood Meeting	June 3, 2025
Agency Comments Request	May 27, 2025
300 ft Legal Mailer Notice	June 5, 2025
Idaho Press Newspaper Published Hearing Notice	June 6, 2025
Site Posting	June 6, 2025
Commission Public Hearing	Held on June 24, 2025
Commission Decision and Reasoned Statement Entered	Entered on July 8, 2025

a. Relevant Contested Facts.
   1. None

b. Commissions' Factual Findings on Relevant Contested Fact.
   1. None

III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.

It is the rationale of the Commission that annexation of the subject real property as proposed in the application will constitute orderly development. As such, the Commission chooses to recommend approval the proposed annexation.

IV. Conditions of Approval

1. The Development/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and

development plans. All site improvements are prohibited prior to approval of the following agencies:

a. The City Engineer shall approve the sewer connections.
b. The City Engineer shall approve civils 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 Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.
e. The Kuna Municipal Irrigation System (KMIS) 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 the standards of the City and ACHD. No public street construction may commence without the approval and permit from ACHD.

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 5-9-4.
3. Compliance with Idaho Code §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 by the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the city (KMIS).
5. Iti is the responsibility of the Developer or his Engineer to coordinate and design for the stricter requirement between agencies and the City of Kuna standards for the entire development.
6. The Developer/Owner/Applicant, and/or 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 the Public Hearing processes.
7. Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements as applicable.
8. Developer/Owner/Applicant shall comply with all local, state, and federal laws.

SECTION 5
NOTICES TO APPLICANT AND AFFECTED PARTIES

Annexations are legislative decisions, and are not subject to judicial review, appeal, or reconsideration.

BY ACTION OF THE PLANNING & ZONING COMMISSION of the City of Kuna at its regular meeting held on the 8th day of July 2025.

_____

P&Z Commission Chairman, Dana Hennis

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF KUNA, ADA COUNTY IDAHO

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 25-12-DR**
	)	
MO BETTAH'S	)	
	)	
Related to the development of real property	)	**DECISION AND REASONED**
located at 1460 E. Deer Flat Road (Parcel No.	)	**STATEMENT FOR MO BETTAH'S**
R6949010100)	)	**DESIGN REVIEW APPLICATION.**

SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the "Commission") for public meeting on June 24th, 2025, where the Commission voted to approve case No. 25-12-DR. Thereafter, this Decision was prepared and presented to the Commission on July 8, 2025, for formal adoption of the Commission's decision.

SECTION 2
DECISION

The COMMISSION/COUNCIL, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

Mo Bettah's (Case No. 25-12-DR) is hereby *Approved*.

SECTION 3
RECORD OF EXHIBITS AND TESTIMONY

I. List of Exhibits. CHANGE FOR RELEVANT APP

- AFFIDAVIT OF LEGAL INTEREST
- APPLICATION COVERSHEET
- DESIGN REVIEW APPLICATION
- COLORED ELEVATIONS 1
- COLORED ELEVATIONS 2
- COLORED ELEVATIONS 3
- ELEVATION 1
- ELEVATION 2
- ELEVATION 3
- ENLARGED SITE PLAN
- FLOOR PLAN
- LIGHTING PLAN
- LIGHTING PLAN 2
- LIGHTING PLAN 3

- NARRATIVE
- OVERALL SITE PLAN
- PHOTOMETRIC SITE PLAN
- SITE DETAIL
- VICINITY MAP
- WARRANTY DEED
- AGENCY TRANSMITTAL
- J&M SANITATION AGENCY COMMENT
- CDH AGENCY COMMENT
- ITD AGENCY COMMENT
- ACHD AGENCY COMMENT

II. Testimony.

a. Those who testified at the Commission meeting on June 24, 2025 are as follows, to-wit:

1. City Staff:

   Marina Lundy, Planner

2. Appearing for the Applicant:

   Chad Jones, 1119 State Ste. 120 Eagle, Idaho 83616

SECTION 4
REASONED STATEMENT

I. Relevant Criteria and Standards Considered

a. Relevant City Ordinance Provisions.

1. Title 5 Kuna City Code, Chapter 8 Zoning Code, Part 9 Design Review

II. Factual Findings

a. General Factual Findings.

1. Statement of Fact

Parcel Number(s):	R6949010100
Future Land Use Map Designation:	Commercial/Mixed-Use
Existing Land Use:	Vacant
Current Zoning:	C-2
Proposed Zoning:	C-2

Development Area:	0.46 acres
Adjacent Zoning Districts:	**North:** C-2 (area commercial) **East:** C-2 (area commercial) **South:** C-2 (area commercial) **West:** C-2 (area commercial)
Adjacent Street(s) Existing & Proposed:	**North:** None **East:** N Meridian Rd **South:** E Deer Flat Rd **West:** None
Internal Street(s) Existing & Proposed:	Internal shared drive
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

a. Relevant Contested Facts.

2. No testimony was presented in opposition to the project, therefore no contested facts were entered into the record.

b. Commission's Factual Findings on Relevant Contested Fact.

1. None.

III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.

It is the rationale of the Commission that the Design Review is consistent with the Comprehensive Plan, Future Land Use Map, and Kuna City Code. The Commission discussed the potential of driver conflicts at the Mo Bettah's drive through entrance due to the potential of difficulty exiting the Take 5 site at the intersection of the Mo Bettah's drive through entrance Take 5 drive through exit. The Commission conditioned that the applicant provides an updated site plan to staff that shows this intersection reconfigured to reduce potential vehicle conflict.

IV. Conditions of Approval

1. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to provide public access to the site as this project will have internal private streets, as detailed in the Ada County Highway District staff report.

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

3. Applicant shall ensure the proper easement widths on all lots in accordance with KCC 5-9-308.

4. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot.

5. Fencing within and around the site shall comply with KCC 5-8-1005 (unless specifically approved otherwise and permitted).

6. All required landscaping shall be permanently maintained in a healthy condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.

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

8. 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 5-8-1704 through 1706.

9. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Site Plan. Any revisions of the Site Plan are subject to Administrative Determination to rule if the revision is substantial.

10. Develop/Owner/Applicant is hereby notified this project is subject to Design Review inspections and fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.

11. 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 5-9-402-B-22.

12. Connection to City Services (Sewer and Water) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.

13. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

14. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.

15. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties

16. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements KCC 8-1-3. Weeds, grasses, vines or other growth which endanger property or are

over 12 inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.

18. Correct and verified as-built (record drawings) drawings shall be required before occupancy.

19. Applicant is conditioned to submit an updated site plan that shows a reconfigured intersection between the Take 5 drive through exit and the Mo Bettah's drive through entrance to reduce potential vehicle conflicts.

20. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.

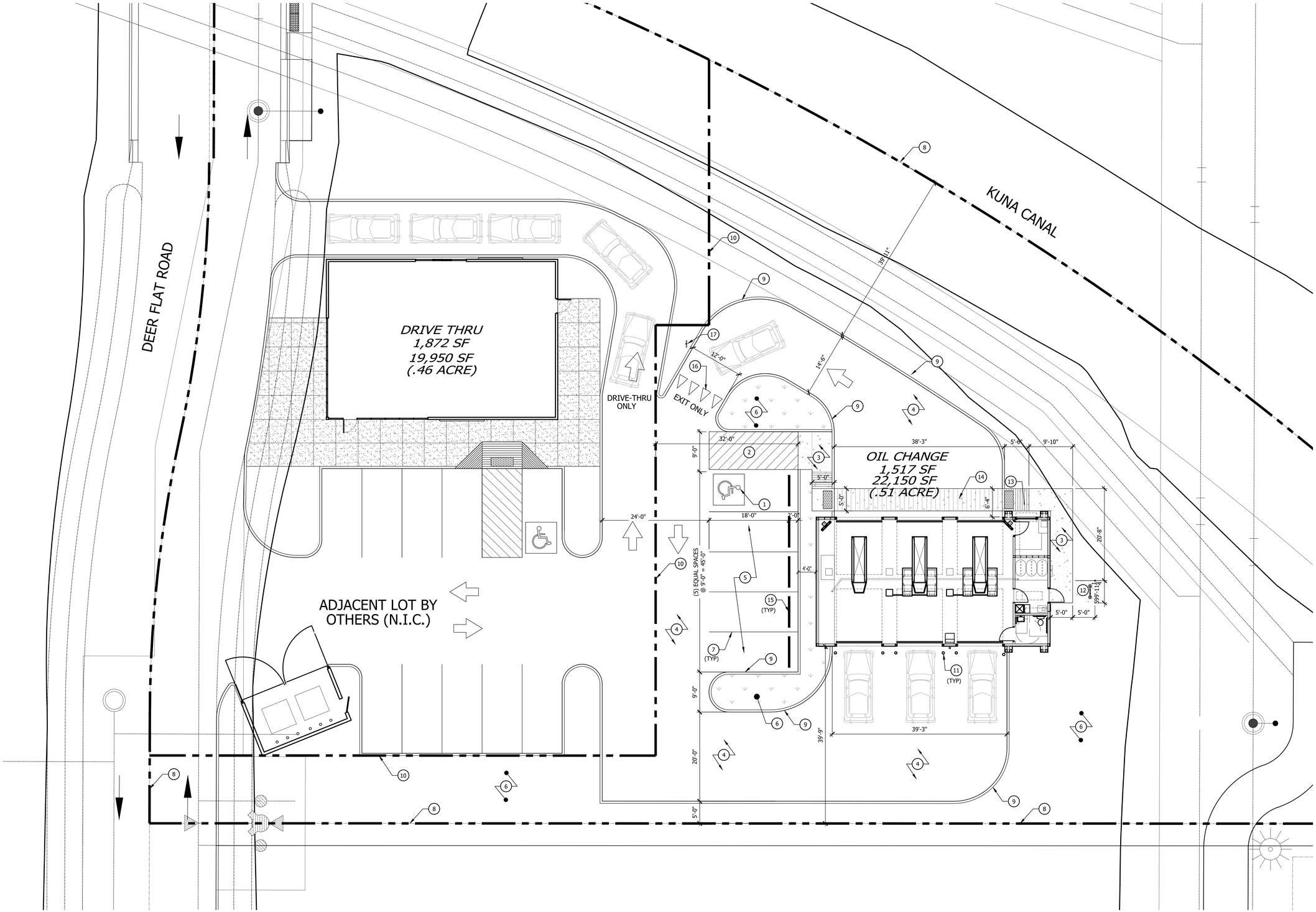
21. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

SECTION 5
REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES

Pursuant to KCC 5-8-912, an applicant or affected party may appeal this decision to the Kuna City Council. The applicant or affected party must file a written notice of appeal with the City Clerk stating specifically the decision(s) to be reviewed by the Council and the grounds for the appeal with the Director before 5:00 p.m. of the tenth calendar day, or the next business day following the tenth calendar day should the tenth day fall on a weekend or holiday, after decision is issued and provided in writing to the applicant.

_____

P&Z Commission Chairman,
Dana Hennis



SITE ANALYSIS

ASSESSORS PARCEL NUMBER :	R6949010100
ADDRESS :	1460 E DEER FLAT ROAD, KUNA, ID 83634
ZONE :	C-2
LOT AREA :	
ACRES =	.51 ACRES
SQUARE FOOTAGE =	22,150 SQUARE FEET
BUILDING AREA :	
LEVEL 1	1,517 SQ. FT. (6% LOT COVERAGE)
MAXIMUM HEIGHT:	ALLOWED: 40'-0" / PROPOSED: 21'-3"

TOTAL PARKING PROVIDED:
STANDARD PARKING: 4 SPACES
HANDICAP: 1 SPACES
TOTAL PARKING: 5 SPACES

KEYNOTES

1. TYPICAL HANDICAP SPACE W/ SYMBOL, SIGN AND RAMP. SEE 4/SD1.2
2. HANDICAP ACCESS LANE WITH 4" WIDE DIAGONAL PAINTED STRIPING @ 24" O.C.
3. PROPOSED SIDEWALK OVER COMPACTED SAND & GRAVEL BASE WITH CONTROL JOINTS @ 6'-0" O.C. AND EXPANSION JOINTS @ 20'-0" MAX, WITH LIGHT BROOM FINISH, SLOPE FOR POSITIVE DRAINAGE AWAY FROM BUILDING. SEE DETAIL 1/SD1.2
4. ASPHALT PAVING (SEE CIVIL)
5. TYPICAL STANDARD SPACE. (9'-0" X 19'-0")
6. LANDSCAPING. SEE LANDSCAPING PLAN
7. TYPICAL PARKING STRIPING WITH (2) COATS 4" WIDE REFLECTIVE TRAFFIC WHITE PAINT.
8. PROPERTY LINE (SEE/VERIFY W/ CIVIL)
9. 6" CURB.
10. FUTURE LOT SPLIT (**FOR REFERENCE ONLY**)
11. STEEL BOLLARDS. SEE 6/SD1.2
12. BICYCLE RACK. SEE 3/SD1.2
13. PEDESTRIAN RAMP. SEE 2/SD1.2
14. PEDESTRIAN CROSSWALK; SCORED CONCRETE
15. VEHICLE WHEEL STOP. SEE CIVIL
16. YIELD LINE STRIPING PER MUTCD FIGURE 3B-14.
17. YEILD SIGN

SITE PLAN

SCALE: 1"=10'-0"

N

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF KUNA, ADA COUNTY IDAHO

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 25-13-DR**
	)	
TAKE 5	)	
	)	
Related to the development of real property located at 1460 E. Deer Flat Road (Parcel No. R6949010100)	)	**DECISION AND REASONED STATEMENT FOR TAKE 5 DESIGN REVIEW APPLICATION.**

SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the "Commission") for public meeting on June 24th, 2025, where the Commission voted to approve case No. 25-13-DR. Thereafter, this Decision was prepared and presented to the Commission on July 8, 2025, for formal adoption of the Commission's decision.

SECTION 2
DECISION

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

Take 5 (Case No. 25-13-DR) is hereby *Approved*.

SECTION 3
RECORD OF EXHIBITS AND TESTIMONY

I. List of Exhibits. CHANGE FOR RELEVANT APP

- AFFIDAVIT OF LEGAL INTEREST
- COLORED ELEVATIONS
- DESIGN REVIEW APPLICATION
- ELEVATIONS
- FLOOR PLAN
- LANDSCAPE PLAN
- LIGHTING PLAN 1
- LIGHTING PLAN 2
- LIGHTING PLAN 3
- NARRATIVE
- PHOTOMETRIC SITE PLAN
- VICINITY MAP
- PLOT
- SITE PLAN
- WARRANTY DEED

- AGENCY TRANSMITTAL
- ITD
- ACHD

II. Testimony.

a. Those who testified at the Commission meeting on June 24, 2025 are as follows, to-wit:

1. City Staff:

   Marina Lundy, Planner

2. Appearing for the Applicant:

   Chad Jones, 1119 State Ste. 120 Eagle, Idaho 83616

SECTION 4
REASONED STATEMENT

I. Relevant Criteria and Standards Considered

a. Relevant City Ordinance Provisions.

1. Title 5 Kuna City Code, Chapter 8 Zoning Code, Part 9 Design Review

II. Factual Findings

a. General Factual Findings.

1. Statement of Fact

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Future Land Use Map Designation:	Commercial/Mixed-Use
Existing Land Use:	Vacant
Current Zoning:	C-2
Proposed Zoning:	C-2
Development Area:	0.51 acres
Adjacent Zoning Districts:	**North:** C-2 (area commercial) **East:** C-2 (area commercial) **South:** C-2 (area commercial) **West:** C-2 (area commercial)
Adjacent Street(s) Existing & Proposed:	**North:** None **East:** N Meridian Rd **South:** E Deer Flat Rd **West:** None

Internal Street(s) Existing & Proposed:	Internal shared drive
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

a. Relevant Contested Facts.

2. No testimony was presented in opposition to the project, therefore no contested facts were entered into the record.

b. Commission's Factual Findings on Relevant Contested Fact.

1. None.

III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.

It is the rationale of the Commission that the Design Review is consistent with the Comprehensive Plan, Future Land Use Map, and Kuna City Code. The Commission discussed the potential of driver conflicts at the Take 5 drive through exit due to the potential of difficulty exiting the Take 5 site at the intersection of the Mo Bettah's drive through entrance Take 5 drive through exit. The Commission conditioned that the applicant provides an updated site plan to staff that shows this intersection reconfigured to reduce potential vehicle conflict.

IV. Conditions of Approval

1. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to provide public access to the site as this project will have internal private streets, as detailed in the Ada County Highway District staff report.

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

3. Applicant shall ensure the proper easement widths on all lots in accordance with KCC 5-9-308.

4. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot.

5. Fencing within and around the site shall comply with KCC 5-8-1005 (unless specifically approved otherwise and permitted).

6. All required landscaping shall be permanently maintained in a healthy condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.

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

8. 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 5-8-1704 through 1706.

9. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Site Plan. Any revisions of the Site Plan are subject to Administrative Determination to rule if the revision is substantial.

10. Develop/Owner/Applicant is hereby notified this project is subject to Design Review inspections and fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.

11. 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 5-9-402-B-22.

12. Connection to City Services (Sewer and Water) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.

13. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

14. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.

15. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties

16. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements KCC 8-1-3. Weeds, grasses, vines or other growth which endanger property or are over 12 inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.

18. Correct and verified as-built (record drawings) drawings shall be required before occupancy.

19. Applicant is conditioned to submit an updated site plan that shows a reconfigured intersection between the Take 5 drive through exit and the Mo Bettah's drive through entrance to reduce potential vehicle conflicts.

20. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.

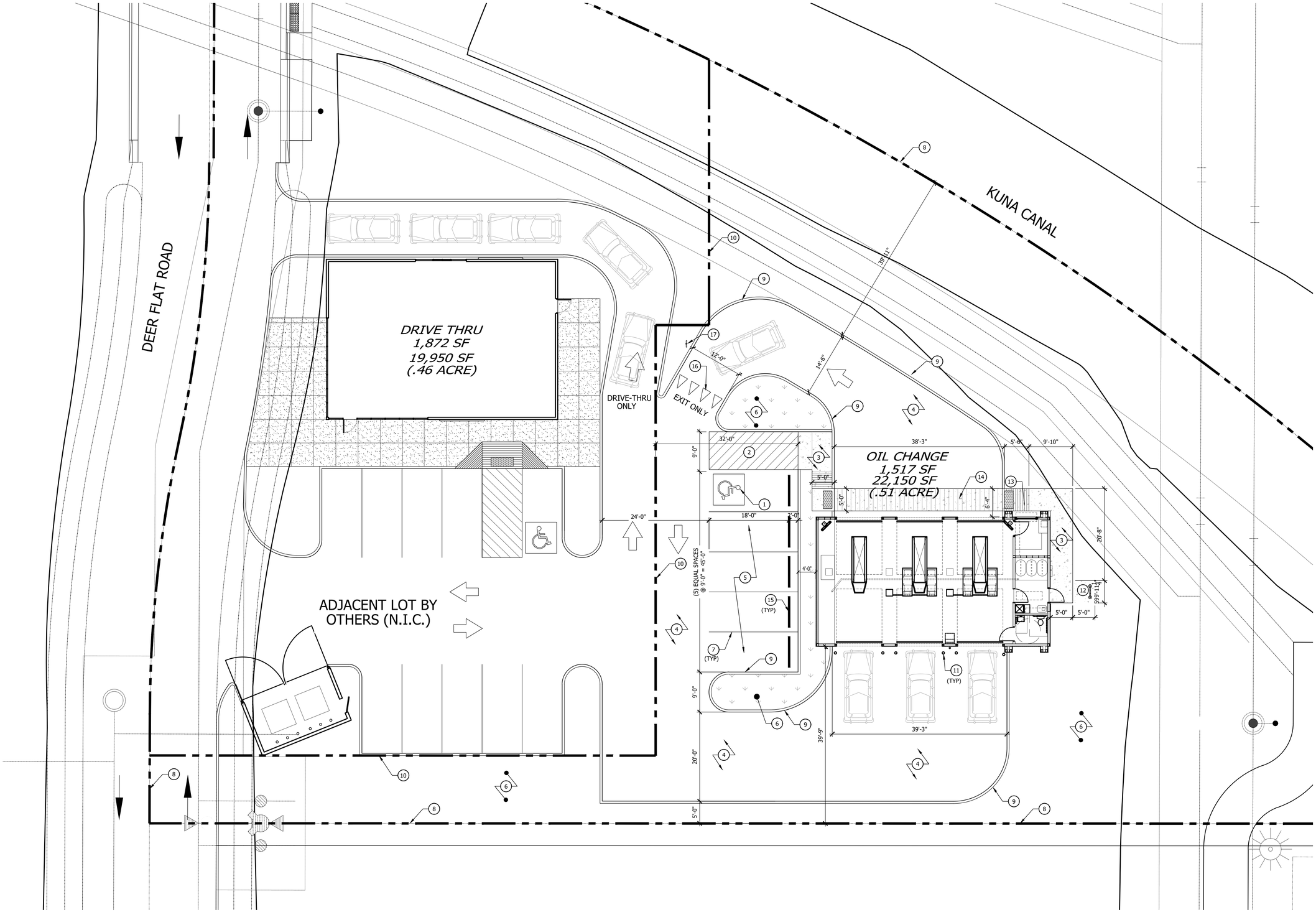
21. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

SECTION 5
REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES

Pursuant to KCC 5-8-912, an applicant or affected party may appeal this decision to the Kuna City Council. The applicant or affected party must file a written notice of appeal with the City Clerk stating specifically the decision(s) to be reviewed by the Council and the grounds for the appeal with the Director before 5:00 p.m. of the tenth calendar day, or the next business day following the tenth calendar day should the tenth day fall on a weekend or holiday, after decision is issued and provided in writing to the applicant.

_____

P&Z Commission Chairman,
Dana Hennis



SITE ANALYSIS

ASSESSORS PARCEL NUMBER :	R6949010100
ADDRESS :	1460 E DEER FLAT ROAD, KUNA, ID 83634
ZONE :	C-2
LOT AREA :	
ACRES =	.51 ACRES
SQUARE FOOTAGE =	22,150 SQUARE FEET
BUILDING AREA :	
LEVEL 1	1,517 SQ. FT. (6% LOT COVERAGE)
MAXIMUM HEIGHT:	ALLOWED: 40'-0" / PROPOSED: 21'-3"

TOTAL PARKING PROVIDED:
STANDARD PARKING: 4 SPACES
HANDICAP: 1 SPACES
TOTAL PARKING: 5 SPACES

KEYNOTES

1. TYPICAL HANDICAP SPACE W/ SYMBOL, SIGN AND RAMP. SEE 4/SD1.2
2. HANDICAP ACCESS LANE WITH 4" WIDE DIAGONAL PAINTED STRIPING @ 24" O.C.
3. PROPOSED SIDEWALK OVER COMPACTED SAND & GRAVEL BASE WITH CONTROL JOINTS @ 6'-0" O.C. AND EXPANSION JOINTS @ 20'-0" MAX, WITH LIGHT BROOM FINISH, SLOPE FOR POSITIVE DRAINAGE AWAY FROM BUILDING. SEE DETAIL 1/SD1.2
4. ASPHALT PAVING (SEE CIVIL)
5. TYPICAL STANDARD SPACE. (9'-0" X 19'-0")
6. LANDSCAPING. SEE LANDSCAPING PLAN
7. TYPICAL PARKING STRIPING WITH (2) COATS 4" WIDE REFLECTIVE TRAFFIC WHITE PAINT.
8. PROPERTY LINE (SEE/VERIFY W/ CIVIL)
9. 6" CURB.
10. FUTURE LOT SPLIT (**FOR REFERENCE ONLY**)
11. STEEL BOLLARDS. SEE 6/SD1.2
12. BICYCLE RACK. SEE 3/SD1.2
13. PEDESTRIAN RAMP. SEE 2/SD1.2
14. PEDESTRIAN CROSSWALK; SCORED CONCRETE
15. VEHICLE WHEEL STOP. SEE CIVIL
16. YIELD LINE STRIPING PER MUTCD FIGURE 3B-14.
17. YEILD SIGN

SITE PLAN

SCALE: 1"=10'-0"

N

CASE NO. 25-01-ZC

WANNER-BUCKNER/CITY OF KUNA REZONE

Planner: Marina Lundy, MLundy@kunaid.gov, (986)269-8341

ALL APPLICATION MATERIALS: 25-01-ZC WANNER-BUCKNER & CITY OF KUNA

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

CITY OF KUNA:
P&Z COMMISSION
STAFF MEMO

City of Kuna Council Staff Memo

Entitlements Requested:	Final Plat	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Time Extension
Title:	Wanner-Buckner/City of Kuna		Application Number:		25-01-ZC		
Date:	07/08/2025		Staff Contact:		Marina Lundy		
Owner(s)/Applicant:	Wanner-Buckner/City of Kuna/True Gritt Sports		Applicant Contact:		david@truegrittsport.org		
Representative:	Jessica Hall, City of Kuna		Representative Contact:		jhall@kunaid.gov		

Purpose
Applicant request rezone approval for the three parcels located at 700 N Meridian Road, which are approx. 75.86 acres currently zoned A (Agriculture) to a proposed zone of C-2 (Area Commercial). The site is located at the section of Meridian Road and Meadow View Road, Kuna, ID (APN S1419325400, S1419314800, & S1419314950).

Statement of Fact	
Parcel Number(s):	S1419325400, S1419314800, & S1419314950
Future Land Use Map Designation:	Commercial, Public, and Medium Density Residential
Existing Land Use:	Agriculture
Current Zoning:	A (Agriculture)
Proposed Zoning:	C-2 (Area Commercial)
Development Area:	75.86
Adjacent Zoning Districts:	**North:** A (Agriculture), R-8 (Medium Density Residential) **East:** R-8 (Medium Density Residential) **South:** C-2 (Area Commercial), A (Agriculture) **West:** RUT (Rural Urban Transition)
Adjacent Street(s) Existing & Proposed:	**North:** E Meadow View Rd. (Existing) **East:** None **South:** E Kuna Rd. (Existing) **West:** N Meridian Rd. (Existing)
Internal Street(s) Existing & Proposed:	None
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject properties as Commercial, Public, and Medium Density Residential, the existing zone is a City of Kuna Zone; A (Agriculture). The proposed zoning of C-2 (Area Commercial) for the subject sites agrees with the Future Land Use Map (FLUM) of the City of Kuna.
The Comprehensive Plan identifies the goals of ensuring land use in Kuna will support economic development; designate commercial land use nodes and corridors at strategic locations such as Meridian Road/Highway 69 and Ten-Mile Road (Policy 1.A.2.a).

Respect and protect private property rights; ensure land use policies, restrictions, and fees do not violate private property rights; 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 (Policy 3.G.1.c).

The rezone of these parcels would support the Comprehensive plan goals outlined in Goal Area's 1 and 3.

Staff Analysis

The applicant requests to rezone approx. 75.86 acres from A (Agriculture) zoning designation to a C-2 (Area Commercial) zone. There is no development associated with this application.

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

Recommended Conditions of Approval

1. At time of development the applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved 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 construction plans. Installation of fire protection facilities as required by Kuna Fire District are required.
    e. The Kuna Municipal Irrigation District and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
    f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
    g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities at the time of future development 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. 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.
4. Any future site improvements the property owner shall comply with the provisions set forth in Kuna City Code (KCC).
5. Any site improvements and/or building construction shall be subject to Design Review prior to commencement.
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.
7. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
8. Developer/owner/applicant shall comply with all local, state and federal laws.

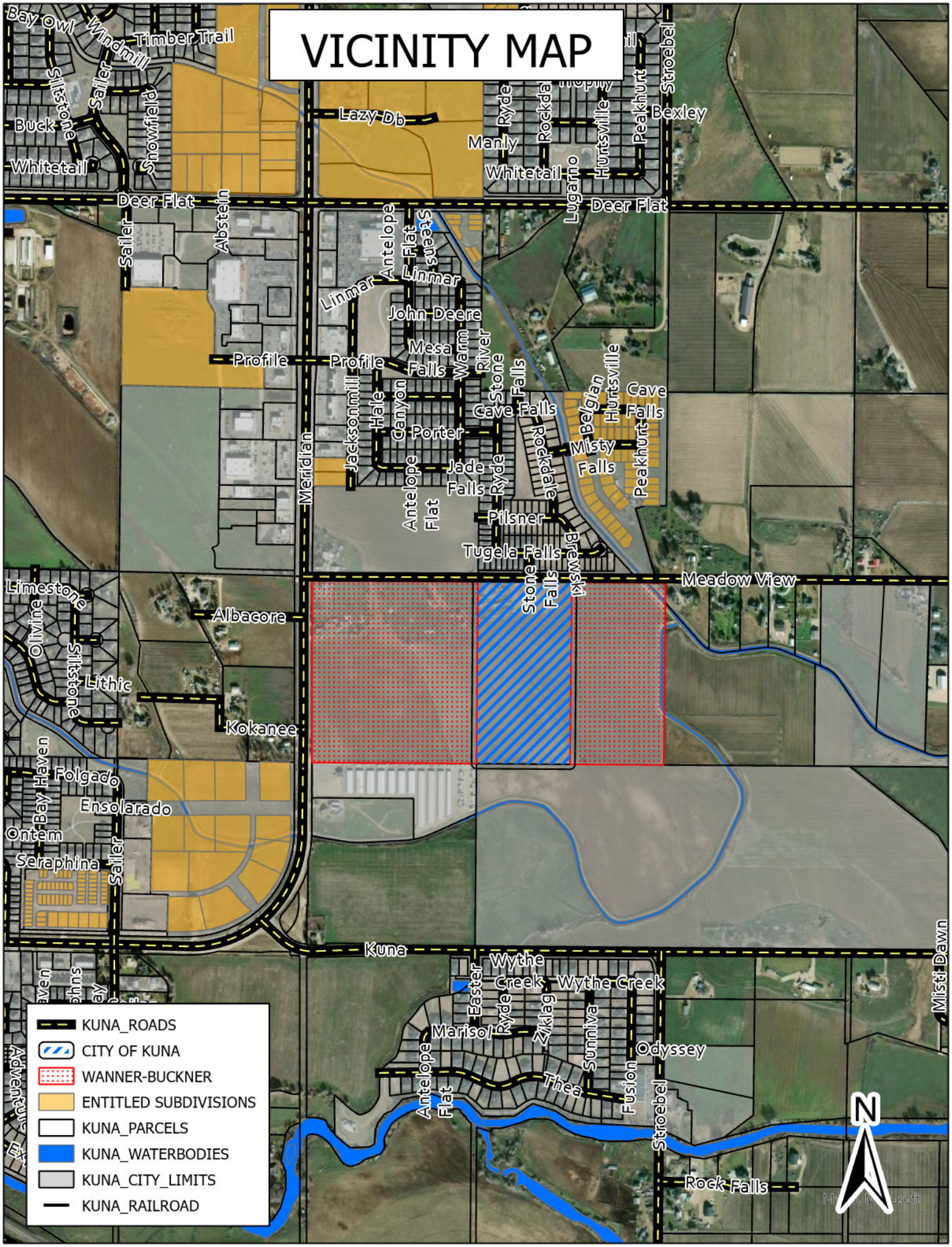
Kuna Planning & Zoning
751 W 4th Street
Kuna, ID 83634

RE: Project Swing Rezone

It is our request to Rezone three (3) parcels located on E Meadow View Road from A (Agriculture) to C-2 (Area Commercial). On the Future Land Use Map (FLUM), two (2) parcels are designated Commercial, and one (1) parcel, owned by the City of Kuna, is designated as Public.

This Rezone is the first step in a public-private partnership between the City of Kuna and True Gritt Youth Sports (TGYS), in which TGYS strives to develop a local sports facility that will serve not only Kuna, but the Treasure Valley. TYGS believes that sports can be instrumental in the development of our youth to be good parents, better community leaders, and strong business owners. A conceptual site design has been provided as part of this application; this proposal will come forward in a separate Plat application.

We thank you for your review and consideration in this matter.


VICINITY MAP
Bay Owl
Windmill
Timber Trail
Saller
Stistone
Buck
Snowfield
Whitetail
Lazy Db
Manly
Ryde
Rockdale
Hurtsville
Peakhurt
Stroebel
Bexley
Whitetail
Lugarno
Deer Flat
Deer Flat
Saller
Abstein
Antelope Flat
Steens
Linmar
Linmar
John Deere
Profile
Profile
Mesa Falls
Warm River
Stone Falls
Cave Falls
Belgian
Hurtsville
Cave Falls
Misty Falls
Peakhurt
Rockdale
Meridian
Jacksonmill
Hale
Canyon
Porter
Jade
Ryde
Falls
Antelope Flat
Pilsner
Tugela Falls
Brewski
Stone Falls
Meadow View
Limestone
Olivine
Stistone
Albacore
Lithic
Kokanee
Bay Haven
Folgado
Ensolarado
Ontem
Seraphina
Saller
Kuna
Wythe Creek
Wythe Creek
Easter
Ryde
Ziklag
Marisol
Sunniva
Odyssey
Antelope Flat
Thea
Fusion
Stroebel
Misti Dawn
Rock Falls
KUNA_ROADS
CITY OF KUNA
WANNER-BUCKNER
ENTITLED SUBDIVISIONS
KUNA_PARCELS
KUNA_WATERBODIES
KUNA_CITY_LIMITS
KUNA_RAILROAD
N

Miranda Gold, President
Alexis Pickering, Vice-President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner
Patricia Nilsson, Commissioner

Date: June 4th, 2025

To: City of Kuna / True Gritt Sports

Staff Contact: Matt Pak, Planner

Project Description: Project Swing

Trip Generation: Trip generation will be determined with a future development application, based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

Proposed Development Meets	
All ACHD Policies	
Requires Revisions to meet ACHD Policies	X

Traffic Impact Study	
Yes	
No	X
If yes, is mitigation required	

Area Roadway Level of Service	
Do area roadways meet ACHD's LOS Planning Thresholds?	
Yes	X
No	
Area roads will meet ACHD's LOS Planning Thresholds in the future with planned improvements?	
Yes	
No	

ACHD Planned Improvements	
FYP	
CIP	X

Livable Street Performance Measures	
Pedestrian	LTS 4
Cyclist	LTS 4

Is Transit Available?	
Yes	
No	X

Project/File: **Project Swing / KUNA25-0008 / 25-01-ZC**
This is a rezone application from A (Agriculture) to C-2 (Area Commercial) to allow for the development of a future public-private partnership subdivision to consist of commercial lots, hotel, and outdoor and indoor sports fields on 75.9 acres.

Lead Agency: City of Kuna

Site address: 700 N Meridian Rd

Staff Approval: June 4th, 2025

Applicant: Doug Hanson
City of Kuna/True Gritt Sports
751 W 4th Street
Kuna, ID 83634

Representative: Jessica Hall
City of Kuna
751 W 4th Street
Kuna, ID 83634

Owner: Wanner-Buckner Partnership/City of Kuna
700 N Meridian Rd
Kuna, ID 83634

Staff Contact: Matt Pak
Phone: 208-387-6171
E-mail: mpak@achdidaho.org

Report Summary:

ACHD Planned Improvements 2
Level of Service Planning Thresholds 2
A. Site Specific Conditions of Approval 3
B. Vicinity Map 4
C. Site Plan 5
D. Findings for Consideration 6
E. Policy 8
F. Standard Conditions of Approval 11
G. Conclusions of Law 12
Request for Appeal of Staff Decision 12

ACHD Planned Improvements

1. **Capital Improvements Plan (CIP)/ Five Year Plan (FYP):**

   - Meridian Road is listed in the CIP to be extended as a 5-lane roadway from Kuna Road to King Road between 2036 and 2040.
   - Deer Flat Road is listed in the CIP to be widened to 5-lanes from Linder Road to SH-69 (Meridian Road) between 2031 and 2035.
   - Deer Flat Road is listed in the CIP to be widened to 5-lanes from SH-69 (Meridian Road) to Locust Grove Road between 2036 and 2040.
   - The intersection of Deer Flat Road and SH-69 (Meridian Road) is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 7-lanes east, and 6-lanes on the west leg, and signalized between 2031 and 2035.

Level of Service Planning Thresholds

1. **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
** SH-69 (Meridian Road)	1,288-feet	Principal Arterial	796	N/A
* Meadow View Road	2,506-feet	Collector	N/A	N/A

* Acceptable level of service for a two-lane collector is “D” (425 VPH).

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

2. **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 Deer Flat Road was 17,805 July 10th, 2024.
- There are no current traffic counts available for Meadow View Road.

A. Site Specific Conditions of Approval

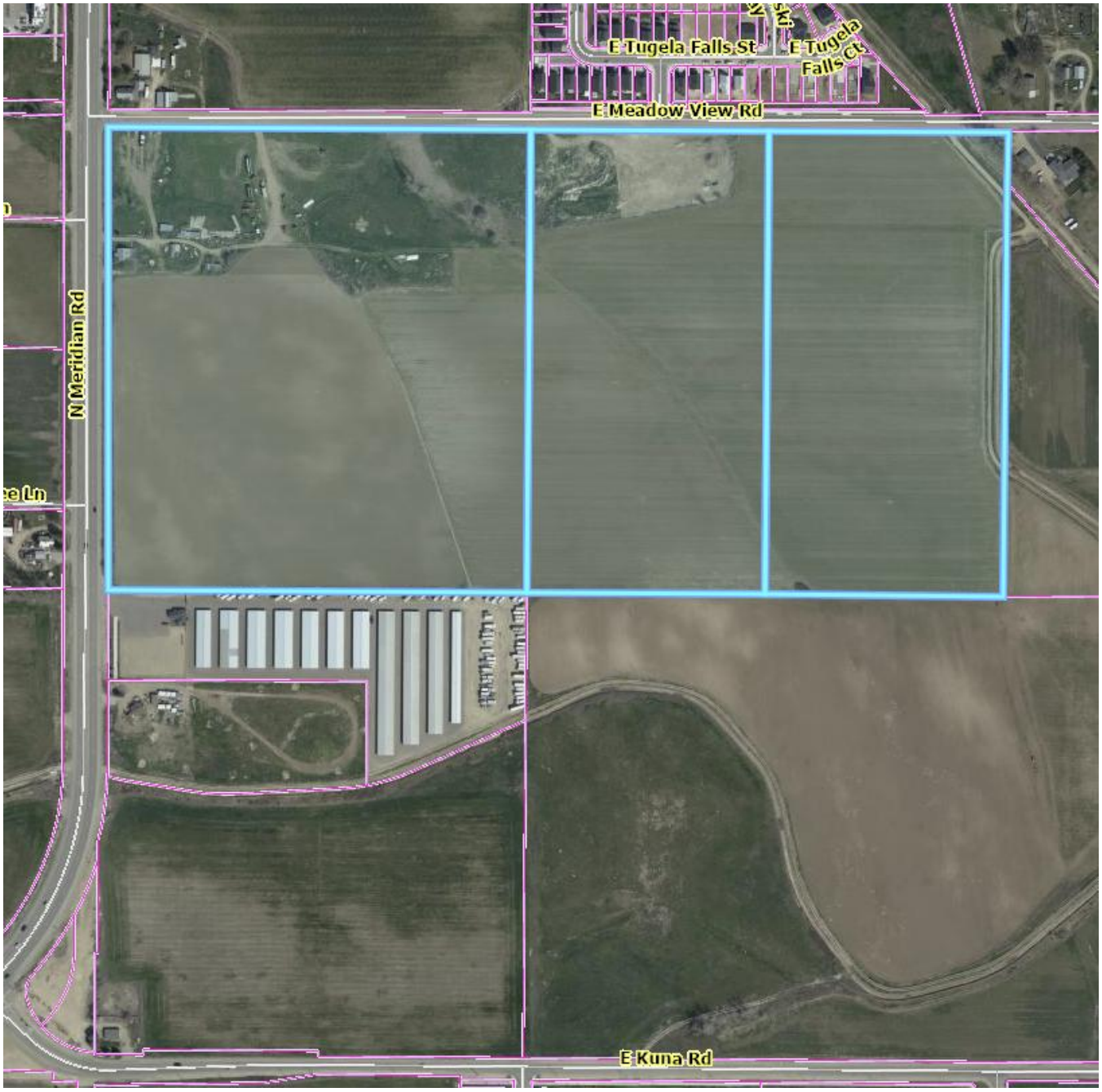
This application is for rezone only. Site specific conditions of approval will be established through the review of a future development application.

1. Submit civil plans as part of a future development application to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.

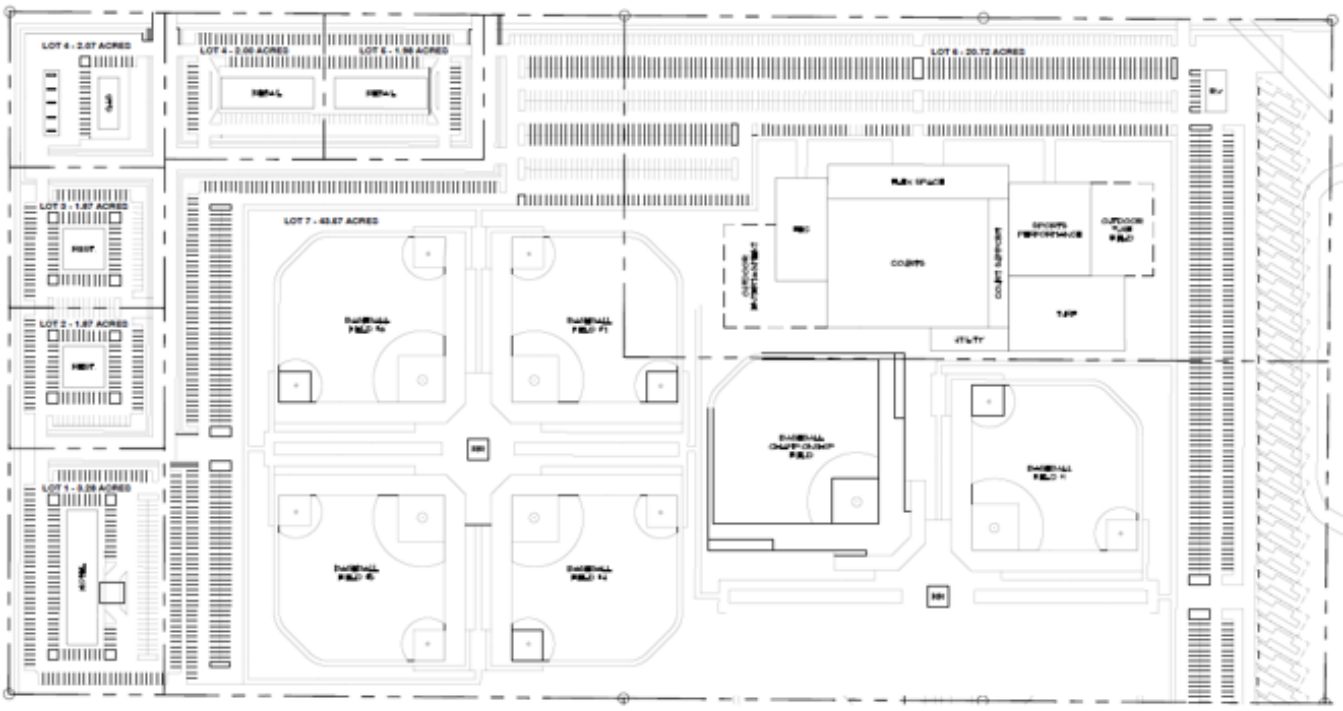
2. There will be an impact fee that is assessed and due prior to issuance of any building permits as part of a future application. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

3. Comply with all Standard Conditions of Approval.

B. Vicinity Map



C. Site Plan



NORTH

CONCEPTUAL SITE PLAN

1" = 100'-0"

D. Findings for Consideration

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

1. Traffic Impact Study

A traffic impact study will required for this development. The applicant should coordinate with ACHD and ITD to determine the scope of the study and it should be reviewed and accepted by both agencies prior to submittal of a future development application.

2. State Highway SH-69 / Meridian Road

SH-69 (Meridian Road) is under the jurisdiction of the Idaho Transportation Department (ITD). The applicant(s), 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).

3. Meadow View Road

a. Existing Conditions: Meadow View Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 50 to 61-feet of right-of-way for Meadow View Road (31-feet from centerline).

b. Applicant Proposal: The applicant is not proposing any additional dedication of right-of-way or frontage improvements to Meadow View Road abutting the site.

c. Staff Comments/Recommendations: As part of a future development application, the applicant shall be required to improve Meadow View Road as ½ of a 36-foot wide collector street section to meet District policies listed on page 8. Center left and right turn lanes will be required to be constructed at all driveway approaches providing access to the development.

4. Driveways

4.1 Meadow View Road

Existing Conditions: There are 4 existing driveways onto Meadow View Road, located as follows. All measurements are centerline-to-centerline.

- 20-foot wide unimproved driveway located 475-feet east of SH-69 (Meridian Road)
- 35-foot wide unimproved driveway located 315-feet west of Stone Falls Avenue
- 39-foot wide unimproved driveway, located 61-feet west of Stone Falls Avenue
- 30-foot wide unimproved driveway located 807-feet east of Stone Falls Avenue

a. Applicant's Proposal: The applicant is proposing to close the existing driveways.

The applicant is proposing to construct three new driveways from the site onto Meadow View Road, located as follows. All measurements are centerline-to-centerline.

- 46-foot wide driveway located 359-feet east of SH-69 (Meridian Road)
- 46-foot wide driveway located 621-feet west of Stone Falls Avenue
- 26-foot wide driveway located 681-feet east of Stone Falls Avenue

b. Staff Comments/Recommendations: As part of a future development application, the applicant should be required to close the existing driveways onto Meadow View Road to meet District policies listed on page 10.

The proposed driveways meet District Driveway Location and Successive Driveways policies. The proposed driveway located 359-feet east of SH-69 (Meridian Road) should be required to be restricted to right-in/right-out movement only. To operate as a full movement driveway, the applicant should be required to locate the driveway a minimum of 440-feet from the intersection of SH-69 (Meridian Road) and Meadow View Road.

The three proposed driveways should be constructed to meet District Driveway Width and Paving policies (listed on page 10).

The number of accesses/driveways from the site onto Stone Falls Avenue will be reviewed as part of a future development application, consistent with District Access Policy (listed on page 10).

5. Other Access

Meadow View Road is classified as a collector roadway. Other than the access specifically approved as part of a future development application, direct lot access to Meadow View Road will be prohibited.

E. Policy

1. Federal Accessibility Design Guidelines and Standards

District policy 7203.1.1 states that developers shall follow the current version of the U.S. Access Board's Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG), 36 CFR Part 1190, September 7, 2023; (Also see, https//www.access-board.gov/prowag and https//www.access-board.gov/files/prowag/planning-and-design-for-alternatives.pdf for additional information).

2. Minor Improvements

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing Highways adjacent to a proposed development may be required. These needed transportation facilities are to correct deficiencies or replace deteriorated facilities. Included are sidewalk and/or bike lane construction or replacement (with physical buffers if missing and needed); construction of transitional sidewalk segments; crosswalk construction or replacement; curb and gutter construction or replacement; repair, replacement or expansion of curb extensions; replacement of unused driveways with curb, gutter, sidewalk, repair or addition of traffic calming or speed mitigation features; installation or reconstruction of pedestrian ramps; pavement repairs; signs, motor vehicle, pedestrian and bicycle traffic control devices; and other similar items. The current version of PROWAG will determine the applicable accessibility requirements for alterations and elements added to existing streets. ACHD staff is responsible for identifying the minor improvements that would be proportionate to the size and complexity of the development.

3. Livable Street Performance Measures

District policy 7203.8 states that ACHD has adopted performance measures (level of stress) for evaluating the experience of bicyclists and pedestrians. ACHD seeks to create a transportation network that serves all ages and abilities. Bike and pedestrian facilities built through development should achieve a bike and pedestrian level of traffic stress 1 or 2, with no new bike lane below a minimum of 5-feet.

4. Meadow View Road

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. Improvements shall include transitional segments in accordance with ADA and the current version of PROWAG.

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. ACHD reserves the right to require bicycle and pedestrian facilities above those identified in the Livable Streets Design Guide and Master Street Map to ensure the safest facility possible based on current best practice.

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 or multi-use path and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk or multi-use path 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 47-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. If a multi-use path is determined to be the required treatment, the street section shall be reduced to 37-feet. If it is determined a continuous center left-turn lane is not appropriate and a path is installed, the street section may be reduced to 26-feet.

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.

At the discretion of Traffic Engineering staff, adjustments may be made to the street section, including removal of the continuous center turn lanes or modification to lane widths, where no driveways or intersections are present or to ensure adequate space for pathways and buffers.

Half Street Policy: District Policy 7206.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 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. Alternatively, on roadways identified as low-stress bikeways in ACHD's Bike Master Plan, a minimum 10-foot wide multi-use path may be required in lieu of sidewalks. ACHD Development Review staff will be responsible for determining the required facility. The path shall be built 8-feet behind the top back of curb as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

Pedestrian Facilities: 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 8-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. Sidewalk constructed next to the back-of-curb shall be a minimum of 7-feet wide. Alternatively, on roadways identified as low-stress bikeways in ACHD's Bike Master Plan, a minimum 10-foot wide multi-use path may be required in lieu of sidewalks. ACHD Development Review staff will be responsible for determining the required facility. The path shall be built 8-feet behind the back-of-curb as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

Pedestrian facilities should be parallel to the adjacent roadway. Pedestrian facilities will only be allowed to deviate from a straight line when authorized by Development Review staff to meet site specific conditions (i.e., street trees, utilities, etc.).

Appropriate easements shall be provided if public sidewalks or multi-use paths are placed out of the 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 or multi-use path. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Curb ramps or blended transitions shall be provided to connect the pedestrian access route at each pedestrian street crossing in accordance with the current version of PROWAG. Provide detectable warning surface in accordance with the current version of PROWAG.

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 Meadow View Road is designated as a commercial/residential collector in the MSM as a with 2-lanes and on-street bike lanes, a 36-foot street section within 66-feet of right-of-way.

5. Driveways

5.1 Meadow View Road

Access Policy: District Policy 7206.4.1 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.

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 Highways adjacent to a proposed development may be required. These needed transportation facilities are to correct deficiencies or replace deteriorated facilities. Included are sidewalk and/or bike lane construction or replacement (with physical buffers if missing and needed); construction of transitional sidewalk segments; crosswalk construction or replacement; curb and gutter construction or replacement; repair, replacement or expansion of curb extensions; replacement of unused driveways with curb, gutter, sidewalk, repair or addition of traffic calming or speed mitigation features; installation or reconstruction of pedestrian ramps; pavement repairs; signs, motor vehicle, pedestrian and bicycle traffic control devices; and other similar items. The current version of PROWAG will determine the applicable accessibility requirements for alterations and elements added to existing streets. ACHD staff is responsible for identifying the minor improvements that would be proportionate to the size and complexity of the development.

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.

8. 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.

F. 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), Public Right-of-Way Accessibility Guidelines (PROWAG), ISPWC, or ACHD requirements. The applicant's engineer should provide documentation of compliance to District Development Review staff for review.

4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 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.

G. 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.

Request for Appeal of Staff Decision

To request an appeal of a staff level decision, see District policy 7101.6.7 at https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000

Request for Reconsideration of Commission Action

To request reconsideration of a Commission Action, see District policy 1006.11 at https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000

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

Brad Little, Governor
Jess Byrne, Director

April 28, 2025

Jessica Hall, Associate Planner
Kuna Planning & Zoning
751 W 4th St
Kuna, ID 83634
jreid@kunaid.gov

Subject: 25-01-ZC Wanner-Buckner & City of Kuna Agency Transmittal

Dear Ms. Hall:

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

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and open burning (58.01.01.600-617).
- IDAPA 58.01.01.614 sets out the rules for prescribed burning in Idaho. Please ensure all prescribed burning is done in compliance with the rules, and in compliance with the 2010 Operations Guide of the Montana/Idaho Airshed Group.

  For questions, contact David Luft, Air Quality Manager, at 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss the 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 planning development and implementation.

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

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: https://www.deq.idaho.gov/water-quality/drinking-water/. For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells are 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 groundwater 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 planning development and implementation.

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

4. SURFACE WATER

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

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material released 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 Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/ for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

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

Sincerely,



Troy Smith
Regional Administrator

Outlook

RE: 25-01-ZC Wanner-Buckner & City of Kuna Agency Transmittal

From Kendra Conder <Kendra.Conder@itd.idaho.gov>
Date Fri 4/25/2025 9:07 AM
To Jessica Reid <jhall@kunaid.gov>

Good Morning Jessica,

ITD has reviewed the application transmittal for 25-01-ZC and does not have any concerns with the proposed rezone. As discussed in the pre-app meeting last year, the applicant will need to complete a traffic impact study for the development. While that is not a requirement at this time, I bring it up in case there's anything I can do to help those efforts in terms of scoping, questions, etc.

Thank you!

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



From: Jessica Reid <jhall@kunaid.gov>
Sent: Tuesday, April 22, 2025 9:27 AM
To: ACHD <planningreview@achdidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Boise Project Board of Control <TRitthaler@boiseproject.org>; COMPASS - Olivia <gis@compassidaho.org>; COMPASS - Olivia <cmiller@compassidaho.org>; DEQ <BRO.Admin@deq.idaho.gov>; Idaho Power (PDickerson@idahopower.com) <PDickerson@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; Power - Easements (kfunke@idahopower.com) <easements@idahopower.com>; Chief Fratusco <mfratusco@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; PWoffice <PWoffice@kunaid.gov>
Cc: Doug Hanson <dhanson@kunaid.gov>
Subject: 25-01-ZC Wanner-Buckner & City of Kuna Agency Transmittal

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

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

CASE NUMBERS:	25-01-ZC WANNER-BUCKNER & CITY OF KUNA
PROJECT DESCRIPTION	The City of Kuna & True Gritt Youth Sports request Rezone approval for three (3) parcels (APNs: S1419325400, S1419314800, S1419314950), totaling approx. 75.86 acres, from A (Agriculture) to the C-2 (Area Commercial) zone. The subject sites are located on the Southeast corner of N Meridian Road & E Meadow View Road; Section 19, Township 2 North, Range 1 East.
SITE LOCATION	Southeast corner of N Meridian Road & E Meadow View Road
REPRESENTATIVE	Doug Hanson, City of Kuna dhanson@kunaid.gov David McMenomey, True Gritt Youth Sports david@redemit1.com
SCHEDULED HEARING DATE	Tuesday, **July 8, 2025,** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Jessica Hall Economic & Community Development Specialist jhall@kunaid.gov

- The above referenced Case may have potential impacts on which your agency may wish to comment.
- *Please provide comments within 15 days; if more time is needed, please inform our offices.* We would appreciate any information as to how this action would affect the service(s) your agency provides.
- If your agency requires additional information in order for you to complete your review, please notify our office and we will do our best to provide it.
- If you have received this notification in error or if a different individual should be receiving this transmittal, please notify our office who future packets should be sent to, including their email address.
- *If your agency needs additional time for review, please notify our office ASAP.*

Sincerely,

DEVELOPMENT SERVICES
KUNA
IDAHO

751 W. 4th Street

P.O. Box 13

Jessica Hall

Economic & Community Development Specialist

City of Kuna | Development Services

Phone: 208-366-9901

Kuna, ID 83634

Email: jhall@kunaid.gov

www.kunacity.id.gov

All e-mail messages sent to or received by City of Kuna e-mail accounts are subject to Idaho law, in regard to both release and retention, and may be released upon request, unless exempt from disclosure by law.

CASE NOS. 22-10-ZC, 22-17-S and 22-38-DR

SEASONS CREEK NORTH SUBDIVISION

Planner: Troy Behunin
TBehunin@KunaID.gov
Phone: 208.387.7729

ALL APPLICATION MATERIALS:
22-10-ZC, 22-17-S and 22-38-DR
for the SEASONS CREEK NORTH SUBDIVISION

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

CITY OF KUNA:
P&Z COMMISSION
STAFF REPORT

P & Z Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other

Title:	Seasons Creek North Sub.	**Application Number:**	22-10-ZC, 22-17-S and 22-38-DR
Date:	7/8/2025	**Staff Contact:**	Troy Behunin
Owner(s)/Applicant:	Endurance Holdings LLC - Owner	**Applicant Contact:**	1977 E Overland Road, Meridian ID 83642
Representative:	Givens Pursley, LLP Elizabeth Koerckeritz	**Representative Contact:**	eak@givenspursley.com

Purpose

Applicant requests approval to Rezone approx. 60.92 ac. in Kuna City and proposing the R-6 (Medium Density Residential) zone; and requests Preliminary Plat approval to subdivide the same lands into 280 single-family lots, 60 common lots, and 1 City Utility Lot. The site is in Section 22, Township 2 North, Range 1 West (Parcel numbers: S1322223005, S1322223005, S1322223150 and S1322325606).

Statement of Fact

Parcel Numbers:	S1322223005, S1322223005, S1322223150 and S1322325606
Future Land Use Map Designation:	Medium Residential Density
Existing Land Use:	Residential
Current Zoning:	Agriculture (Kuna City)
Proposed Zoning:	R-6, Medium Density Residential
Development Area:	60.92 acres (Includes area for City Utility Lot)
Adjacent Zoning Districts:	**North:** RUT (Rural Urban Transition); **East:** R-6 (Medium Residential) & Ag (Agriculture – Ada County); **South:** Ag (Agriculture – Kuna City) and RR (Rural Residential - Ada County); **West:** R-2 (Low Density Residential – Kuna City) and RR (Rural Residential).
Adjacent Street(s) Existing:	**North:** None; **East:** None; **South:** W Big Tree (Private).; **West:** N Black Cat Rd
Internal Street(s) Existing & Proposed:	Public Streets Proposed. Lakeshire St., Menethil St., Razor Hill Way, Bambala St., Undercity St., Ironforge St., Exodar St., Thuderbluff St., Darkshire St., Tinkertown St., Tareen Mill Dr. Azeroth Way, Nesinwary Dr., Stormwind Ave., Orgimmar Ave., Shattrah Ave., and Dalaran Ave.,
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject property as Medium Density Residential on the City's Future Land Use Map (FLUM). This parcel is currently zoned Agriculture (Kuna City). The proposed zoning and land uses for the subject site appear to agree with the FLUM of the City of Kuna.

The Comprehensive Plan identifies Kuna's land uses will support a desirable, distinctive and well-designed community.

The Comprehensive Plan identifies Kuna will be economically diverse and vibrant, ensure infrastructure and public facilities are in place and parcels identified are shovel ready. (Goal 1.A).

The Comprehensive Plan identifies the goal to encourage development of housing options and strong neighborhoods (Goal 3 D) and encourages housing types for all citizens (Objective 3 D.1).

The Comprehensive Plan encourages development of housing needs to meet demand, creation of neighborhoods connected through sidewalks, pathways, on-street and transit infrastructure (Goal 3 D, Goal 4 B & Goal 4 D).

The Comprehensive Plan identifies respecting and protecting private property rights ensuring land use policies and regulations do not violate those rights, and encourage preservation of development of housing needs, ensuring city actions do not limit the use of property (Goal 3 G).

The Comprehensive Plan promotes a connected street network incorporating collectors and crossings for neighborhood connectivity, while expanding classified roads and preserving Rights-of-Way (Goal 4 D).

Staff Analysis

The applicant submitted a request for Rezoning approx. 60.92 acres and proposes to apply the R-6 Zone.

The applicant submitted a request for a Preliminary Plat in order to subdivide the subject site. The proposal seeks to subdivide the (approx.) 60.92 ac. into 280 home lots, 60 common lots and 1 City Utility Lot, with a proposed gross density of +/- 4.61 Dwelling Units an Acre (DUA) and a Net Density proposed at 5.99 DUA.

The applicant has coordinated with the Kuna School District to bring a 10.25 acre School Site to this part of Kuna which may serve students from Kindergarten through 12th grade, to be in phase two.

Staff notes KCC calls for eight foot (8') sidewalks on classified roads to be within the Rights-of-Way (ROW). These are currently shown as 8' sidewalks graphically but identified as Five Foot (5') sidewalks for Azeroth Way and Beadlily Avenue for the Collector Street Section. Staff was not able to locate a Street Section for Black Cat Road, showing the required eight foot (8) foot sidewalk which shall be inside the ROW. If approved, the aforementioned changes shall be made prior to civil plan submittal/approval.

The Applicant submits a Design Review Application for the open spaces, common lots and buffers along the perimeter frontages. The Applicant proposes approx. 5.81 ac for unimproved open space, or 9.53%, or 5.81 acres of qualified open space, and 3.34% or 2.03 acres of landscaped buffers. The Kuna Pathways Master Plan indicates a bike path and pedestrian trails through this site. Staff requests the applicant be conditioned to provide Code compliant bike routes and pedestrian pathways in between lots currently shown on the Preliminary Plat submitted. The proposed landscaping appears to be in compliance with Kuna City Code. Staff

notes the planting schedule identifies gravel for the pedestrian pathways in between lots for blocks 1, 5, 6, 7, and 12. Pathways must be impervious and ADA accessible, see KCC 5-10-4.

The planting detail for trees shall reflect the wire basket and the burlap shall be removed at least 1/2 way down the root ball.

Staff requires the landscape plan be re-submitted reflecting these changes for staffs approval prior to submitting for construction plans/civil plans approval from the City.

Recommended Conditions of Approval

1. Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with *KCC 5-10-13-B-1-b.*
2. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.
3. Developer/Owner/Applicant shall install a sign at the terminus of the proposed stub street stating; "this road will continue in the future". Developer/Owner/Applicant shall obtain proper language from Ada County Highway District.
4. Developer shall place a *Contractors Sign at the entry of the subdivision.*
5. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
6. Developer/Owner/Applicant shall ensure the proper easement widths on all lots in accordance with *KCC 5-8-1117-D-6.*
7. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with *KCC 5-8-503.*
8. Fencing within and around the site shall comply with *KCC 5-8-905* (unless specifically approved otherwise and permitted).
9. All required landscaping shall be permanently maintained in a healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
10. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
11. The Landscape Plan and Preliminary Plat as submitted will be considered binding site plans as amended and/or approved.
12. 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 5-8-901-B*.
13. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the Plat are subject to Administrative Determination to rule if the revision is substantial.
14. Developer/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.

15. 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 5-9-402-B-22*.
16. Compliance with *I.C. §31-3805* is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
17. When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
18. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
19. The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity, and or a Water Booster Station as necessary.
20. The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.
21. 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 5-9-203-J*, a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.
22. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
23. In accordance with *R90-2022*, once the Danskin Sewer Force Main is completed, 40 Equivalent Dwelling Units (EDU's) may be issued on a Phase-by-Phase basis.
24. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
    A. The City Engineer shall approve all sewer connections.
    B. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received an approved drainage plan.
    C. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
    D. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Fire District are required.
    E. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
    F. Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid prior to issuance of any building permit(s). Please consult staff if there are questions about the process.

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

25. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
26. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in *KCC 10-6-3*. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
27. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements *KCC 8-1-3.* Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
28. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
29. Developer/Owner/Applicant shall submit a Preliminary Plat to reflect Code compliant sidewalks for Black Cat Road and Beadlily Avenue for staffs approval.
30. Applicant is conditioned to submit a Landscape plan with the plant schedule to reflect the required changes for staffs approval.
31. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

September 20, 2024

City of Kuna
Planning & Zoning Department
751 West 4th Street
Kuna, Idaho 83634

RE: UPDATED Season Creek North – Rezone, Preliminary Plat and Design Review Applications

Dear Mayor, City Councilmembers, Planning and Zoning Commissioners, and City Staff,

Challenger Development, Inc., an Idaho corporation, is pleased to present an ***updated*** Season Creek North for your consideration. Season Creek North is the first of three Preliminary Plats for the Season Creek Subdivision[1], a quality residential subdivision located in west Kuna. The Property is currently designated Medium Density Residential ("MDR") on Kuna's Future Land Use Map ("FLUM"), was annexed into the City of Kuna in 2007, and is zoned Agriculture.

This development was originally reviewed by the Planning and Zoning Coming ("PZC") on August 22, 2023. At that time, PZC was concerned with the overall density of the Project, and requested the developer to make changes that would reduce density throughout so that the development would have a density of less than the R-8 zoning. This updated plat provides for the requested R-6 zoning, and reduces the total number of residential units while increasing the overall open space throughout.

To obtain the R-6 zoning, we reduced the residential lot count by 12 lots, and added additional pathways to better connect the southern portions of the site with the large open space in the northeast corner. We additionally reduced the number of lots that back onto Black Cat Road to further minimize the appearance of the subdivision to those homeowners who reside to the west, across Black Cat Road.

Applications for this project include a rezone to R-6 and a Preliminary Plat. At full build-out, the updated Season Creek North 60.92-acre parcel will include 280 lots for a total gross residential density of 4.61 units per acre and a net residential density of 5.99 units per acre. This first development also includes a parcel for a new lift station (which will pump to Crimson Point), and 12.66% open space. The second phase of Season Creek will include a 10.5 acre school site.

Sincerely,

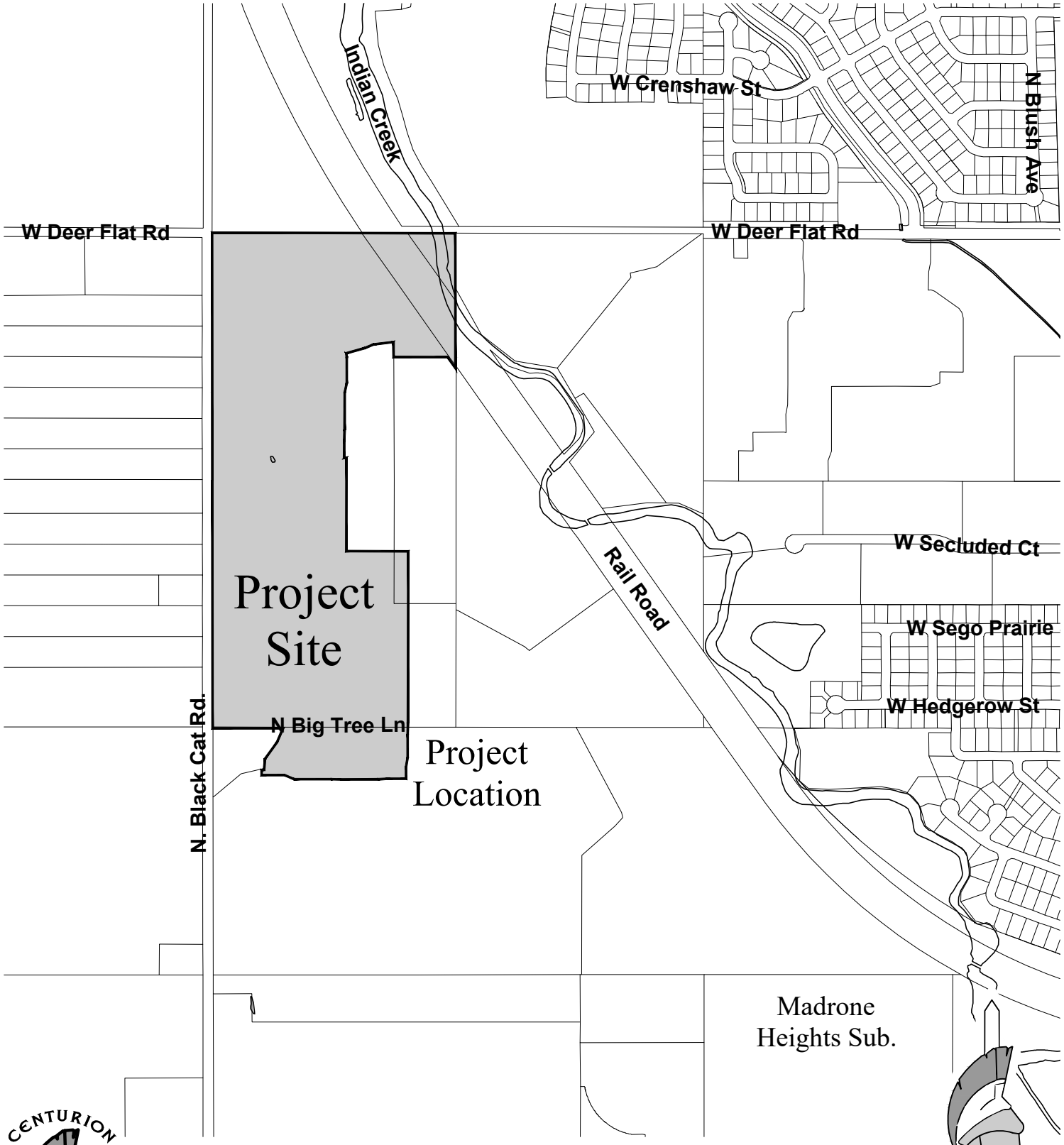


Elizabeth Koeckeritz
on behalf on Tim Eck and Challenger Development

[1] Future applications will include Season Creek East and Season Creek South.

Season Creek North Subdivision

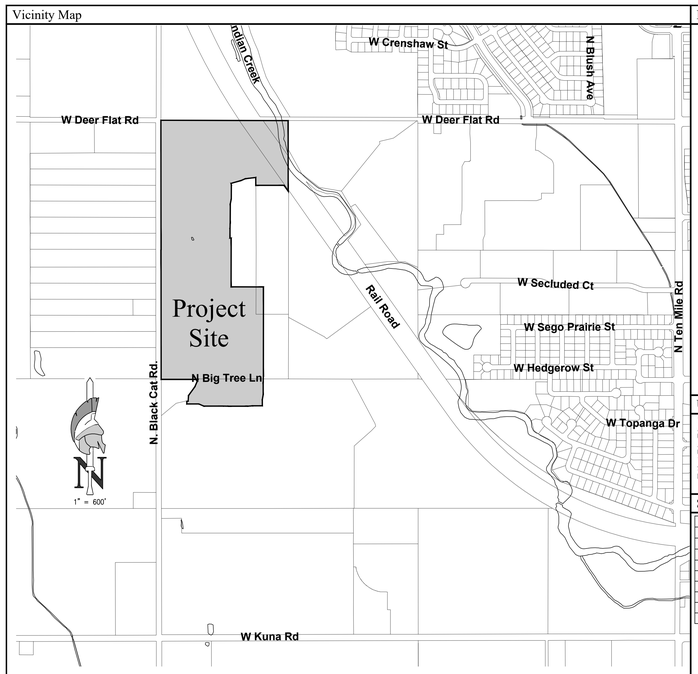
Vicinity Map



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

NOT TO SCALE

Vicinity Map



Legend

- PROJECT / PROPERTY BOUNDARY
- LOT LINE
- SECTION LINE
- STREET CENTERLINE
- ADJOINING PROPERTY LINE
- EXISTING DITCH
- EXISTING FENCE
- EXISTING EDGE OF PAVEMENT
- PROPOSED 8" GRAVITY SANITARY SEWER MAIN LINE
- PROPOSED 6" PRESSURE SANITARY SEWER MAIN LINE
- EXISTING 8" WATER MAIN LINE
- PROPOSED 8" C-900 PVC WATER MAIN LINE
- PROPOSED PRESSURE IRRIGATION LINE
- CONSTRUCT CURB & GUTTER
- MH 79 — PROPOSED SANITARY SEWER MANHOLE & NUMBER
- FOUND BRASS CAP
- FOUND 1/2" PIN
- FOUND 5/8" PIN
- SET 1/2"x24" IRON PIN WITH PLASTIC CAP LABELED "EBA LS 4116"
- SET 5/8"x30" IRON PIN WITH PLASTIC CAP LABELED "EBA LS 4116"
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- 5 — PROPOSED BLOCK NUMBER
- 24 — PROPOSED LOT NUMBER
- 1,000 — PROPOSED LOT AREA IN SQUARE FEET
- 27' — PROPOSED ROAD WIDTH

Underground Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATION(S).

Setback/Zoning Table

EXISTING ZONE	A
PROPOSED ZONE	R-6
MINIMUM PROPERTY SIZE	4,500 SF
FRONT YARD SETBACK	20 FEET
REAR YARD SETBACK	15 FEET
STREET SIDE YARD SETBACK	20 FEET
INTERIOR SIDE YARD SETBACK	5 FEET
MAXIMUM LOT COVERAGE	40%
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM STREET FRONTAGE	45 FEET

Owner/Applicant

VIPER INVESTMENTS, LLC
1977 E. OVERLAND RD.
MERIDIAN, ID 83642

Parcel Numbers

- S1322223010
- S1322223400
- S1322325605

Sewer Manhole Invert Table

SSMH NUMBER	INVERT IN			INVERT OUT			RIM/EG	DEPTH
	SIZE (IN)	ELEV	DIR	SIZE (IN)	ELEV	DIR	ELEV	(FEET)
1	~	~	~	8	2633.00	SW	2650.19	17.19
2	8	2633.67	NW&SE	8	2633.57	NE	2649.39	15.82
3	8	2645.04	SE	8	2644.94	NW	2652.73	7.79
4	8	2648.50	S	8	2648.40	NW	2656.00	7.60
5	8	2634.01	NW	8	2633.91	SE	2648.45	14.54
6	8	2634.33	W	8	2634.23	SE	2647.55	13.32
7	8	2635.68	S	8	2635.58	E	2646.00	10.42
8	8	2636.76	S&E	8	2636.66	N	2646.30	9.64
9	8	2640.04	S	8	2639.94	S	2648.00	8.06
10	8	2640.90	S&E	8	2640.80	N	2648.00	7.20
11	~	~	~	8	2645.30	W	2652.30	7.00
12	~	~	~	8	2641.90	N	2648.90	7.00
13	8	2637.75	S	8	2637.65	N	2647.35	9.70
14	8	2638.74	W&E	8	2638.64	N	2649.20	10.56
15	~	~	~	8	2642.75	E	2649.75	7.00
16	8	2639.82	S&E	8	2639.72	W	2649.20	9.48
17	8	2648.30	E	8	2648.20	W	2655.20	7.00
18	8	2640.90	W&E	8	2640.80	N	2650.00	9.20
19	8	2647.33	E	8	2647.23	W	2657.20	9.97
20	8	2641.98	S	8	2641.88	E	2651.45	9.57
21	8	2643.06	S&E	8	2642.96	N	2652.65	9.69
22	8	2645.94	E	8	2645.84	N	2653.70	7.86
23	~	~	~	8	2649.55	W	2656.55	7.00
24	8	2644.01	E	8	2643.91	W	2651.35	7.44
25	8	2644.96	S	8	2644.86	E	2654.45	9.59
26	8	2646.04	S	8	2645.94	N	2657.85	11.91
27	8	2647.12	E&W	8	2647.02	N	2659.90	12.88
28	~	~	~	8	2658.95	W	2665.95	7.00
29	8	2647.92	S&W	8	2647.82	E	2658.35	10.53
30	8	2649.00	S	8	2648.90	E	2655.90	7.00
31	8	2655.52	S	8	2655.42	N	2662.42	7.00
32	~	~	~	8	2659.70	N	2666.70	7.00
33	8	2649.48	S&E	8	2649.38	N	2657.85	8.47
34	8	2652.35	S&E	8	2652.25	W	2661.35	9.10
35	~	~	~	8	2656.75	W	2663.75	7.00
36	~	~	~	8	2654.15	N	2660.15	6.00
37	8	2650.96	S&E&W	8	2650.86	N	2659.65	8.79
38	~	~	~	8	2661.95	E	2668.95	7.00
39	8	2652.44	E	8	2652.34	W	2659.35	7.01
40	8	2654.80	E	8	2654.70	NW	2661.70	7.00
41	8	2656.37	N	8	2656.27	E	2663.60	7.33
42	8	2658.05	N	8	2657.95	S	2665.00	7.05
43	~	~	~	8	2659.05	S	2666.05	7.00
44	8	2651.77	S	8	2651.67	N	2660.85	9.18
45	8	2652.78	S&E	8	2652.68	N	2662.10	9.42
46	8	2653.15	S	8	2653.05	N	2662.00	8.95
47	8	2653.95	S&E	8	2653.85	W	2664.00	10.15
48	8	2655.04	S&E	8	2654.94	W	2664.80	9.86
49	8	2657.56	E	8	2657.46	W	2665.15	7.69

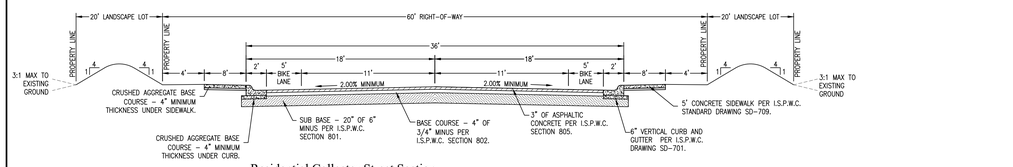
Land Use Calculations

DESCRIPTION	AREA (ACRES)	PERCENTAGES
PROJECT	60.92	100%
RESIDENTIAL LOTS	38.21	62.73%
OPEN SPACE (UNIMPROVED) LOTS	5.81	9.53%
INTERIOR LANDSCAPED BUFFER LOTS	*1.05*	*1.72%*
PATHWAY/PARK LOTS	*4.76*	*7.81%*
COLLECTOR LANDSCAPED BUFFER LOTS	2.03	3.34%
UTILITY LOTS	0.65	1.07%
RIGHT-OF-WAY	14.22	23.33%

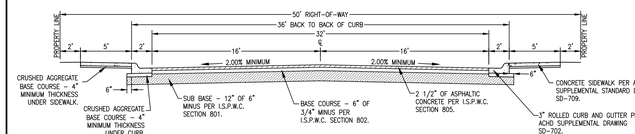
*REQUIRED OPEN SPACE FOR 251-300 LOTS = 9.5%

RESIDENTIAL LOTS	280
NON-BUILDABLE LOTS	61
INTERIOR LANDSCAPED BUFFER LOTS	*35*
PATHWAY/PARK LOTS	*15*
COLLECTOR LANDSCAPED BUFFER LOTS	*10*
LIFT STATION/PI POND LOTS	*1*
GROSS RESIDENTIAL DENSITY	4.6 u/Ac
NET RESIDENTIAL DENSITY	6.0 u/Ac

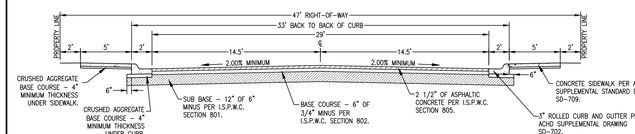
Street & Pathway Cross Sections



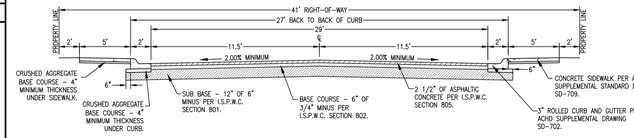
Residential Collector Street Section
(Azeroth Way & Beadlily Ave.)
NOT TO SCALE



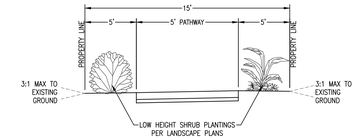
Typical 36' Local Street Section
NOT TO SCALE



Typical 33' Local Street Section
NOT TO SCALE



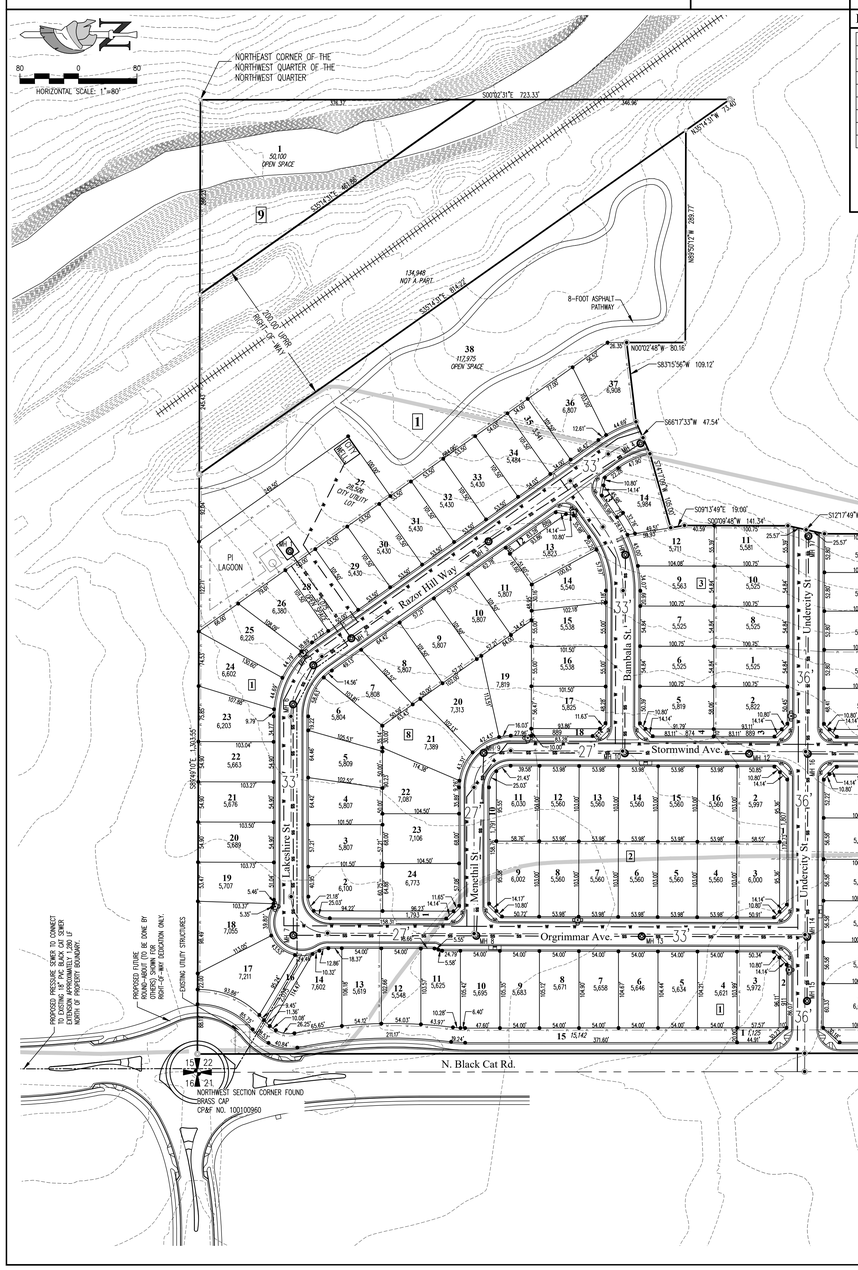
Typical 27' Local Street Section
NOT TO SCALE



Typical Pathway Common Lot Section
NOT TO SCALE

Notes

1. OTHER THAN INDIAN CREEK SHOWN HEREON THERE ARE NO OTHER STREAMS, PONDS, LAKES, OR WETLANDS ON THIS PROPERTY.
2. THERE ARE NO NATURAL DRAINAGE SWALES ON THIS PROPERTY.
3. THERE ARE NO PERMANENT AND/OR SEASONAL HIGH GROUNDWATER AREAS ON THIS PROPERTY.
4. THERE ARE NO IDENTIFIED UNSTABLE ROCK FORMATIONS OR LANDSLIDE AREAS ON THIS PROPERTY.
5. THERE ARE AREAS ANTICIPATED TO HAVE SHALLOW BEDROCK.
6. THIS PROPERTY IS NOT IN AN AQUIFER RECHARGE AREA.
7. NO UNSTABLE SOILS SUSCEPTIBLE TO EROSION EXISTING ON THIS PROPERTY. ALL AREAS ARE SUITABLE FOR DEVELOPMENT.
8. SANITARY SEWER SERVICE IS TO BE PROVIDED BY THE CITY OF KUNA
9. POTABLE WATER IS TO BE PROVIDED BY THE CITY OF KUNA.
10. PROPERTY LIES WITHIN THE BOISE KUNA IRRIGATION DISTRICT.
11. PROPERTY LIES WITHIN THE KUNA RURAL FIRE DISTRICT.
12. EXISTING IRRIGATION FACILITIES TO BE CONTINUED TO THEIR HISTORIC DISCHARGE POINTS.
13. THESE PROPERTIES ARE CURRENTLY ZONED A. REZONE OF THE PROPERTIES TO R-8 IS PROPOSED.
14. EXISTING USE: AGRICULTURAL.
15. CONTOUR INTERVAL: 2 FOOT DATUM: NAVD 88
16. COMMON AREAS SHOWN HEREON SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
17. THIS DEVELOPMENT ANTICIPATES USING SUBSURFACE STORM WATER DISPOSAL OF STORM WATER GENERATED FROM THE LOCAL ROAD SYSTEM.
18. PUBLIC UTILITIES ARE TO BE PROVIDED FROM THE PUBLIC UTILITY PROVIDERS FROM JOINT TRENCH ADJACENT TO THE PUBLIC ROADS. SPECIFIC DESIGN CRITERIA WILL BE MET DURING THE CONSTRUCTION APPROVAL PHASE OF THIS DEVELOPMENT.
19. THE MAJORITY OF THIS PARCEL LIES WITHIN THE "ZONE X" PER FEMA MAP #16001C0400J, DATED OCTOBER 2, 2003. A PORTION ADJACENT TO THE UPRR RIGHT-OF-WAY IS IN "ZONE A" AND CONTAINS INDIAN CREEK.
20. THE FOLLOWING TAX PARCEL NUMBERS ARE INCLUDED WITHIN THIS SUBDIVISION: S1322223150, S1322244220, & S1322325606.
21. POTABLE WATER, SANITARY SEWER, AND PRESSURE IRRIGATION ARE AVAILABLE TO THIS SITE WITH THE INSTALLATION OF SERVICES FROM MAINLINES AS REQUIRED.
22. ALL STORM WATER GENERATED BY THIS DEVELOPMENT WILL BE RETAINED ON SITE AND/OR BY ACCEPTED STORM WATER DISPOSAL METHODS.
23. MINIMUM BUILDING SETBACKS AND DIMENSIONAL STANDARDS WITHIN THIS SUBDIVISION SHALL COMPLY WITH THE APPLICABLE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS.



Season Creek North Subdivision

PARCELS OF LAND BEING SITUATE IN THE WEST HALF AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

Preliminary Plat

Revisions	DATE: BY:
1 PER ACHD & KUNA REVIEW COMMENTS/CLIENT INSTRUCTION	08/05/24 LJH

DATE:	FEBRUARY 28, 2024
HORIZ. SCALE:	AS NOTED
VERT. SCALE:	AS NOTED
DRAWN BY:	Z.M. NICHOLS
CHECKED BY:	J.D. CANNING
FILE:	Season Creek North Sub July2024.dwg

SHEET NO.: 1

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

REGISTERED PROFESSIONAL ENGINEER JOSEPH D. CANNING 4116 STATE OF IDAHO

THE AFFIXED STAMP INDICATES THAT THE SUBDIVISION BOUNDARY DISPLAYED HEREON WAS PLACED ON AN ACTUAL FIELD SURVEY.

100 0 100

HORIZONTAL SCALE: 1"=100'

Phase 4
52 lots

Phase 2
80 lots

Phase 1
71 lots

Phase 3
77 lots

Razor Hill Way
Bambala St.
Undercity St
Lakeshire St
Menethil St
Ironforge St
Exodar St
Thunderbluff St
Darkshire St
Tarren Mill Dr.
Azeroth Way
Nesingwary Dr.
Dalaran Ave.
Shattrath Ave.
Stormwind Ave.
N. Stormwind Ave.
Orgrimmar Ave.
N. Black Cat Rd.

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

Preliminary Phasing Plan for:

Season Creek North Subdivision

PARCELS OF LAND BEING SITUATE IN THE WEST HALF AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

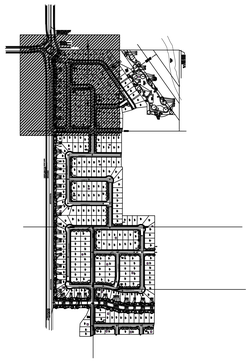
Revisions

REVISION	DESCRIPTION	DATE-BY
A	RE-WORKED PER REVIEW COMMENTS/CLIENT INSTRUCTION	08-08-24 JLH

SCALE: AS SHOWN
DATE: FEBRUARY 17, 2022
DRAWN BY: J.L. HALL
CHECKED BY: J.D. CANNING
PROJECT NO. 21-18
DRAWING FILE NAME: dwg/Season Creek North Sub.dwg

SHEET NO:
1

VICINITY MAP



PLANT SCHEDULE

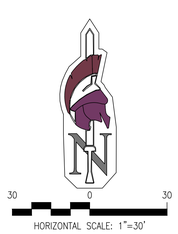
SYMBOL	CODE	COMMON / BOTANICAL NAME
CONIFEROUS TREES		
	BS	Black Hills White Spruce / Picea glauca ``Densata``
	BC	Blue Atlas Cedar / Cedrus atlantica 'Glauca'
	FS	Fat Albert Colorado Spruce / Picea pungens 'Fat Albert'
	VP	Vanderwolf``s Pyramid Limber Pine / Pinus flexilis ``Vanderwolf``s Pyramid``
ORNAMENTAL TREE (CLASS 1)		
	PYR LNC	Chanticleer Callery Pear / Pyrus calleryana ``Chanticleer``
	RC	Red Sentinel Crabapple / Malus x robusta ``Red Sentinel``
SHADE TREE (CLASS 2)		
	AA	Autumn Purple® White Ash / Fraxinus americana 'Junginger'
	GL	Greenspire™ Littleleaf Linden / Tilia cordata 'PNI 6025'
	KA	Katsura Tree / Cercidiphyllum japonicum
	RB	River Birch / Betula nigra
	SH	Skyline® Honey Locust / Gleditsia triacanthos inermis 'Skycole'
	TT	Tulip Tree / Liriodendron tulipifera
SHADE TREE (CLASS 3)		
	SO	Shumard Oak / Quercus shumardii
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS		
	PN	PETITE PLUM NINEBARK / PHYSOCARPUS OPULIFOLIUS 'PETITE PLUM'
	WC	WHITE FIR 'COMPACTA' / ABIES CONCOLOR 'COMPACTA'
	ID	IVORY HALO DOGWOOD / CORNUS ALBA 'BAILHALO'
	LH	LIMELIGHT HARDY HYDRANGEA / HYDRANGEA PANICULATA 'LIMELIGHT'
	MG	MAIDEN GRASS / MISCANTHUS SINENSIS 'GRACILLIMUS'
	BG	BLUE OAT GRASS / HELICTOTRICHON SEMPERVIRENS
	LA	LAVENDER 'HIDCOTE' / LAVANDULA ANGUSTIFOLIA 'HIDCOTE'
	HR	HARDY GERANIUM 'ROZANNE' / GERANIUM 'ROZANNE'
	BB	BLUE FESCUE 'BLAUFUCHS' / FESTUCA GLAUCA 'BLAUFUCHS'
	BJ	BLUE RUG JUNIPER / JUNIPERUS HORIZONTALIS 'WILTONII'
	LAWN	
	GRAVEL	

6' VINYL FENCE ALONG PERIMETER PROPERTY LINES AND SIDE LOTS (TYP) SEE DTL 4, SHT L6

NOTES

1. REFER TO SHEET L4 FOR PLANT SCHEDULE AND LANDSCAPE NOTES.
2. REFER TO SHEET L5 FOR LANDSCAPE CALCULATIONS.
3. REFER TO SHEET L6 FOR LANDSCAPE AND FENCING DETAILS.
4. REFER TO SHEET L7 FOR ALL LANDSCAPE AND PERFORMANCE IRRIGATION SPECIFICATION REQUIREMENTS.

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PROPOSED FUTURE ROUND-ABOUT (TO BE DONE BY OTHERS) SHOWN FOR RIGHT-OF-WAY DEDICATION ONLY.

MATCH LINE L2
MATCH LINE L1

Lakeshire St

Menethil St

Undercity St

Bambala St.

Razor Hill V

N. Black Cat Rd.

Orgrimmar Ave.

Stormwind Ave.

MATCH LINE L1
MATCH LINE L3

3-ID 5-PN 3-BO 2-LA
1-BC 2-BS 2-AA
3-ID 1-LH 2-MG 3-LA 5-BB
1-CP 4-VP
1-CP 1-BC 1-SH
3-LH 2-MG 3-ID 5-BG 3-HR
1-AA 1-FS 1-BC 3-RC 2-BS 1-AA
3-ID 1-LH 2-MG 3-LA 5-BB
1-FS 2-BC 1-SH 1-AA
6' HT SOLID VINYL FENCING SEE DTL 2, SHT L2 (TYP)
2-RC 1-FS 1-BC 1-AA
3-ID 5-PN 3-BG 2-LA
3-ID 5-PN 3-BG 2-LA
1-BS 1-SH 2-BC 1-SO
2-BS 1-RC 1-AA 1-CP 3-VP
3-ID 1-LH 2-MG 3-LA 5-BB
2-AA 2-BC 1-CP 1-BS 2-RC
2-PN 3-WC 3-LH 5-BG 3-HR 3-BJ
2-SH
5-AA
VISION TRIANGLE (TYP)
6' HT SOLID VINYL FENCING SEE DTL 2, SHT L2 (TYP)
4-SH
2-AA
2-PN 3-WC 3-LH 4-BG 3-HR 1-BJ
2-RC 2-BC

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Preliminary Landscape Plan For:

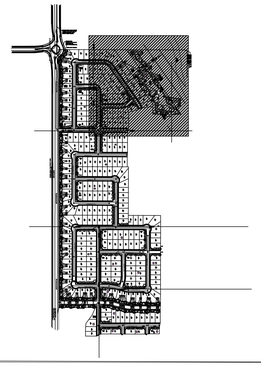
SEASON CREEK NORTH

Revisions		
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SCALE: 1" = 30'
DATE: 9.17.2024
DRAWN BY: XX.XX
CHECKED BY: XX.XX
PROJECT NO. XX.XX
DRAWING FILE NAME: XX.XX

SHEET NO:
L1

VICINITY MAP



PLANT SCHEDULE

SYMBOL	CODE	COMMON / BOTANICAL NAME
CONIFEROUS TREES		
	BS	Black Hills White Spruce / Picea glauca `Densata`
	BC	Blue Atlas Cedar / Cedrus atlantica 'Glauca'
	FS	Fat Albert Colorado Spruce / Picea pungens 'Fat Albert'
	VP	Vanderwolf`s Pyramid Limber Pine / Pinus flexilis `Vanderwolf`s Pyramid`
ORNAMENTAL TREE (CLASS 1)		
	PYR LNC	Chanticleer Callery Pear / Pyrus calleryana `Chanticleer`
	RC	Red Sentinel Crabapple / Malus x robusta `Red Sentinel`
SHADE TREE (CLASS 2)		
	AA	Autumn Purple® White Ash / Fraxinus americana 'Junginger'
	GL	Greenspire™ Littleleaf Linden / Tilia cordata 'PNI 6025'
	KA	Katsura Tree / Cercidiphyllum japonicum
	RB	River Birch / Betula nigra
	SH	Skyline® Honey Locust / Gleditsia triacanthos inermis 'Skycole'
	TT	Tulip Tree / Liriodendron tulipifera
SHADE TREE (CLASS 3)		
	SO	Shumard Oak / Quercus shumardii
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS		
	PN	PETITE PLUM NINEBARK / PHYSOCARPUS OPULIFOLIUS 'PETITE PLUM'
	WC	WHITE FIR 'COMPACTA' / ABIES CONCOLOR 'COMPACTA'
	ID	IVORY HALO DOGWOOD / CORNUS ALBA 'BAILHALO'
	LH	LIMELIGHT HARDY HYDRANGEA / HYDRANGEA PANICULATA 'LIMELIGHT'
	MG	MAIDEN GRASS / MISCANTHUS SINENSIS 'GRACILLIMUS'
	BG	BLUE OAT GRASS / HELICTOTRICHON SEMPERVIRENS
	LA	LAVENDER 'HIDCOTE' / LAVANDULA ANGUSTIFOLIA 'HIDCOTE'
	HR	HARDY GERANIUM 'ROZANNE' / GERANIUM 'ROZANNE'
	BB	BLUE FESCUE 'BLAUFUCHS' / FESTUCA GLAUCA 'BLAUFUCHS'
	BJ	BLUE RUG JUNIPER / JUNIPERUS HORIZONTALIS 'WILTONII'

LAWN

GRAVEL

6' VINYL FENCE ALONG PERIMETER PROPERTY LINES AND SIDE LOTS (TYP) SEE DTL 4, SHT L6

NOTES

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30 0 30

HORIZONTAL SCALE: 1"=30'

MATCH LINE L2
MATCH LINE L1

MATCH LINE L2
MATCH LINE L3

Razor Hill Way

Bambala St.

Stormwind Ave.

Undercity St

200.0000' UPRR RIGHT-OF-WAY

8-FOOT ASPHALT PATHWAY

6' HT SOLID VINYL FENCING SEE DTL 2, SHT L2 (TYP)

VISION TRIANGLE (TYP)

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Preliminary Landscape Plan For:

SEASON CREEK NORTH

Revisions

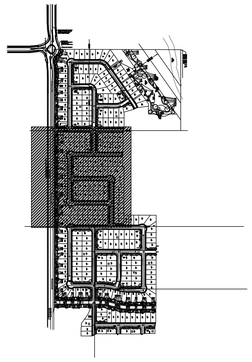
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DATE: 9.17.2024
DRAWN BY: xx.xx
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PROJECT NO. xx.xx
DRAWING FILE NAME: xx.xx

SHEET NO:

L2

VICINITY MAP



PLANT SCHEDULE

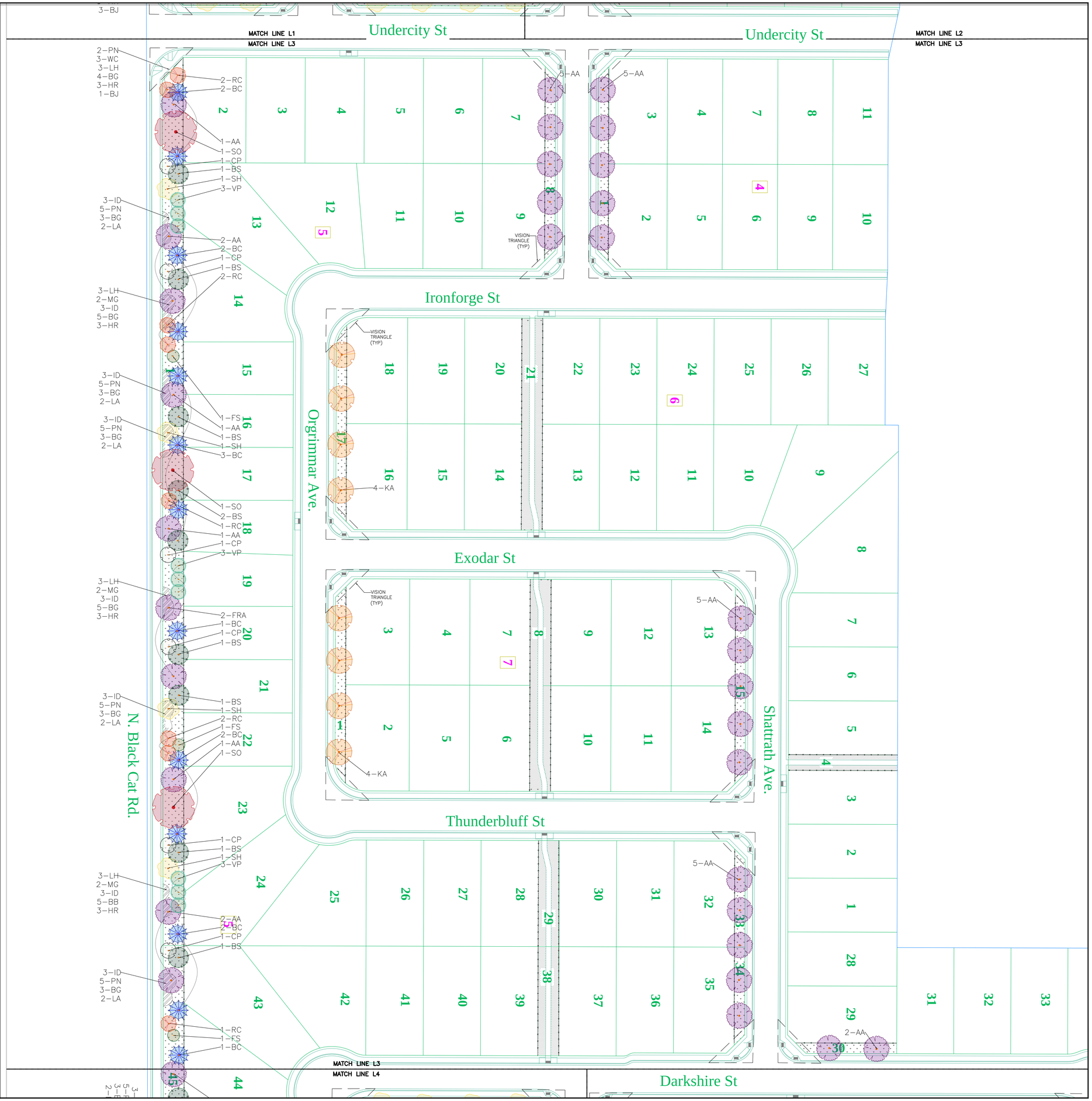
SYMBOL	CODE	COMMON / BOTANICAL NAME
CONIFEROUS TREES		
	BS	Black Hills White Spruce / Picea glauca `Densata`
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	FS	Fat Albert Colorado Spruce / Picea pungens 'Fat Albert'
	VP	Vanderwolf`s Pyramid Limber Pine / Pinus flexilis `Vanderwolf`s Pyramid`
ORNAMENTAL TREE (CLASS 1)		
	PYR LNC	Chanticleer Callery Pear / Pyrus calleryana `Chanticleer`
	RC	Red Sentinel Crabapple / Malus x robusta `Red Sentinel`
SHADE TREE (CLASS 2)		
	AA	Autumn Purple® White Ash / Fraxinus americana 'Junginger'
	GL	Greenspire™ Littleleaf Linden / Tilia cordata 'PNI 6025'
	KA	Katsura Tree / Cercidiphyllum japonicum
	RB	River Birch / Betula nigra
	SH	Skyline® Honey Locust / Gleditsia triacanthos inermis 'Skycole'
	TT	Tulip Tree / Liriodendron tulipifera
SHADE TREE (CLASS 3)		
	SO	Shumard Oak / Quercus shumardii
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS		
	PN	PETITE PLUM NINEBARK / PHYSOCARPUS OPULIFOLIUS 'PETITE PLUM'
	WC	WHITE FIR 'COMPACTA' / ABIES CONCOLOR 'COMPACTA'
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	LH	LIMELIGHT HARDY HYDRANGEA / HYDRANGEA PANICULATA 'LIMELIGHT'
	MG	MAIDEN GRASS / MISCANTHUS SINENSIS 'GRACILLIMUS'
	BG	BLUE OAT GRASS / HELICTOTRICHON SEMPERVIRENS
	LA	LAVENDER 'HIDCOTE' / LAVANDULA ANGUSTIFOLIA 'HIDCOTE'
	HR	HARDY GERANIUM 'ROZANNE' / GERANIUM 'ROZANNE'
	BB	BLUE FESCUE 'BLAUFUCHS' / FESTUCA GLAUCA 'BLAUFUCHS'
	BJ	BLUE RUG JUNIPER / JUNIPERUS HORIZONTALIS 'WILTONII'
	LAWN	6' VINYL FENCE ALONG PERIMETER PROPERTY LINES AND SIDE LOTS (TYP) SEE DTL 4, SHT L6
	GRAVEL	

NOTES

1. REFER TO SHEET L4 FOR PLANT SCHEDULE AND LANDSCAPE NOTES.
2. REFER TO SHEET L5 FOR LANDSCAPE CALCULATIONS.
3. REFER TO SHEET L6 FOR LANDSCAPE AND FENCING DETAILS.
4. REFER TO SHEET L7 FOR ALL LANDSCAPE AND PERFORMANCE IRRIGATION SPECIFICATION REQUIREMENTS.

OLIVA
Landscape Design

30 0 30
HORIZONTAL SCALE: 1"=30'



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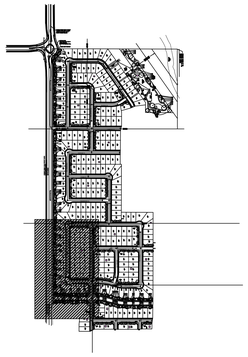
SEASON CREEK NORTH

Revisions		
REV.	DESC.	DATE/BY

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CHECKED BY: XX.XX
PROJECT NO. XX.XX
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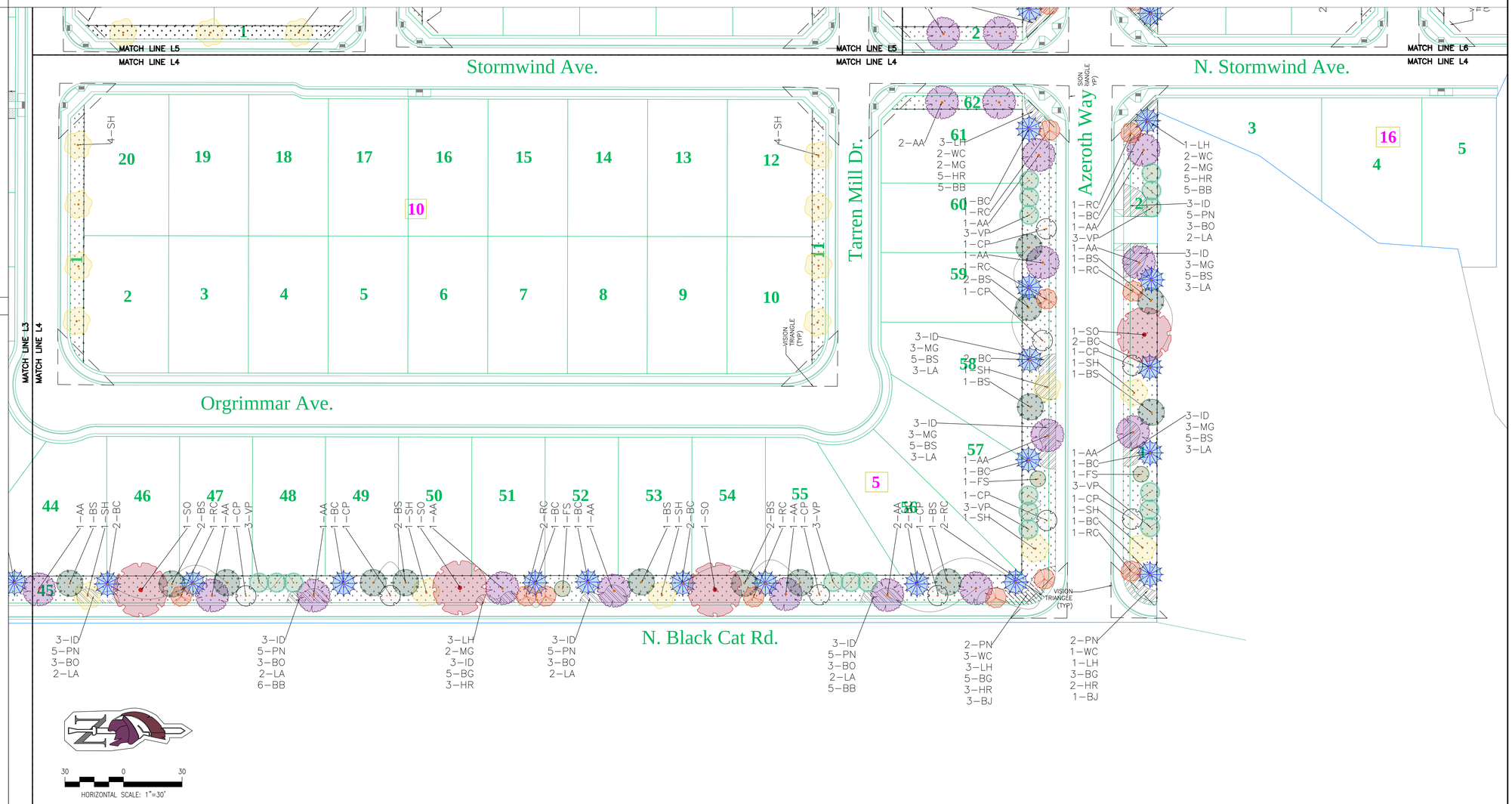
SHEET NO:
L3

VICINITY MAP



NOTES

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2. REFER TO SHEET L5 FOR LANDSCAPE CALCULATIONS.
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4. REFER TO SHEET L7 FOR ALL LANDSCAPE AND PERFORMANCE IRRIGATION SPECIFICATION REQUIREMENTS.



LANDSCAPE 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. 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. EACH REQUIRED SHADE TREE MAY BE SUBSTITUTED FOR TWO (2) FLOWERING/ORNAMENTAL TREES; PROVIDED THAT, NO MORE THAN FIFTY (50) PERCENT OF SHADE TREES ARE SUBSTITUTED.
3. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
5. NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES A ALL INTERSECTIONS, NO CONIFEROUS TREES OR SHRUBS OVER 5' 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 THEN 50' FROM STOP SIGNS.
6. LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATION MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
7. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTERS PRE-APPROVAL. 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.

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PLANT SCHEDULE

SYMBOL	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY	MATURE SIZE
CONIFEROUS TREES						
	BS	Black Hills White Spruce / Picea glauca `Densata`	7` Ht.	B&B	48	40' HT X 20' W
	BC	Blue Atlas Cedar / Cedrus atlantica 'Glauca'	7` Ht.	B&B	63	60' HT X 40' W
	FS	Fat Albert Colorado Spruce / Picea pungens 'Fat Albert'	7` Ht.	B&B	20	40' HT X 20' W
	VP	Vanderwolf`s Pyramid Limber Pine / Pinus flexilis `Vanderwolf`s Pyramid`	7` Ht.	B&B	58	25' HT X 15' W
ORNAMENTAL TREE (CLASS 1)						
	PYR LNC	Chanticleer Callery Pear / Pyrus calleryana `Chanticleer`	2" Cal.	B&B	36	30' HT X 20' W
	RC	Red Sentinel Crabapple / Malus x robusta `Red Sentinel`	2" Cal.	B&B	46	15' HT X 15' W
SHADE TREE (CLASS 2)						
	AA	Autumn Purple® White Ash / Fraxinus americana 'Junginger'	2" Cal.	B&B	83	60' HT X 40' W
	KA	Katsura Tree / Cercidiphyllum japonicum	2" Cal.	B&B	25	60' HT X 30' W
	SH	Skyline® Honey Locust / Gleditsia triacanthos inermis 'Skycole'	2" Cal.	B&B	65	60' HT X 60' W
	TT	Tulip Tree / Liriodendron tulipifera	2" Cal.	B&B	5	60' HT X 30' W
SHADE TREE (CLASS 3)						60' HT X 30' W
	SO	Shumard Oak / Quercus shumardii	2" Cal.	B&B	15	80' HT X 40' W
						60' HT X 60' W

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

PN	PETITE PLUM NINEBARK / PHYSOCARPUS OPULIFOLIUS 'PETITE PLUM'	3 GAL	73	5' HT X 5' W
WC	WHITE FIR 'COMPACTA' / ABIES CONCOLOR 'COMPACTA'	3 GAL	18	3' HT X 8' W
ID	IVORY HALO DOGWOOD / CORNUS ALBA 'BAILHALO'	3 GAL	93	6' HT X 6' W
LH	LIMELIGHT HARDY HYDRANGEA / HYDRANGEA PANICULATA 'LIMELIGHT'	3 GAL	49	7' HT X 7' W
MG	MAIDEN GRASS / MISCANTHUS SINENSIS 'GRACILLIMUS'	3 GAL	56	7' HT X 5' W
BG	BLUE OAT GRASS / HELICTOTRICHON SEMPERVIRENS	1 GAL	135	3' HT X 2' W
LA	LAVENDER 'HIDCOTE' / LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	1 GAL	59	2' HT X 2' W
HR	HARDY GERANIUM 'ROZANNE' / GERANIUM 'ROZANNE'	1 GAL	58	2' HT X 3' W
BB	BLUE FESCUE 'BLAUFUCHS' / FESTUCA GLAUCA 'BLAUFUCHS'	1 GAL	53	8" HT X 1' W
BJ	BLUE RUG JUNIPER / JUNIPERUS HORIZONTALIS 'WILTONII'	1 GAL	20	6" HT X 7' W

LAWN

GRAVEL

6' VINYL FENCE ALONG PERIMETER PROPERTY LINES AND SIDE LOTS (TYP) SEE DTL 4, SHT L6

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Preliminary Landscape Plan For:

SEASON CREEK NORTH

Revisions

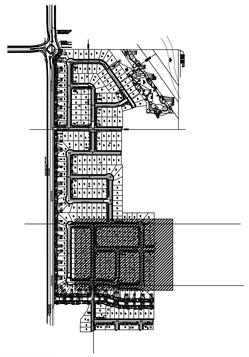
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DATE: 9.17.2024
DRAWN BY: XX.XX
CHECKED BY: XX.XX
PROJECT NO: XX.XX
DRAWING FILE NAME: XX.XX

SHEET NO:

L4

VICINITY MAP



PLANT SCHEDULE

SYMBOL	CODE	COMMON / BOTANICAL NAME
CONIFEROUS TREES		
	BS	Black Hills White Spruce / Picea glauca `Densata`
	BC	Blue Atlas Cedar / Cedrus atlantica 'Glauca'
	FS	Fat Albert Colorado Spruce / Picea pungens 'Fat Albert'
	VP	Vanderwolf`s Pyramid Limber Pine / Pinus flexilis `Vanderwolf`s Pyramid`
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	PYR LNC	Chanticleer Callery Pear / Pyrus calleryana `Chanticleer`
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SHADE TREE (CLASS 2)		
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	GL	Greenspire™ Littleleaf Linden / Tilia cordata 'PNI 6025'
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	RB	River Birch / Betula nigra
	SH	Skyline® Honey Locust / Gleditsia triacanthos inermis 'Skycole'
	TT	Tulip Tree / Liriodendron tulipifera
SHADE TREE (CLASS 3)		
	SO	Shumard Oak / Quercus shumardii

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

PN	PETITE PLUM NINEBARK / PHYSOCARPUS OPULIFOLIUS 'PETITE PLUM'
WC	WHITE FIR 'COMPACTA' / ABIES CONCOLOR 'COMPACTA'
ID	IVORY HALO DOGWOOD / CORNUS ALBA 'BAILHALO'
LH	LIMELIGHT HARDY HYDRANGEA / HYDRANGEA PANICULATA 'LIMELIGHT'
MG	MAIDEN GRASS / MISCANTHUS SINENSIS 'GRACILLIMUS'
BG	BLUE OAT GRASS / HELICTOTRICHON SEMPERVIRENS
LA	LAVENDER 'HIDCOTE' / LAVANDULA ANGUSTIFOLIA 'HIDCOTE'
HR	HARDY GERANIUM 'ROZANNE' / GERANIUM 'ROZANNE'
BB	BLUE FESCUE 'BLAUFUCHS' / FESTUCA GLAUCA 'BLAUFUCHS'
BJ	BLUE RUG JUNIPER / JUNIPERUS HORIZONTALIS 'WILTONII'

LAWN

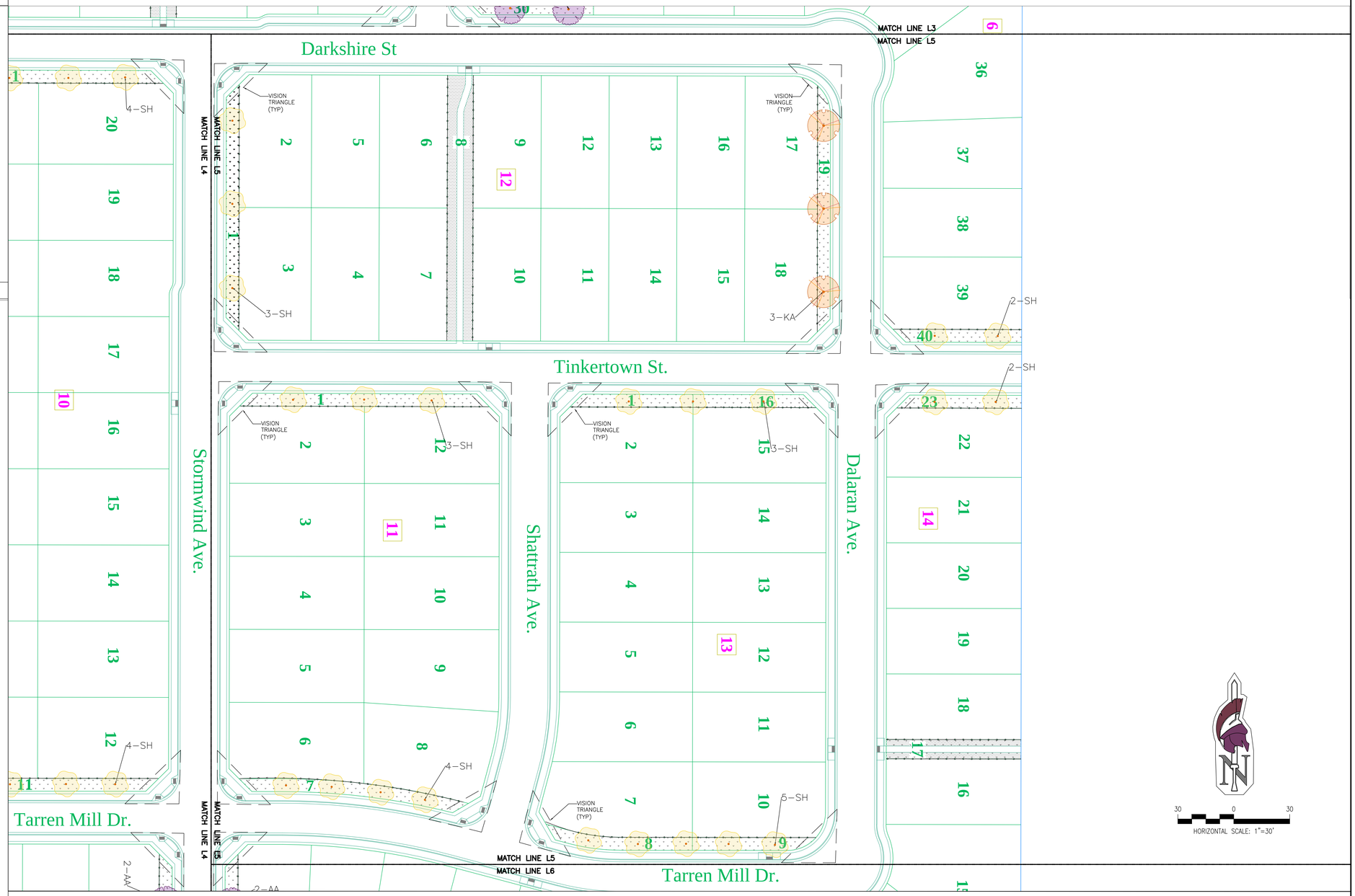
GRAVEL

6' VINYL FENCE ALONG PERIMETER PROPERTY LINES AND SIDE LOTS (TYP) SEE DTL 4, SHT L6

NOTES

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OLIVA Landscape Design



LANDSCAPE CALCULATIONS

1. 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. EACH REQUIRED SHADE TREE MAY BE SUBSTITUTED FOR TWO (2) FLOWERING/ORNAMENTAL TREES; PROVIDED THAT, NO MORE THAN FIFTY (50) PERCENT OF SHADE TREES ARE SUBSTITUTED.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
N. BLACK CAT RD. (NORTH - L1)	20'	815'/100'	17 SHADE TREES 25 EVERGREEN TREES 100 SHRUBS	19 TREES (13 SHADE 12 ORNAMENTAL) 28 EVERGREEN TREES 112 SHRUBS
N. BLACK CAT RD. (MIDDLE - L3)	20'	970'/100'	20 SHADE TREES 30 EVERGREEN TREES 120 SHRUBS	24 TREES (17 SHADE 14 ORNAMENTAL) 34 EVERGREEN TREES 129 SHRUBS
N. BLACK CAT RD. (SOUTH - L4)	20'	740/100'	15 SHADE TREES 22 EVERGREEN TREES 90 SHRUBS	19 TREES (14 SHADE 10 ORNAMENTAL) 25 EVERGREEN TREES 92 SHRUBS
AZEROTH WAY (NORTHWEST SIDE - L4)	25'	360'/100'	7 SHADE TREES 11 EVERGREEN TREES 43 SHRUBS	7 TREES 5 SHADE 5 ORNAMENTAL) 14 EVERGREEN TREES 45 SHRUBS
AZEROTH WAY (SOUTHWEST SIDE - L4)	25'	360'/100'	7 SHADE TREES 11 EVERGREEN TREES 43 SHRUBS	8 TREES 6 SHADE 5 ORNAMENTAL) 14 EVERGREEN TREES 43 SHRUBS
AZEROTH WAY (NORTHEAST SIDE - L6)	25'	640'/100'	13 SHADE TREES 20 EVERGREEN TREES 77 SHRUBS	14 TREES 10 SHADE 8 ORNAMENTAL) 22 EVERGREEN TREES 80 SHRUBS
AZEROTH WAY (NORTHWEST SIDE - L6)	25'	640'/100'	13 SHADE TREES 20 EVERGREEN TREES 77 SHRUBS	14 TREES 10 SHADE 8 ORNAMENTAL) 22 EVERGREEN TREES 80 SHRUBS

NUMBER OF TREES PROVIDED ON COMMON LOTS:	105
NUMBER OF TREES PROVIDED IN OPEN SPACE:	60
NUMBER OF TREES PROVIDED IN LANDSCAPE BUFFERS:	295
TOTAL NUMBER OF TREES:	460
TOTAL NUMBER OF SHRUBS:	581

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Preliminary Landscape Plan For:

SEASON CREEK NORTH

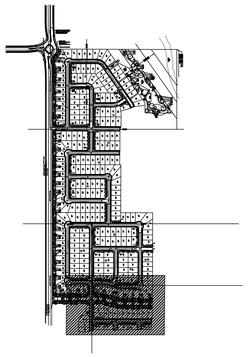
Revisions		
REV.	DESC.	DATE/BY

SCALE: 1" = 30'
DATE: 3.17.2024
DRAWN BY: XX.XX
CHECKED BY: XX.XX
PROJECT NO. XX.XX
DRAWING FILE NAME: XX.XX

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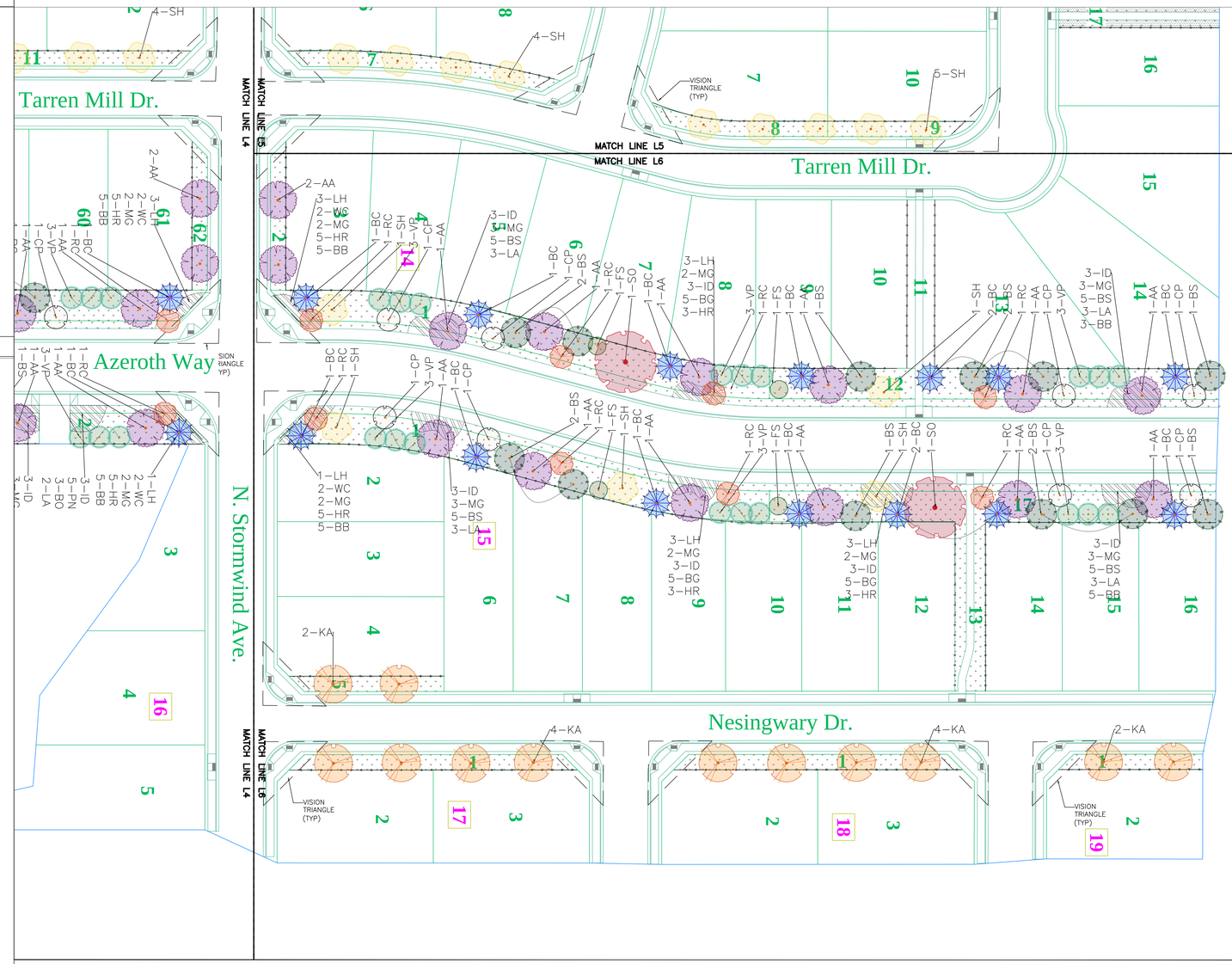
L5

VICINITY MAP

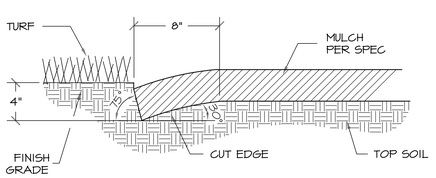


PLANT SCHEDULE

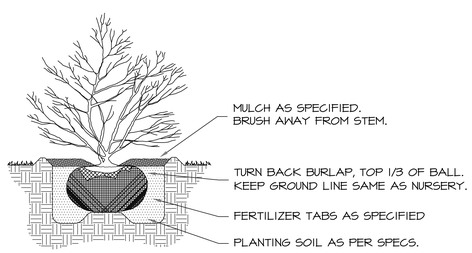
SYMBOL	CODE	COMMON / BOTANICAL NAME
CONIFEROUS TREES		
	BS	Black Hills White Spruce / Picea glauca `Densata`
	BC	Blue Atlas Cedar / Cedrus atlantica 'Glauca'
	FS	Fat Albert Colorado Spruce / Picea pungens 'Fat Albert'
	VP	Vanderwolf`s Pyramid Limber Pine / Pinus flexilis `Vanderwolf`s Pyramid`
ORNAMENTAL TREE (CLASS 1)		
	PYR LNC	Chanticleer Callery Pear / Pyrus calleryana `Chanticleer`
	RC	Red Sentinel Crabapple / Malus x robusta `Red Sentinel`
SHADE TREE (CLASS 2)		
	AA	Autumn Purple® White Ash / Fraxinus americana 'Junginger'
	GL	Greenspire™ Littleleaf Linden / Tilia cordata 'PNI 6025'
	KA	Katsura Tree / Cercidiphyllum japonicum
	RB	River Birch / Betula nigra
	SH	Skyline® Honey Locust / Gleditsia triacanthos inermis 'Skycole'
	TT	Tulip Tree / Liriodendron tulipifera
SHADE TREE (CLASS 3)		
	SO	Shumard Oak / Quercus shumardii
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS		
	PN	PETITE PLUM NINEBARK / PHYSOCARPUS OPULIFOLIUS 'PETITE PLUM'
	WC	WHITE FIR 'COMPACTA' / ABIES CONCOLOR 'COMPACTA'
	ID	IVORY HALO DOGWOOD / CORNUS ALBA 'BAILHALO'
	LH	LIMELIGHT HARDY HYDRANGEA / HYDRANGEA PANICULATA 'LIMELIGHT'
	MG	MAIDEN GRASS / MISCANTHUS SINENSIS 'GRACILLIMUS'
	BG	BLUE OAT GRASS / HELICTOTRICHON SEMPERVIRENS
	LA	LAVENDER 'HIDCOTE' / LAVANDULA ANGUSTIFOLIA 'HIDCOTE'
	HR	HARDY GERANIUM 'ROZANNE' / GERANIUM 'ROZANNE'
	BB	BLUE FESCUE 'BLAUFUCHS' / FESTUCA GLAUCA 'BLAUFUCHS'
	BJ	BLUE RUG JUNIPER / JUNIPERUS HORIZONTALIS 'WILTONII'
	LAWN	
	GRAVEL	
		6' VINYL FENCE ALONG PERIMETER PROPERTY LINES AND SIDE LOTS (TYP) SEE DTL 4, SHT L6



LANDSCAPE AND FENCE DETAILS

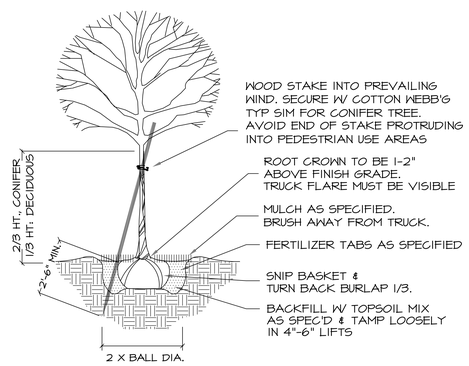


1 PLANTER CUT BED EDGE
NOT TO SCALE



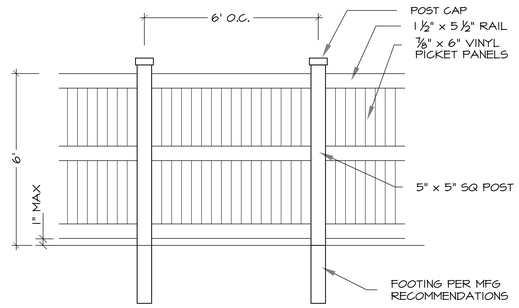
NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

2 SHRUB PLANTING
NOT TO SCALE



NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING.
3. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.

3 TREE PLANTING/STAKING
NOT TO SCALE



NOTES:
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
2. VINYL FENCE STYLE MAY VARY SLIGHTLY.
3. STYLE AND COLOR TO MATCH EXISTING SUBDIVISION VINYL FENCING.

4 VINYL PRIVACY FENCE
NOT TO SCALE

OLIVA
Landscape Design

Centurion | B&A Engineers, Inc.
Consulting Engineers, Land Surveyors, Planners
5505 W Franklin Road | Boise, ID 83705
208.343.3381 | www.centengr.com

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SECTION 02900 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS
A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections.

1.2 SUMMARY
A. This Section includes provisions for the following items:
1. Trees.
2. Shrubs.
3. Ground cover.
4. Lawns.
5. Topsoil and Soil Amendments.
6. Miscellaneous Landscape Elements.
7. Initial maintenance of landscape materials.
B. Related Sections: The following sections contain requirements.
1. Underground sprinkler system is specified in Section 02810, "Irrigation System."

1.3 QUALITY ASSURANCE
A. Subcontract landscape work to a single firm specializing in landscape work.
B. Source Quality Control:
1. General: Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
2. Do not make substitutions. If specified landscape material is not obtainable, submit proof of non-availability to Architect, with proposal for use of equivalent material.
3. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.
4. Trees, Shrubs and Groundcovers: Provide trees, shrubs, and groundcovers of quantity, size, genus, species, and variety shown and scheduled for work complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects such as knots, sun-scald, injuries, abrasions, or disfigurement.
5. Label at least one tree and one shrub of each variety with attached waterproof tag with legible designation of botanical and common name.
a. Where formal arrangements or consecutive order of trees or shrubs are shown, select stock for uniform height and spread.
6. Inspection: The Architect may inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size, and quality. Architect retains right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

1.4 SUBMITTALS
A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
B. Plant and Material Certifications:
1. Certificates of inspection as required by governmental authorities.
2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
3. Label data substantiating that plants, trees, shrubs and planting materials comply with specified requirements.
C. Planting Schedule: Proposed planting schedule, indicating dates for each type of landscape work during normal season for such work in area of the site. Correlate with specified maintenance periods to provide maintenance from date of substantial completion. Once accepted, revise dates only as approved in writing, after documentation of reasons for delays.

1.5 DELIVERY, STORAGE AND HANDLING
A. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
B. Trees and Shrubs: Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by Architect. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery.
C. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.
D. Do not remove container-grown stock from containers until planting time.
E. Do not drop or dump materials from vehicles during delivery or handling. Avoid any damage to rootballs during deliver, storage and handling.

1.6 JOB CONDITIONS
A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.
B. Excavation: When conditions detrimental to plant growth are encountered, such rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.
C. Adjacent Landscape: Protect planted areas adjacent to construction area. Replace or recondition to prior conditions at project completion.

1.7 SEQUENCING AND SCHEDULING
A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
1. Plant or install all plant materials during normal planting seasons from 15 February to 15 November.
2. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.
B. Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Architect. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

1.8 SPECIAL PROJECT WARRANTY
A. Warranty lawns through specified lawn maintenance period, until Final Project Acceptance.
B. Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents beyond Landscape Installer's control.
C. Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

PART 2 - PRODUCTS

2.1 TOPSOIL
A. Native topsoil shall be stockpiled for re-use in landscape work. Topsoil shall be fertil, friable, natural loam, surface soil, reasonable free of subsoil, clay lumps, brush, weeds, roots, stumps, stones larger than 1 inch in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Contractor shall send a minimum of three (3) representative topsoil samples for testing. See testing requirements below. Contractor is responsible for whatever soil additives are recommended by the tests. Submit to Architect for approval. Compost will be added to other additives and added regardless of test results.
B. If quantity of stockpiled topsoil is insufficient, contractor to provide imported topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Obtain topsoil from local sources or areas with similar soil characteristics to that of project site. Obtain topsoil only from naturally well-drained sites where topsoil occurs in a depth of not less than 4 inches. Do not obtain from bogs or marshes.
2. Composition: Topsoil shall contain from 1 to 20% organic matter as determined by the Organic Carbon, 6A, Chemical Analysis Method described in USDA Soil Survey Investigation Report No. 1. Maximum particle size, 3/4-inch, with maximum 3% retained on 1/4-inch screen. Other components shall conform to the following limits:

pH	6.5 to 7.5
Soluble Salts	600 ppm maximum
Silt	25-50%
Clay	10-30%
Sand	20-50%

3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval. Report shall meet standards below. Contractor is responsible for whatever soil additives are recommended by the test. Compost will be in addition to other additives and added regardless of test results.
C. Soil Testing
1. Soil tests are required for this project (see above for requirements). Test shall be provided as follows:
a. Provide certified analysis at time of sample submitted (three samples imported topsoil). Amend soils per chemist's recommendations and as herein specified unless otherwise approved by Architect.
2. Test shall include, but not limited to recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary. Test #1T by Western Laboratories (1-800-658-3858) is required.
3. Contractor is responsible for whatever soil additives are recommended by the soil testing laboratory.
4. Contractor shall coordinate, obtain and pay for all soil tests.
5. If regenerative noxious weeds are present in the soil, remove all resultant growth including roots throughout one-yest period after acceptance of work, at no cost to Owner.

2.2 pH ADJUSTERS
A. When pH does not comply with this specification, commercial grade aluminum sulfate shall be used to adjust soil pH.

2.3 SOIL AMENDMENTS
A. Compost: Compost: "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuSoil Compost (208) 629-6912 or approved equal in equal amounts by volume.
B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer. It shall be free-flowing and packaged in new waterproof, non-overlaid bags clearly labeled as to weight, manufacturer, and content. Protect materials from deterioration during delivery and while stored at site.
1. Commercial fertilizer "A" for trees and shrubs during planting; "Best Tabs" (21-5-10) type or equal.
2. Commercial fertilizer "B" for lawn areas, applied to bed prior to sodding, to be 16-16-16 applied at manufacturers recommended rates.
3. Commercial fertilizer "C" for lawn areas three to four weeks after planting (sod). Best Turf Supreme (16-6-8) type or equal.
C. Herbicide: Pre-emergent for topical application in planting beds. Oxiadiazon 2G brand or pre-approved equal. Use in accordance with manufacturer's recommendation on all planting beds.

2.4 PLANT MATERIALS
A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".
B. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required. Single stem trees except where special forms are shown or listed.
C. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub.
D. Coniferous and Broadleafed Evergreens: Provide evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad upright, and columnar. Provide normal quality evergreens with well balanced form complying with requirements for other size relationships to the primary dimension shown.

2.5 GRASS MATERIALS
A. Lawn sod: Provide strongly rooted sod, not less than 1 growing season old, and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant).
1. Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on upper 10% of pad will be rejected.
B. Provide sod composed of: 80% Kentucky Bluegrass and 20% Ryegrass.

2.6 MISCELLANEOUS LANDSCAPE MATERIALS
A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions.
B. Mulch: Mulch for planting beds shall be medium ground bark mulch, free of splinters, consistent in appearance, and shall contain no toxic substance detrimental to plant life.
C. Wrapping: Tree-wrap tape not less than 4 inches wide, designed to prevent borer damage and winter freezing.
D. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 2 inch diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size to protect tree trunks from damage by wires.

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL
A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
B. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.

3.2 PREPARATION OF PLANTING SOIL
A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
B. Mix specified compost and fertilizers with topsoil at rates specified. Delay mixing fertilizer if planting will not follow placing of planting soil in a few days.
Compost: Lawn Areas: 1/4 compost, : 3/4 topsoil.
Shrub Areas: 1/3 compost, 2/3 topsoil.
Fertilizer: Per soil test and manufacture's recommendations.

3.3 PREPARATION FOR PLANTING LAWNS
A. After excavating and removing surface material to proper depth, loosen subgrade of lawn areas to a minimum depth of 4 inches using a culti-mulcher or similar equipment. Remove stones measuring over 1-1/2 inches in any dimension. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
B. Spread planting soil to a minimum depth of 6 inches required to meet lines, grades, and elevations shown, after light rolling and natural settlement (where required). Add specified soil amendments as required and mix thoroughly into topsoil. Place approximately 1/2 of total amount of planting soil required, work into top of loosened sub-grade to create transition layer, then place remainder of the planting soil.
C. Fine grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll, rake, and drag lawn areas, remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.
D. Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.
E. Restore lawn areas to specified condition, if eroded or otherwise disturbed, after fine grading and prior to planting.
F. Maintain and protect all surfaces from wind and water erosion until final acceptance.

3.4 PREPARATION OF PLANTING BEDS
A. After excavating and removing surface material to proper depth, loosen subgrade of planting areas to a minimum depth of 6 inches using a culti-mulcher or similar equipment. Remove stones measuring over 1 1/2 inches in any dimension. Remove stocks, stones, rubbish, and other extraneous matter.
B. Spread planting soil to a minimum depth of 18 inches required depth to meet lines, grades, and elevations shown, after light rolling and natural settlement (where required). Add specified soil amendments as required and mix thoroughly into topsoil. Place approximately 1/2 of total amount of planting soil required, work into top of loosened sub-grade to create transition layer, then place remainder of the planting soil.
C. Apply Pre-Emergent per manufacturer's recommendation. Re-apply as necessary for elimination of weeds.

3.5 PLANTING TREES AND SHRUBS
A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. Place fertilizer tablets in excavated area per manufactures written instructions. When excavation is approximately 2/3 full, water roughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill. Remove all ties from around base of trunk.
B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter and remove can; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
C. Dish top of backfill to allow for mulching.
D. Mulch pits, and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades.
1. Provide 3 inches thickness of mulch.
E. If season and weather conditions dictate, apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
F. Prune, thin out, and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.
G. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
H. Wrap tree trunks of 2 inches caliper and larger. Start at ground and cover trunk to height of first branches and attach. Inspect tree trunks for injury, improper pruning and insect infestation and take corrective measures before wrapping.
I. Guy and stake trees immediately after planting, as indicated. (Staking by Contractor is optional)

3.6 SODDING NEW LAWNS
A. General: Install lawn sod in all areas designated on the drawings.
B. Soil Preparation
1. Any sod lawn areas that may have become compacted prior to sodding must be scarified to a depth of eight (8) inches by approved means, then finish graded as hereinbefore described.
C.Lay sod within 24 hours from time of stripping. Do not plant dormant sod or if ground is frozen.
D. Sod Placement
1. Sod will be brought onto lawn areas by wheeled means with proper protection of sod beds. Sod layers shall be experienced, or if inexperienced, shall be constantly supervised by an experienced foreman. The Contractor shall insure that the base immediately ahead of sod layer is moist. Sod shall be laid tight with not gaps. Allowance shall be made for shrinkage. Lay sod with long edges perpendicular to primary slope.
2. Lay to form a solid mass with tightly fitted joints. Butt ends and sides of strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work on boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces; remove excess to avoid smothering of adjacent grass.
3. Sod shall be rolled with a two hundred (200) pound roller after installation to insure proper contact between soil and sod. Final rolling must provide a uniform surface. After final rolling, the sod lawn shall be mowed and watered. Approval of sod lawns shall be based on uniform, healthy and vigorous growth with no dry or dead spots.
4. Add fertilizer "B" at the manufacturer's recommended application rate.
E. Water sod thoroughly with a fine spray immediately after planting.
F. Sodded Lawn Establishment
1. The Contractor shall be responsible for first mowing, subsequent mowings and fertilizing of sod lawn areas until Final Acceptance of the project.
2. Mowing shall be done by an approved "reel" type mower. Mower blades shall be set at two (2) inches high for all mowings.
3. Subsequent fertilizing shall occur three to four weeks after installation. Apply fertilizer as per the Manufacturer's recommended application rate. Verify all methods of application. Contractor shall notify the Architect in writing that the fertilizer applications have occurred and on what dates.

3.7 MAINTENANCE
A. Begin landscape maintenance immediately after planting. Maintenance shall continue until Project Final Acceptance.
B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease.
C. Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as tolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
D. Maintain lawns for no less than period stated above, or longer as required to establish acceptable lawn. If seeded in fall and not given full 60 days of maintenance before Final Acceptance, or if not considered acceptable at that time, continue maintenance the following spring until acceptable lawn is established.

3.8 CLEANUP AND PROTECTION
A. During landscape work, keep pavements clean and work area in an orderly condition.
B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

3.9 INSPECTION AND ACCEPTANCE
A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

END OF SECTION

SECTION 02810 - SPRINKLER IRRIGATION

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS:
A. General and Supplementary Conditions, and Division 1 General Requirements.

1.2 SUMMARY
A. Work included:
1. Provide and install a complete and operating automatic irrigation system for all lawn and planting areas.
2. Connect to main water supply at existing site stubout as provided.
3. Sleeving under paved areas (by others)
4. Obtain and pay for all permits and fees for the work of this section.
5. Perform work on a design/construct basis, subject to the requirements of the Contract Documents, applicable codes, and good design practice.
6. Winterization of system.

1.3 SUBMITTALS
A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, submit:
1. Manufacturer's printed product information and catalog cut sheets for all system components; five copies.
B. Shop Drawings: Submit shop drawings for underground irrigation system including plan layout and details illustrating location and type of head, type and size of valve, piping circuits, circuit GPM, pipe size, controls, and accessories.
C. Record Drawings: At completion of this work, submit to the Contractor:
1. Record Drawings; reproducible and five prints.
2. Operations and Maintenance information (2 copies), including:
a. Information including descriptive details, parts list, specifications, maintenance schedules and procedures for system components.
b. Operation, adjustment of system and components instructions.
c. Winterization procedures.
d. Schedule indicating required open valve time to produce given precipitation amounts and seasonal adjustments.
e. Warranties and guarantees.

1.4 GUARANTEE
A. Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials. Within one year after date of Substantial Completion repair or replace all defective parts or workmanship that may be found at no additional cost to Owner.
B. Fill and repair all depressions and replace all necessary lawn and planting which result from the settlement of irrigation trenches for one year after date of Substantial Completion.
C. Supply all manufacturer's printed guarantees.

1.5 QUALITY ASSURANCE
A. Contractor shall be licensed in the State in which this work is being performed.
B. Contractor shall have at least two years prior experience in projects of equal or larger scope. Provide minimum of three references and list of similar projects with owners' names, addresses, and phone numbers, when requested by Owner.
C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.

1.6 SYSTEM DESCRIPTION
A. Design requirements:
1. Minimum water coverage: Planting areas - 85%, Lawn areas - 100% (full head-to-head)
2. Layout system to obtain optimum coverage using manufacturer's standard heads. Spray on walks, walls or paved areas is not acceptable.
3. Zoning shall be designed for optimum use of available pressure and efficient distribution for types of plantings and shapes of planting areas.
4. Design pressures: Install pressure regulating equipment as necessary.
5. Provide/install approved fixed tee or coupling device for air blow winterization. Location shall be on main supply line downstream from main shut off valve.
6. Install approved backflow prevention device in conformance with local or prevailing codes, and in approved site location. Provide for drainage without erosive damage.

PART 2 - PRODUCTS

2.1 PIPE AND FITTINGS
A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type. Solvent-weld type:
1. Pipe:
a. Pressure lines: Schedule 40 solvent weld.
b. Lateral lines: Class 200 pvc.
c. Sleeving: Class 200 pvc.
2. Fittings: Schedule 40 PVC, solvent-weld type. Install threaded joints where required at valves, risers, etc.
3. Risers: Lawn and shrub heads - flexible and damage-resistant plastic "polypipe" riser.
4. Solvent: NSF approved solvent for Type I & II PVC.
B. Polyethylene Pipe
1. Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s) where drip tubing is not otherwise used.
2. Fittings: Schedule 80 PVC.
3. Clamps: Stainless Steel.
C. Drip Line: Netafim Techline Dripperline, with .6 GPH drippers at 18" spacing.

2.2 SPRINKLER HEADS
A. Description: Appropriate for application in throw, pressure and discharge. Each type of head shall be of a single manufacturer.
1. Lawn heads: pop-up type.
B. Manufacturer: Rainbird or Hunter.

2.3 AUTOMATIC CONTROL SYSTEM
A. General; Furnish low voltage system manufactured expressly for control of automatic circuit valves of underground irrigation systems. Provide unit of capacity to suit number of circuits as indicated.
B. Control Enclosure: Manufacturer's standard wall mount/or pedestal with locking cover, complying with NFPA 70.
C. Circuit Control: each circuit variable from approximately 5 to 60 minutes. Including switch for manual or automatic operation of each circuit.
D. Timing Device: Adjustable 24-hour and 7 or 14 day clocks to operate any time of day and skip any day in a 7 or 14 day period.
E. Wiring: Solid or stranded direct-burial type as recommended by manufacturer of control unit; type AWG-UF, UL approved.

2.4 VALVING
A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class, threaded connection with cross type handle designed to receive operating key.
B. Automatic circuit valves: high impact plastic with corrosion-resistant internal parts. Low power solenoid control, normally closed, with manual flow adjustment.
1. Drip Control Zone Kit: Hunter PCZ-101.
2. Standard sprinkler valve shall be Rainbird PEB-PRS-B.
C. Quick coupler valve: brass or bronze construction with hinged top. One per zone.
D. Manual drain valves:
1. Bronze construction, straight type, 150 pound class, threaded connections, with cross type operating handle designed to receive operating key. Calco, Champion 100, or approved equal.
2. Size: 3/4 inch.
E. Manual Flushing Valve: Netafim Model TLSOV, two per zone (each end).

2.5 MISCELLANEOUS
A. Chemicals: primer and solvent glue as required by pipe manufacturer.
B. Valve box - high impact plastic, green in color.
C. Valve cover and frame - compatible with valve box with provision for locking.
D. Drainage backfill - clean gravel or crushed stone, graded from 3" maximum to 3/4" minimum.

PART 3 - EXECUTION

3.1 GENERAL
A. Install system to provide for adequate protection against freeze damage.
B. Install system in accordance with approved Contractor design drawings. All deviations from the plans must be approved, and clearly recorded on record drawing.
C. Install system and components in strict accordance with manufacturer's recommendations.
D. Install quick coupler(s) on main supply line, approximately equal spacing, at valve box locations or intervals of approximately 200 feet, whichever is greater. Locate adjacent to paved surfaces, at valve boxes where practical.

3.2 SURFACE CONDITIONS
A. Examine the areas and conditions under which work will be performed. Notify Contractor of conditions detrimental to timely and proper completion of Section work. Do not proceed until unsatisfactory conditions are corrected.
B. Locate all underground utilities and structures and notify Architect of any conflict with Section work. Protect structures and utilities. Repair or replace said structures or utilities damaged by this work at no cost to the Owner.

3.3 SLEEVING
A. Sleeving installed by others. Coordinate with other trades.

3.4 TRENCHING AND BACKFILLING
A. Trenching and backfilling shall be per applicable ISPWC Section.
B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:
1. Main Lines and Sleeving: 18 inches.
2. PVC Laterals: 12 inches.
C. Surround lines with 2 inches of clean rock-free material on all sides.

3.5 MISCELLANEOUS VALVES
A. Install maunal drain valves up stream. Install devise at mainline tap in accordance with manufacturer requirements for complete operation. Install backflow provision and connect to controller.

3.6 CIRCUIT VALVES
A. Install in valve box, arranged for easy adjustment and removal.
1. Provide union on downstream side.
2. Install valve box on bricks - four required.
3. Install top flush with finish grade.
4. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

3.7 PIPE INSTALLATION
A. Lay PVC pipe in accordance with standard and acceptable practice. Thrust blocks to be used at points of intersection and change of direction in main line pipe as per manufacturer's recommended specifications. Install manual drains.
B. PVC pipe joints, solvent welded except as indicated. Cut pipe square, deburr, wipe from surface all saw chips, dust, dirt, moisture and any foreign matter which may contaminate the cemented joint. Apply cleaner/primer and solvent cement, make joints in accordance with manufacturer's recommendations. Use Teflon thread sealant (tape) at all threaded joints.
C.Contractor shall size pipe according to schedule provided. Flow velocities shall not exceed 5 feet/second in all cases. Lateral lines shall be laid out and installed per zone to balance the pressure loss and provide minimum fluctuation in system operating pressures.

Pipe Size	Pipe Section	Pipe Size	Pipe Section
3/4"	0-9 GPM	1 1/2"	26-34 GPM
1"	10-17 GPM	2"	35-50 GPM
1 1/4"	18-25 GPM	2 1/2"	51-80 GPM

D. Techline Drip Line: Place in shallow furrow at finish grade, below layer of specified mulch. Lay in uniform pattern in groundcover areas, or as per shrub pattern layout. Coil 20 linear feet at each balled and burlapped tree around base and to allow for tree removal if required. Flush all lines with full head of water prior to installation of flush valves at end of circuit runs.
E. Flush Valves: Install flush valve at end of each drip line run.

3.8 SPRINKLER HEADS
A. Flush circuit lines with full head of water prior to head installation.
1. Install heads at level with mulch or lawn.
2. Locate part-circle shrubbery heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated. Keep overspray to a minimum.

3.9 CONTROL WIRE INSTALLATION
A. Bury wires beside or below main line pipe in same trench.
B. Bundle multiple wires together with tape at ten feet (10') maximum intervals.
C. Provide 36 inch loop in wires at each valve where controls are connected and at 100' maximum intervals between.
D. Make all electrical joints (splices) in boxes only. Make electrical joints waterproof per manufacturers requirements.

3.10 AUTOMATIC CONTROLLER
A. Install on site as approved. Verify location with Owner Representative.
B. Install typewritten legend inside controller door.Coordinate power with electrical.
C. Install controller per manufacturers requirements.

3.11 TESTING
A. Do not allow or cause any work of this Section to be covered up or enclosed until it has been inspected and tested.
B. Pressure testing:
1. Make necessary provision for thoroughly bleeding the line of air and debris.
2. Before testing, cap all risers, and install all valves.
3. Fill all main supply lines with water. Pressurize to 100 psi. Close air supply and test for leakage. Test shall be approved if no greater than 5 psi loss occurs in 15 minutes.
4. Fill all zone lines with water to static pressure. Hold for 15 minutes. Inspect for leakage.
5. Contractor shall provide all required testing equipment and personnel. Test shall be performed in presence of Architect. Contractor shall make notice of test (48) hours in advance.
6. Provide required testing equipment and personnel.
7. Repair leaks, and retest until acceptance by the Architect.
C. Coverage inspection: upon completion of all systems, perform a coverage test to determine if coverage of water afforded all areas is complete, adequate and uniform. Change heads, nozzles, orifices and/or adjustment as directed to provide uniform coverage.
D. Final inspection:
1. Clean, adjust, and balance all systems. Verify that:
a. Remote control valves are properly balanced;
b. Heads are properly adjusted for radius and arc of coverage;
c. The installed system is workable, clean and efficient.
E. Winterization: Winterize system at the end of first season of system operation. Review procedures with Owner Representative.

END OF SECTION

OLIVA
Landscape Design

Centurion | B&A Engineers, Inc.
Consulting Engineers, Land Surveyors, Planners
5505 W Franklin Road | Boise, ID 83705
208.343.3381 | www.centengr.com

Preliminary Landscape Plan For:

SEASON CREEK NORTH

Revisions

REV.	DESC.	DATE/BY

SCALE: 1" = 30'
DATE: 6.25.2024
DRAWN BY: xx.xx
CHECKED BY: xx.xx
PROJECT NO.: xx.xx
DRAWING FILE NAME: xx.xx

SHEET NO: 7

L7

From: Troy Behunin
To: ACHD (planningreview@achdidaho.org); Adam Ingram (Adam.Ingram@sparklight.biz); B. Withrow; Boise-Kuna Irri. Dist.; Brent Moore; Bryce Ostler Int Gas; Camille Burt (camille.r.burt@usps.gov); Cat Feistner PW; Chad Gordon (cjgrbgman@aol.com); Chief M. Fratusco; COMPASS; COMPASS (lklopfenstein@compassidaho.org); Danielle Horras KSD (drhorras@kunaschools.org); DEQ; Eric Adolpfson; Erika Olvera (eolvera@nmid.org); Genna Ashley - Boise Project Board of Control (gashley@boiseproject.org); Idaho Power - Jacky Chris; Idaho Power - K Funke; Joe @ Meridian Fire Dept.; Krystal Hinkle KRFD; Leon Letson (lletson@adacounty.id.gov); Lori Badigian; Marc Boyer (marc.c.boyer@usps.gov); "Mindy Wallace"; NMID; P. Stevens; Paris Dickerson (PDickerson@idahopower.com); PWoffice; Rachel Lindsey; Robbie Reno (rreno@kunaschools.org); Scott Arellano (KRFD) (scott@fccnwi.com); Stacey Yarrington; Terri (terri@nyid.org); Joe Bongiorno (jbongiorno@meridiancity.org); TJ Lawrence (TLawrence@kunafire.com); Tom Ritthaler (TRitthaler@boiseproject.org); Vincent Trimboli - ITD; Doug Hanson; Doug Hanson
Subject: Seasons Creek North - Request for Official Comments - Rezone/Pre Plat/DR
Date: Friday, July 7, 2023 12:47:00 PM
Attachments: image001.png

Afternoon Greetings Everyone,
The City of Kuna requests official comments from your organization for this project in relation to the services it provides.

Agency Transmittal – July 7, 2023

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

CASE NUMBER(S):	22-10-ZC, 22-17-S & 22-38-DR – Seasons Creek Subdivision
PROJECT DESCRIPTION	Applicant requests approval to rezone approximately 60.92 acres from A (Agriculture) to R-8 (Med. Den. Residential) and requests Preliminary Plat approval to subdivide the site into 336 total lots. including 292 single family lots, 43 common lots and 1 lift station lot.
SITE LOCATION	Near the SEC of Deer Flat Rd. and Black Cat Road, Kuna, ID. Section 22, Township 2 North, Range 1 West.
REPRESENTATIVE	**Kristen McNeill** **Givens Pursley, LLP** 601 W Bannock St. Boise, ID, 83702 208.388.1276 kristenmcneill@givenspusley.com
SCHEDULED HEARING DATE	Tuesday, **August 22, 2023,** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Troy Behunin Senior Planner TBehunin@kunaid.gov

Click the BLUE link next to the "CASE NUMBERS" box above – Either hover and <*CLICK*>, or hold the Ctrl button and <*CLICK*>.
Please let us know if you have any questions or need additional information.
Have a great weekend.

Troy Behunin
Senior Planner
City of Kuna

751 W. 4th Street
Kuna, ID 83634
TBehunin@KunaId.Gov

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

Catherine Feistner, E.I.T.
Assistant Kuna City Engineer

Brady Barroso
Engineering Technician I

MEMORANDUM

To: **Doug Hanson** **- Planning and Zoning Director**

From: **Brady Barroso** **- Engineering Technician I**

Catherine Feistner **- Assistant City Engineer**

Date: **16 August 2023**

RE: **Public Works Comments**

Seasons Creek North Subdivision, 22-10-ZC (Rezone), 22-17-S (Preliminary Plat), 22-38-DR (Design Review)

The Seasons Creek North Subdivision, 22-10-ZC, 22-17-S, 22-38-DR, rezone, preliminary plat, and design review request dated 7 July 2023 has been reviewed. The applicant wishes to rezone with a City of Kuna (City) R-8 (medium density residential) zone. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received by PWoffice@kunaid.gov.

The applicant shall design and construct an irrigation pump and pond and sewer lift station for the proposed development to be serviceable. Public Works can support approval of this application.

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

1) Inspection & Fees

a) An inspection fee will apply to inspect the final construction of water, sewer, and irrigation facilities associated with this development.

b) The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.

c) All applicable utility inspection and utility flow modeling fees shall be paid by the developer in accordance with City of Kuna Resolution R57-2021. *Payment is due and payable prior to the pre-construction meeting.*

d) The Kuna Rural Fire District's fees can be found on their website. *Payment is due and payable prior to the preconstruction meeting.*

2) General

a) The applicant requests approximately 61 acres to be rezoned from Ag to R-8.
b) Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 929.
c) At least two access points are required in Phase I and subsequent phases per Kuna Rural Fire District (KRFD) or no more than thirty (30) certificates of occupancy will be issued.
d) Areas for outside activities are incorporated into the project. Connection to the City of Kuna pathways presents a long-term goal that should be considered.
e) A plan approval letter will be required if this project affects any local irrigation districts.
f) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
g) All positional information shall be from the most recent state plane coordinate system.
h) Provide engineering certification on all final engineering drawings.
i) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.
j) Fire suppression shall be available and approved by KRFD.
k) No building permits will be issued and no construction can begin without adequate fire protection.
l) Fiber conduit shall be designed and constructed on all mile and mid-mile roads or as otherwise noted.

3) Right-of-Way

a) Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
b) Approaches onto classified streets must comply with ACHD approach policies.
c) All street construction must meet or exceed City of Kuna and ACHD development standards.
d) All City mainlines crossing proposed lots or located on the backs or sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
e) The KRFD Deputy Fire Marshal, or the representative, must approve fire access to the subdivision.
f) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4) Sanitary Sewer Connection

a) The applicant's property is not connected to City services. The applicant plans to design and construct a lift station that will pump to the Crimson Point lift station. Design and construction costs associated with the lift station are the developers responsibility.
b) This development has 637 reserved LID EDU's available.
c) City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.
d) All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality (DEQ) requirements. Documentation shall be provided to the City of Kuna.
e) Sewer must provide connectivity for surrounding developments.

f) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
g) All sewer infrastructure must meet or exceed City of Kuna requirements.
h) Sewer flow models will be required to verify and accommodate pipe sizes. The associated costs shall be paid by the developer.
i) Sewer connection fees apply to each lot containing a home or other facility.
j) This application shall conform to the sewer masterplan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

5) Potable Water Connection

a) The developer shall design and construct 12" water mainline in all mile and mid-mile roads of the proposed development.
b) The development currently shows a potential well site on the preliminary plat.
c) The applicant's property is not connected to City services. The closest connection point is located approximately 1 mile away in W Kuna Rd.
d) Water flow models will be required to verify and accommodate adequate water supply and fire suppression. The associated costs shall be paid by the developer.
e) City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels. It is expected the applicant will connect to City water services, in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.
f) All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
g) All water infrastructure must meet or exceed City of Kuna requirements.
h) Water connection fees apply to each lot containing a home or other facility.
i) Fire hydrants are required in a layout acceptable to the KRFD.

6) Pressurized Irrigation

a) The developer shall design and construct pressurized irrigation mainline in all mile and mid-mile roads of the proposed development.
b) The applicant's property is not connected to City services. The applicant shall design and construct a pressurized irrigation pump and pond.
c) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
d) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
e) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
f) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply. All associated costs shall be paid by the developer.
g) Surface water rights shall be transferred to the City prior to the completion of the final plat.

7) Grading and Storm Drainage

a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
b) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.

c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
d) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.
e) Sidewalks, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.

8) As-Built Drawings

a) As-built (record) drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product.
b) *Correct and verified* a*s-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

9) Exhibits

a) No maps are included to support Public Works comments.

Project/File: **Seasons Creek North Subdivision / KPP20-0006 / 22-10-ZC, 22-17-S, 22-38-DR**
This is a rezone application to rezone 60.92-acres from agriculture to medium-high density residential and a preliminary plat and design review application to develop 292 residential units.

Lead Agency: City of Kuna

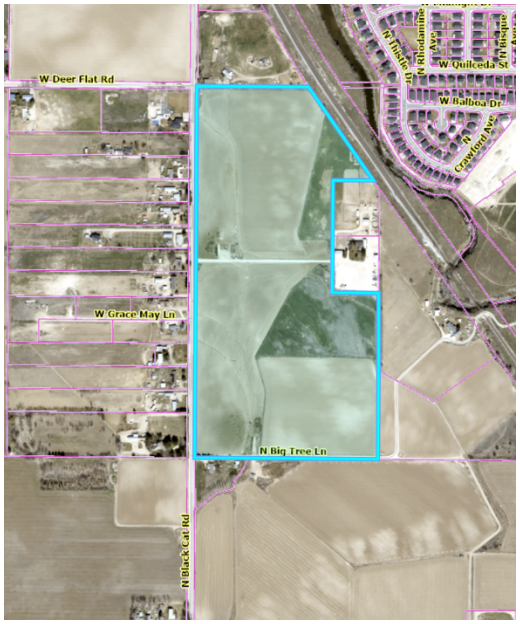
Site address: SE of Black Cat Rd and Deer Flat Rd

Staff Approval: July 25, 2023

Applicant: Corey Barton
Endurance Holdings LLC
1977 W Overland Road
Meridian, ID 83642

Representative: Krisen McNeill
Givens Pursley, LLP
601 W Bannock Street
Boise, ID 83702

Staff Contact: Brandon Atchley, Assistant Traffic Engineer
Phone: (208) 387-6294
E-mail: batchley@achdidaho.org



A. Findings of Fact

1. **Description of Application:** This is a rezone application to rezone 60.92-acres from agriculture to medium-high density residential and a preliminary plat and design review application to develop 292 residential units, 43 common lots, and 1 lift station/irrigation lot.

   The rezoning to R-8 is generally consistent with the City of Kuna Future Land Use Map, which designates this area as Medium Density Residential.

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

Direction	Land Use	Zoning
North	Rural-Urban Transition (Ada County), Medium Density Residential	RUT (Ada County), R-2
South	Agriculture	A
East	Rural Residential (Ada County), Agriculture	R-R (Ada County), A
West	Rural Residential (Ada County), Medium Density Residential	R-R (Ada County), R-2

3. **Site History:** ACHD has not previously reviewed this site for a development application.
4. **Transit:** Transit services are not available south of Amity Road to serve this site.
5. **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.

6. **New Center Lane Miles:** Seasons Creek North includes 2.43 centerline miles of new public road.

7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
   - The intersection of Ten Mile Road and Columbia Road is scheduled in the IFYWP to be reconstructed/widened as an expandable single-lane roundabout with 2-lanes on all legs, with a right-of-way acquisition year of 2026; no construction year has been confirmed at this time.
   - The intersection of Amity Road and Black Cat Road is listed in the CIP to be widened to 4-lanes on the north and south legs, and 2-lanes on the east and west legs, and converted to a multilane roundabout between 2036 and 2040.
   - The intersection of Lake Hazel Road and Black Cat Road is listed in the CIP to be widened to 2-lanes on all legs, and converted to a single-lane roundabout between 2036 and 2040.

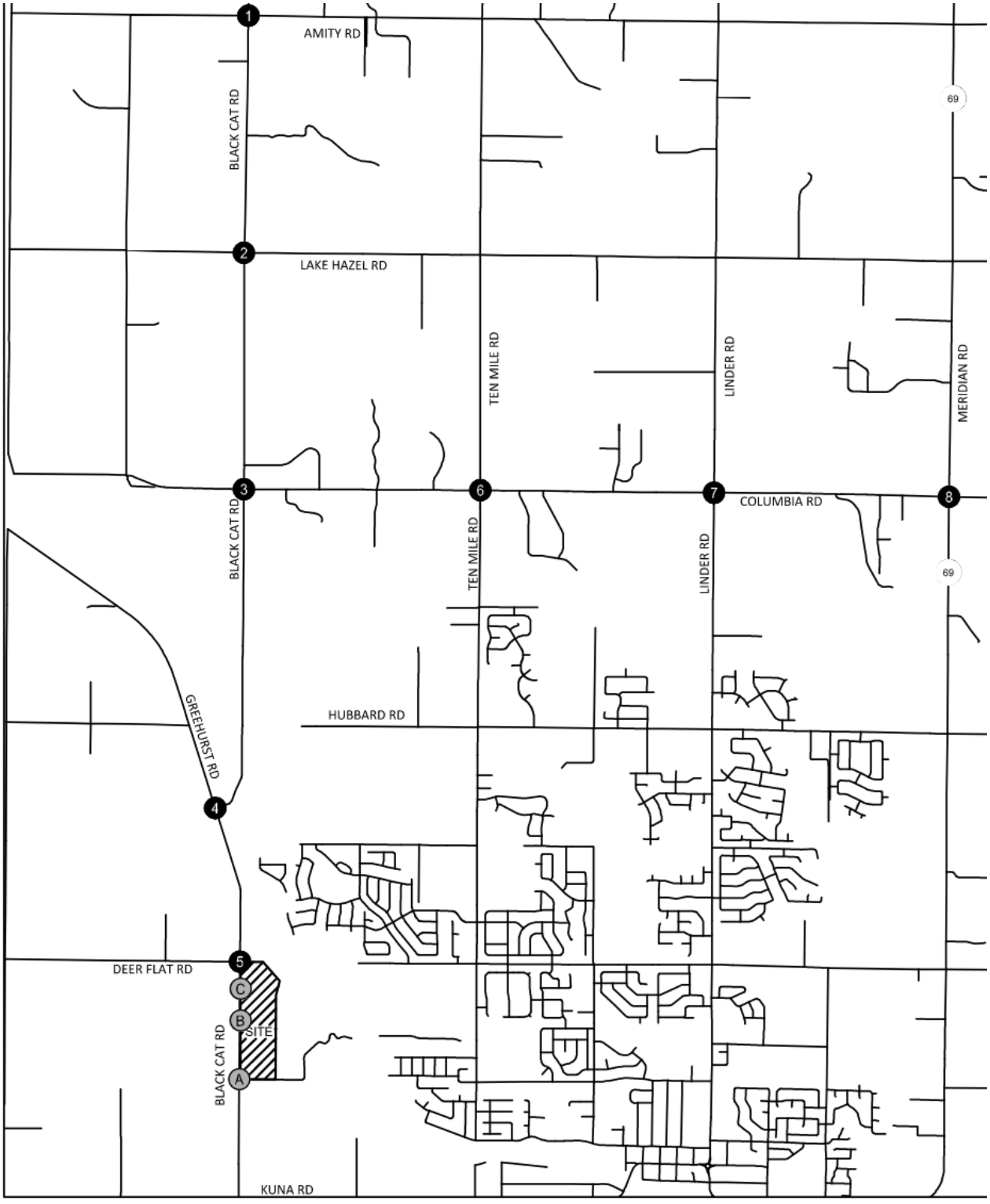
9. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with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

   The BMP identifies Black Cat Road and Columbia Road as Level 2 facilities and Deer Flat Road as a Level 1 facility that will be constructed as part of a future ACHD project. The BMP also identifies level 1 facilities on the new collector roadways 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:** This development is estimated to generate 2,769 additional vehicle trips per day; 282 additional vehicle trips per hour in the PM peak hour, based on the traffic impact study.

2. **Traffic Impact Study**
   Consulting Firm Kittelson & Associates, Inc. prepared a traffic impact study for the proposed Seasons Creek Estates. Below is an executive summary of the findings **as presented by Kittelson & Associates, Inc**. The following executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices, and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.



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, defined as the hour prior to or after the determined peak hour within the two-hour peak period, 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 measures beyond improvements from District policy, such as: off-site sidewalks, off-site 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 7205.3.1 states that, Level of Service Planning Thresholds have been established for principal arterials and minor arterials within ACHD's Capital Improvement Plan and are also listed in section 7106. Unless otherwise required to provide a Traffic Impact Study under section 7106, a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation for a roadway or intersection that currently exceeds the minimum acceptable level of service planning threshold or V/C ratio.

b. TIS Findings: Staff have reviewed the submitted traffic impact study (TIS) and TIS addendums and generally agree with the findings and recommendations.

The study found the following intersection and roadway segment deficiencies described below, coupled with the percentage site traffic contributions relative to the PM peak hour total traffic, followed with their recommendations for improvements.

Intersections:

- **<u>Amity Road / Black Cat Road (0.8%)</u>**
    - Three approaches exceed ACHD's Acceptable Level of Service Planning Thresholds in the AM and/or PM peak hours under 2025 background and total traffic conditions. The TIS recommended the following capacity improvements under both background and total traffic conditions:
        - 3x3 traffic signal with left-turn lanes on all approaches, per 2016 CIP
            - Since the TIS, ACHD's 2020 CIP shows a multilane roundabout with 2 lanes on the north and south legs with a project year of 2036-2040
    - Based on the TIS's sensitivity analysis, the intersection was expected to exceed ACHD thresholds by 2021, when the site has constructed to 65 single-family units.
    - Additional site generated traffic is anticipated to be less than 10% during the PM peak hour, therefore no mitigation on ACHD approaches is required consistent with ACHD policy 7206.4.1.

- **Columbia Road / Black Cat Road (10.0%)**
  - The westbound approach exceeds ACHD's Acceptable Level of Service Planning Thresholds in the PM peak hour under 2025 total traffic conditions. The TIS recommended the following capacity improvements under total traffic conditions:
    - 3x3 traffic signal with left-turn lanes on all approaches
    - Single-lane roundabout
  - Based on sensitivity analysis included in the TIS, the intersection was expected to exceed ACHD thresholds by year 2024, when the site has constructed to 224 single-family units.
    - The intersection is not programmed in either the IFYWP or the CIP. The applicant's TIS or addendums did not analyze the shoulder hour nor provided a safety analysis to determine alternative mitigation requirements.
- **Columbia Road / Meridian Road (SH-69) (1.2%)**
  - The eastbound left-turn lane exceeds ACHD's Acceptable Level of Service Planning Thresholds in the PM peak hour under 2025 total traffic conditions. The TIS recommended the following capacity improvements under total traffic conditions:
    - Signal timing adjustments
      - Cycle length adjustments are not feasible, as SH-69 is a coordinated corridor and would require adjustments to all signalized intersections south of I-84.
      - A TIS addendum considered analysis with additional lanes on the west leg with the existing cycle length, which would require additional right-of-way.
  - Additional site generated traffic is anticipated to be less than 10% during the PM peak hour, therefore no mitigation on ACHD approaches is required consistent with ACHD policy 7206.4.1.

Roadway Segment:

- **Alternative Roadway Segment Mitigation Measures Proposed in TIS**
  - District Policy states that if traditional mitigation measures such as widening a road segment is infeasible, then the TIS may evaluate the shoulder hour, defined as the hour prior to after the determined peak hour within the two-hour peak period, for that road segment and recommend alternative mitigation measures. Consistent with District Policy, the study conducted shoulder hour analysis of the roadway segments that exceeded ACHD LOS Planning Thresholds with peak hour volumes.
    - No alternative mitigation options were proposed in the TIS or TIS addendum.
- **Columbia Road – Black Cat Road to Ten Mile Road (7.5%)**
  - The roadway segment is anticipated to exceed ACHD's Acceptable Level of Service Planning Thresholds in the AM and/or PM peak hours under 2025 background and total traffic conditions.
  - This segment is not identified with future widening in the IFYWP or CIP.
  - Consistent with District Policy, a shoulder hour analysis was conducted and found that this segment of Columbia Road operates acceptably during the AM and PM shoulder hours.
  - Additional site generated traffic is anticipated to be less than 10% during the PM peak hour, therefore no mitigation on ACHD approaches is required consistent with ACHD policy 7206.4.1.

- **<u>Columbia Road – Ten Mile Road to Linder Road (5.2%)</u>**
    - The roadway segment is anticipated to exceed ACHD's Acceptable Level of Service Planning Thresholds in the AM and PM peak hours under 2025 background and total traffic conditions.
    - This segment is not identified with future widening in the IFYWP or CIP.
    - Consistent with District Policy, a shoulder hour analysis was conducted and found that this segment of Columbia Road operates acceptably during the AM and PM shoulder hours.
    - Additional site generated traffic is anticipated to be less than 10% during the PM peak hour, therefore no mitigation on ACHD approaches is required consistent with ACHD policy 7206.4.1.

- **<u>Columbia Road – Linder Road to Meridian Road (5.9%)</u>**
    - The roadway segment is anticipated to exceed ACHD's Acceptable Level of Service Planning Thresholds in the AM and PM peak hours under 2025 background and total traffic conditions.
    - This segment is not identified with future widening in the IFYWP or CIP.
    - Consistent with District Policy, a shoulder hour analysis was conducted and found that this segment of Columbia Road operates acceptably during the AM and PM shoulder hours.
    - Additional site generated traffic is anticipated to be less than 10% during the PM peak hour, therefore no mitigation on ACHD approaches is required consistent with ACHD policy 7206.4.1.

Turn Lanes:

The applicant's TIS included turn lane warrant analysis at all off-site and collector access study area intersections. No off-site turn lanes are warranted based on the findings in the TIS:

c. **Staff Comments/Recommendations:** A southbound left-turn lane is required with the construction of the Undercity Street / Black Cat Road intersection.

- Staff generally disagrees with the trip assignment percentages between Undercity Street and Azeroth Way as assumed in the TIS addendum, when considering that Undercity Street is unlikely to be the minor site traffic for trip assignment purposes considering Azeroth Way's location, and the lot and internal roadway layout of Seasons Creek North.
- While TIS addendum analysis did not show a turn lane warrant being satisfied when no Access B is assumed, future stub road connections to the east will result in this turn lane being warranted, coupled with the trip assignment assumptions discussed above, the turn lane will be needed for safety purposes and to reduce the impacts to the traveling public.

The following intersection improvements are required with construction of Seasons Creek North:

- Columbia Road / Black Cat Road Intersection
    - Prior to ACHD's signature on the final plat that contains the 224th residential lot, modify and signalize the Columbia/Black Cat intersection to a 3 X 3 signalized intersection with additional widening to accommodate left-turn lanes on all approaches, and pavement for all approaches to adequately align. A signal agreement with ACHD will be required.
        - Black Cat Road between Lake Hazel Road and Kuna Road has a 5-year road moratorium expiring on October 2023. Any road cuts to this segment of Black Cat Road are not capable prior to October 2023 without written approval from Planning and Project Management – Utilities department.

3. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Black Cat Road	2,652-feet	Minor Arterial	146	Better than "D"
Azeroth Way	1,053-feet	Collector	N/A	N/A

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

4. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Black Cat Road south of Deer Flat Road was 2,234 on December 17, 2019.

C. Findings for Consideration

1. Columbia Road/Black Cat Road Intersection

The traffic impact study notes that the Columbia Road/Black Cat intersection is anticipated to ACHD's Acceptable Level of Service Planning Thresholds in the PM peak hour under 2025 total traffic conditions, or when 224 single family lots have been platted and will need to be improved with an interim signal. This intersection is not currently scheduled for improvements in ACHD's CIP.

Consistent with the findings and recommendations of the traffic impact study, the applicant should be required to improve the Columbia Road/Black Cat Road intersection to a 3 X 3 interim signalized intersection prior ACHD's signature on the final plat that contains the 224th. As such, the applicant should be required to enter into a signal agreement with ACHD. Interim improvements are not eligible for reimbursement and all costs would be the responsibility of the applicant.

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 Columbia Road/Black Cat Road intersection will be improved when warranted, the following items must be in place prior place prior to plans acceptance for the final plat that contains the 224th residential lot.

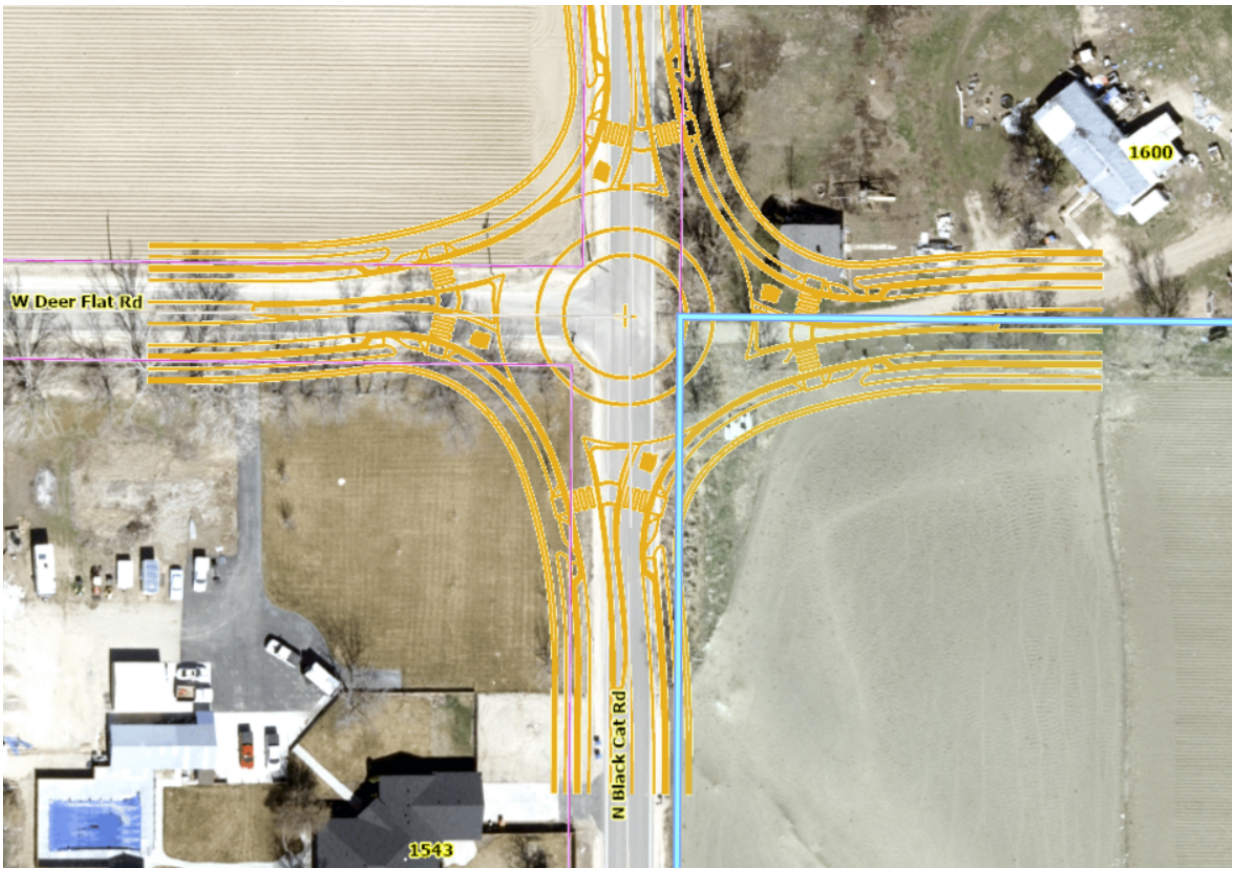
- Signal Agreement
- Full design and approved plans for the intersection

If through the design of the signalized intersection it is determined by ACHD that this improvement is infeasible, then the applicant will be relieved of this requirement consistent with ACHD's Alternative Mitigation Policy.

2. Deer Flat Road / Black Cat Road (MSM Roundabout)

a. ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, roundabout requirements, and specific roadway features required through development. A new single-lane roundabout was identified on the MSM at the intersection of Deer Flat Road/Black Cat Road.

b. Staff Comments/Recommendation: The Master Street Map shows a single-lane roundabout at the intersection of Deer Flat Road/Black Cat Road. Additional right-of-way should be dedicated to accommodate the future construction of the three-leg single-lane roundabout as shown below; right-of-way dimensions can be found in the template shown in Attachment 4. Compensation will not be provided for the right-of-way dedication for Black Cat Road or the roundabout intersection, as neither are shown in the CIP.



3. Black Cat Road

a. Existing Conditions: Black Cat Road is improved with 2-travel lanes, 25-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 54-feet of right-of-way for Black Cat Road (25-feet from centerline).

There are three existing driveways and one private road onto Black Cat Road along the site frontage:

- One 14-foot wide unpaved driveway located 7-feet south of Deer Flat Road
- One 23-foot wide unpaved driveway serving 1206 and 1230 N Black Cat Road located 1,250-feet south of Deer Flat Road
- One 14-foot wide private road located 2,637-feet south of Deer Flat Road
- One 12-foot wide unpaved driveway located 2,670-feet south of Deer Flat Road

b. Policy:

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

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

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

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

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

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

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and 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 Black Cat Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 50-foot street section within 78-feet of right-of-way.

c. **Applicant Proposal:** The applicant is proposing to improve Black Cat Road with vertical curb, gutter, and 8-foot wide attached concrete sidewalk abutting the site and to dedicate additional right-of-way totaling 39-feet from centerline.

   The applicant is proposing to close all three existing driveways and the private road, to be replaced by the mid-mile collector Azeroth Way.

d. **Staff Comments/Recommendations:** The applicant's proposal to construct vertical curb, gutter does not meet District policy and should not be approved, as proposed. The proposal for an 8-foot wide concrete sidewalk exceeds District policy, which requires either a 7-foot wide attached concrete sidewalk or 5-foot wide detached concrete sidewalk and should be approved,

as proposed. Per the District's Frontage Improvement policy, the applicant should be required to widen Black Cat Road to a minimum of 17-feet of pavement from centerline with a 3-foot wide gravel shoulder abutting the site The sidewalk should be located a minimum of 37-feet from the centerline of Black Cat Road abutting the site.

The applicant's proposal to dedicate additional right-of-way totaling 39-feet from centerline meets District policy and should be approved, as proposed.

The applicant's proposal to close existing driveways meets District policy and should be approved, as proposed. The existing driveways should be closed with landscaping and sidewalk, but not with vertical curb and gutter, as these improvements are not required as discussed in Finding 2.

4. Azeroth Way (Internal Collector)

a. Existing Conditions: There are no collector roadways within the site. Big Tree Lane, a private road, is currently at the proposed location of Azeroth Way.

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.

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 be constructed at the mid-mile location between Columbia Road and Hubbard Road, continuing through the property and stubbing to the east. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, a 36-foot street section within 54-feet of right-of-way.

c. **Applicant Proposal:** The applicant is proposing to construct Azeroth Way in general alignment with the quarter section line as a 36-foot street section with vertical curb, gutter, 8-foot wide attached concrete sidewalk, and 4-foot wide landscape strip within 60-feet of right-of-way.

d. **Staff Comments/Recommendations:** The applicant's proposal to Azeroth Way as a 36-foot street section with vertical curb and gutter meets District policy and should be approved, as proposed. The applicant's proposal to construct 8-foot wide attached concrete sidewalk exceeds District policy, which requires a minimum of 7-foot wide for attached concrete sidewalk and should be approved, as proposed. The applicant's proposal to dedicate right-of-way 4-feet behind back of sidewalk exceeds District policy, which requires 2-feet behind back of attached sidewalk. The applicant should dedicate right-of-way to 2-feet behind back of sidewalk.

If street trees are required by the City of Kuna, then an 8-foot wide planter strip should be provided.

5. Internal Local Roads

a. **Existing Conditions:** There are no existing 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: 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.

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

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

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

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

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

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

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

c. Applicant's Proposal: The applicant is proposing to construct internal local roads as 36-foot wide street sections with vertical curb, gutter, and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.

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

6. Roadway Offsets

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

b. Policy:

Local Street Intersection Spacing on Minor Arterials: District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

Collector Offset Policy: District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting minor arterials is one half-mile.

Table 1a of District Policy 7205.4.6 states that the minimum separation distance for unsignalized collector streets is one quarter-mile (1,320-feet).

District policy 7206.4.3 states that access is typically prohibited within the influence area of an existing or future roundabout intersection, which is generally considered the area from the intersection to the far end of the splitter islands.

District policy 7206.4.5, states that the preferred spacing for a new local street intersecting a collector roadway to align or offset a minimum of 330-feet from any other street (measured centerline to centerline).

Local Offset Policy: District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

c. **Applicant's Proposal:** The applicant is proposing to construct Azeroth Way to intersect Black Cat Road located 2,600-feet south of Deer Flat Road and 2,675-feet north of Kuna Road, measured centerline to centerline. The applicant is proposing to construct Undercity Street to intersect Black Cat Road located 827-feet south of Deer Flat Road and 1,773-feet north of Azeroth Way, measured centerline to centerline.

   The applicant is proposing to construct Stormwind Avenue to intersect Azeroth Way 436-feet east of Black Cat Road, measured centerline to centerline.

   The applicant is proposing to construct all internal local roadways to align or offset by a minimum of 150-feet, measured centerline to centerline.

d. **Staff Comments/Recommendations:** The applicant's proposal to construct Azeroth Way located 2,600-feet south of Deer Flat Road and Undercity Street located 827-feet south of Deer Flat Road meets District policy and should be approved, as proposed. The applicant's proposal to construct Stormwind Avenue intersecting Azeroth Way 436-feet east of Black Cat Road meets District policy and should be approved, as proposed. The applicant's proposal to align or offset all internal local roads by a minimum of 125-feet meets District policy and should be approved, as proposed.

   As noted in the Traffic Findings, a southbound left-turn lane is required with the construction of the Undercity Street / Black Cat Road intersection.

7. Stub Streets

a. **Existing Conditions:** The are no existing public roadways within the site.

b. **Policy:**
   Stub Street Policy: District policy 7206.2.4.3 and 7207.2.4.3 local state that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7206.2.4 and 7207.2.4, except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." 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: District policy 7206.2.4.4 (collector) and 7207.2.4.4 require that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

c. **Applicant Proposal:** The applicant is proposing to construct 9 stub streets:
   - A stub street to the site's south property line, Razor Hill Way, located 836-feet east of the site's west property line.
   - A stub street to the site's east property line, Undercity Street, located 828-feet south of the site's north property line.
   - A stub street to the site's east property line, Ironforge Street, located 1,078-feet south of the site's north property line.
   - A stub street to the site's east property line, Tinkertown Street, located 2,078-feet south of the site's north property line.
   - A stub street to the site's east property line, Azeroth Way, located 2,652-feet south of the site's north property line.
   - A stub street to the site's east property line, Nesingwary Drive, located 2,832-feet south of the site's north property line.
   - A stub street to the site's south property line, Stormwind Avenue, located 436-feet east of Black Cat Road's centerline.
   - A stub street to the site's south property line, located 686-feet east of Black Cat Road's centerline.
   - A stub street to the site's south property line, located 936-feet east of Black Cat Road's centerline.

d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. The applicant should be required to install a sign at the termini of all local road stub streets stating, "THIS ROAD WILL BE EXTENDED IN THE FUTURE.", and for Azeroth Way stub street, stating, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE."

   The applicant should be required to construct a temporary cul-de-sac at the termini of Undercity Street, Ironforge Street, and Azeroth Way, as the stub streets are greater than 150-feet in length. The cul-de-sacs should be paved and provide a minimum 50-foot radius. The developer should be required to grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extends beyond the dedicated street right-of-way.

   The length of the stubs for Razor Hill Way, Tinkertown Street, Nesingwary Drive, Stormwind Avenue, and the two unnamed stub streets are less than 150-feet; therefore, a temporary turnaround is not required.

   In addition, the applicant should be required to provide one stub street to the site's north property line to allow for interconnectivity of developments if the parcel to the north develops to limit the access density on Black Cat Road, a minor arterial roadway.

8. Traffic Calming

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

b. Applicant's Proposal: The applicant is proposing to construct one local road, Stormwind Avenue, with a straight segment exceeding 1,000-feet. Three additional local roads, Orgrimmar Avenue, Darkshire Street, and Undercity Street, have straight segments exceeding 700-feet.

c. Staff Comments/Recommendations: The applicant's proposal to construct Stormwind Avenue with a straight segment exceeding 1,000-feet in length does not meet District policy, which requires passive road redesign or traffic calming measures and should not be approved, as proposed. The applicant should redesign Stormwind Avenue, Orgrimmar Avenue, Darkshire Street, and Undercity Street, or add District approved traffic calming measures to reduce straight segments to less than 700-feet in length, at maximum.

9. 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.

10. 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.

11. Other Access

Black Cat Road is classified as a minor arterial roadway and Azeroth Way is classified as a collector roadway. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Prior to ACHD's signature on the first final plat, submit a revised preliminary plat showing the redesigned roadways to reduce the length of the roadways or to include the use of passive design elements for review and approval:

- Stormwind Avenue
- Orgrimmar Avenue
- Darkshire Street
- Undercity Street

Speed humps/bumps and valley gutter will not be accepted as traffic calming.

2. Dedicate additional right-of-way to accommodate the future construction of the single-lane roundabout planned in the MSM at the Deer Flat Road and Black Cat Road intersection. A template for the roundabout with the right-of-way dimensions can be found in Attachment 4.

Enter into a signal agreement with ACHD for the installation of the signal at the Columbia Road/Black Cat Road intersection. The signal agreement shall note 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 signal, and that improvements are not eligible for reimbursement.

In order to ensure the Columbia/Black Cat intersection will be improved when warranted, the following items must be in place prior to plans acceptance for the final plat which contains the 224th building lot:

- Signal Agreement
- Full design and approved plans for the intersection

3. Construct an 8-foot wide detached concrete sidewalk on Black Cat Road abutting the site located 37-feet from centerline. If the sidewalk is located outside of the dedicated right-of-way, a permanent right-of-way easement should be provided.

4. Improve Black Cat Road with pavement widening to total 17-feet from centerline, 3-foot wide gravel shoulders, and a borrow ditch abutting the site.

5. Construct a dedicated southbound left-turn lane at the Undercity Street and Black Cat Road intersection.

6. Dedicate additional right-of-way to total 39-feet from the centerline of Black Cat Road abutting the site, as proposed.

7. Construct all typical internal local roads as 36-foot wide street sections with curb, gutter, and a minimum of 5-foot wide sidewalk within 50-feet of right-of-way.

8. Construct one stub street to the east, Azeroth Way, located 2,652-feet south of the site's north property line, as proposed. Install a sign at the terminus of Azeroth Way stating that. "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE." Construct a temporary cul-de-sac turnaround at the terminus of Azeroth Way. The temporary cul-de-sac turnarounds should be paved and constructed meeting the dimensional standards of a standard cul-de-sac.

9. Construct four local road stub streets to the east, Undercity Street, Ironforge Street, Tinkertown Street, and Nesingwary Drive, located 828-feet, 1,078-feet, 2,078-feet, 2,832-feet south of the site's north property line, as proposed. Install a sign at the termini of the stub streets stating that. "THIS ROAD WILL BE EXTENDED IN THE FUTURE." Construct a temporary cul-de-sac turnaround at the termini of Undercity Street and Ironforge Drive. The temporary cul-de-sac turnarounds should be paved and constructed meeting the dimensional standards of a standard cul-de-sac.

10. Construct four local road stub streets to the south, Stormwind Avenue, Razor Hill Way, , located 436-feet and 836-feet east of Black Cat Road's centerline, and two unnamed stub streets located 686-feet and 936-feet east of Black Cat Road's centerline, as proposed. Install a sign at the termini of the stub streets stating that. "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

11. For detached sidewalk, the applicant may reduce the right-of-way to 2-feet behind the back of curb and provide a right-of-way easement that extends from the right-of-way line to 2-feet behind the back of curb.

12. If street trees are required by the City of Kuna, then an 8-foot wide planter strip should be provided.

13. Close all three existing driveways and the private road on Black Cat Road located 7-feet south, 1,250-feet south, 2,637-feet south, and 2,670-feet south of Deer Flat Road, as proposed.

14. Other than Azeroth Way and Undercity Street to Black Cat Road and Stormwind Avenue to Azeroth Way, direct lot access to Black Cat Road and Azeroth Way is prohibited and should be noted on the final plat.

15. 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.

16. Payment of impact fees is due prior to issuance of a building permit.

17. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).

2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.

3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.

4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.

5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.

6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.

8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.

9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.

11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.

12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in

the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

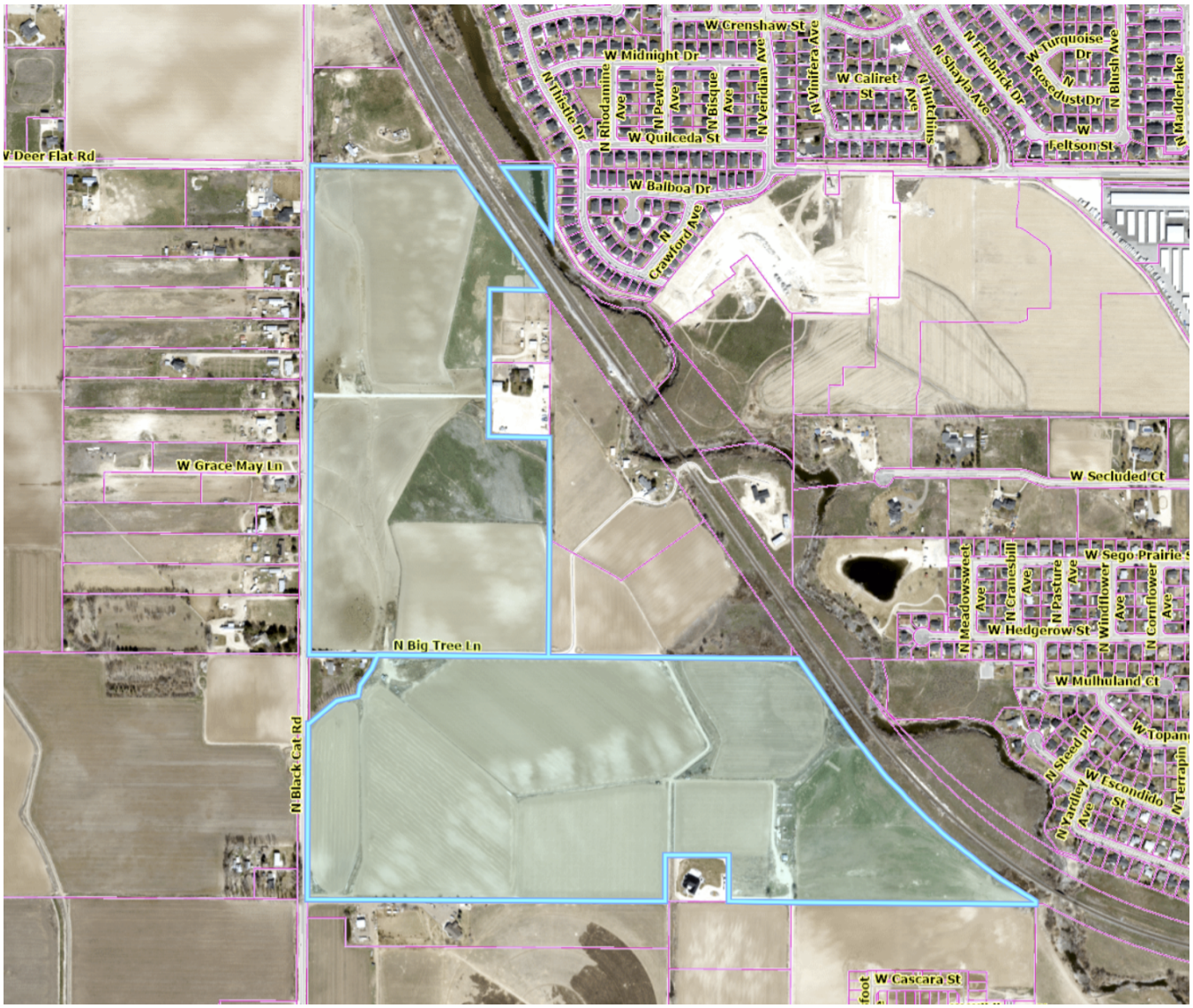
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

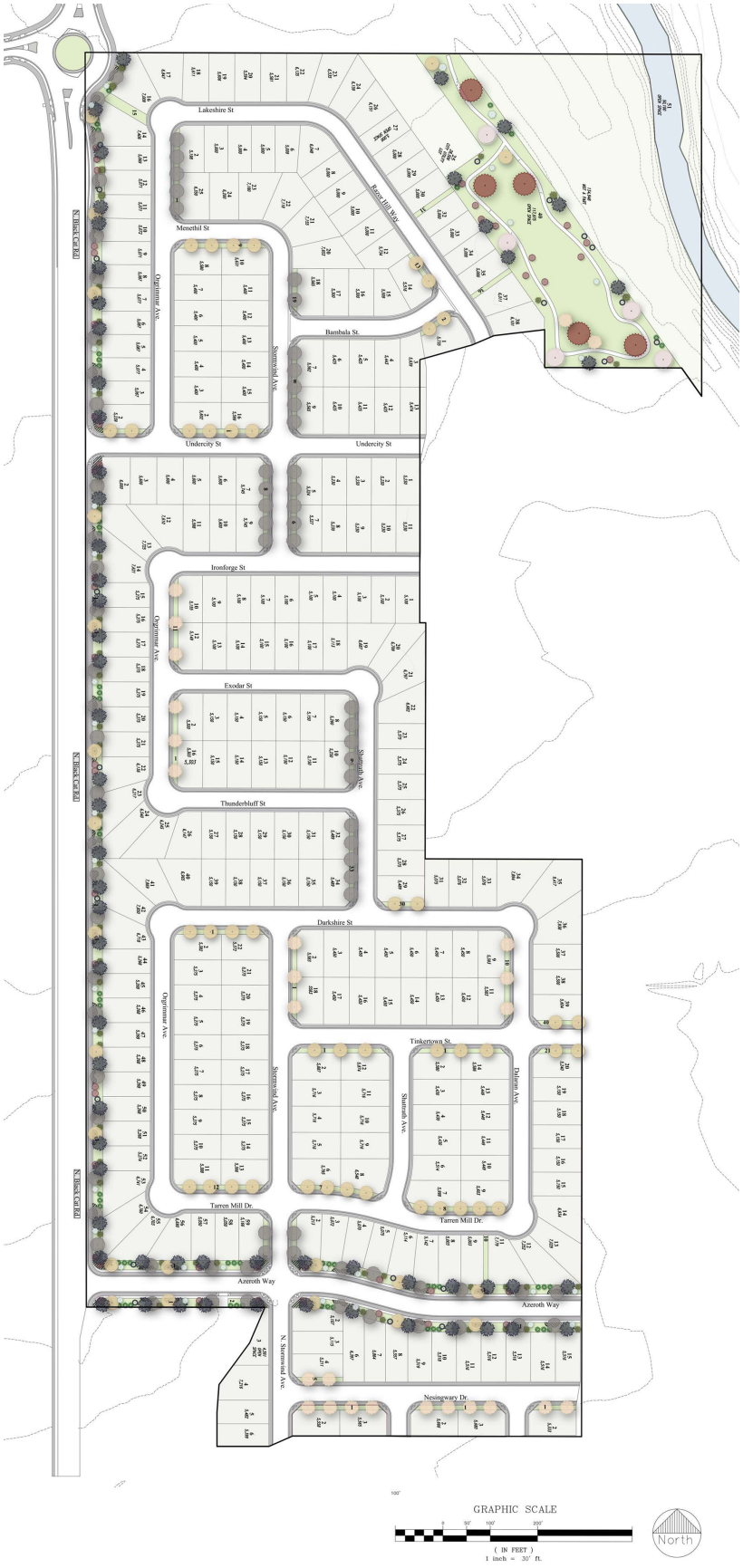
G. Attachments

1. Vicinity Map
2. Site Plan
3. TIS Executive Summary
4. Single-Lane Roundabout Template
5. Utility Coordinating Council
6. Development Process Checklist
7. Appeal Guidelines

VICINITY MAP



SITE PLAN


Lakeshire St
Menethil St
Bambala St
Undercity St
Ironforge St
Exodar St
Thunderbluff St
Darkshire St
Tinkertown St
Tarren Mill Dr.
Azeroth Way
Nesingwary Dr.
Orgrimmar Ave.
Stormwind Ave.
Durotar Ave.
N. Stormwind Ave.
Razor Hill Way
N Meridian Rd
GRAPHIC SCALE
(IN FEET)
1 inch = 30' ft.
North

EXECUTIVE SUMMARY

Challenger Development, LLC is proposing to develop the first phase of the Season Creek Estates subdivision which consists of approximately 290 single-family detached housing units in Kuna, Idaho, along the east side of Black Cat Road between Deer Flat Road and Kuna Road on approximately 61 acres of land. The parcels of land included in the property's site are zoned for Agriculture (A).

Access to Season Creek Estates is proposed via three public street connections to Black Cat Road. The southernmost access is proposed as the mid-mile collector between Deer Flat Road and Kuna Road per the ACHD Master Street Map and is located approximately 2,605 feet south of Deer Flat Road. The other two public street accesses are proposed to be located approximately 830 feet and 1,580 feet south of Deer Flat Road, respectively. Additionally, the preliminary site plan shows eight stub streets that are planned to connect to future phases of the development, including a connection to the planned mid-mile collector between Black Cat Road and Ten Mile Road, which will serve the Madrone Heights Subdivision.

Currently, the site is undeveloped agricultural land with various agricultural buildings that would be removed with the proposed development. The expected build-out of the first Plat of Season Creek Estates will be in a single phase and completed in year 2025. This TIS addresses the existing (2019) and background (2025) traffic conditions, as well as the property's impact in the build-out year 2025. Lastly the TIS provides the approximate number of homes that can be built before proposed mitigations are necessary at any impacted study intersection, roadway and/or driveway.

FINDINGS

The results of the traffic impact analysis indicate that the build-out of the Madrone Heights Property Subdivision can be constructed while maintaining acceptable levels of service and safety on the surrounding transportation system as long as the appropriate mitigations are in place. The findings of this analysis and recommendations are discussed below.

Existing Conditions

- All study intersections operate at acceptable levels of service during the weekday a.m. and p.m. peak hours.
- All study roadway segments operate at acceptable levels of service during the weekday a.m. and p.m. peak hours.
- Crash data from the study intersections and study roadway segments from the most recent five-year period (i.e., 2014-2018) was analyzed for any existing crash trends. Crash history for study intersections and roadways did not reveal safety issues at any study location.

Year 2025 Background Traffic Conditions

- Year 2025 background traffic volumes were forecasted using a 6.5% annual growth rate except for the north- and southbound traffic on SH 69 (Meridian Road) where a 4% annual

growth rate was used for the ITD facility. These growth rates account for the in-process developments in the study vicinity. No other in-process developments that are not accounted for in the growth rate were included.

- Year 2025 background traffic analysis (without inclusion of site-generated traffic) found the following study intersections do not operate at acceptable levels based on applicable ACHD and ITD policies:
    - **Black Cat Road & Amity Road**: LOS F and movements that exceed capacity
    - **Black Cat Road & Columbia Road (PM peak hour only)**: LOS F for the westbound movement but remains under capacity
    - **Ten Mile Road & Columbia Road**: LOS F and movements that exceed capacity
    - **Linder Road & Columbia Road**: LOS F and movements that exceed capacity
    - **SH 69 (Meridian road) & Columbia Road**: Intersection V/C ratio that exceeds 0.90.
- All the study intersections operating at unacceptable levels above are projected to meet traffic signal warrants under 2025 background traffic conditions.
- Intersection mitigations have been identified for these intersections that bring each intersection up to acceptable levels of service. These include:
    - **Black Cat Road & Amity Road**: Install a traffic signal with left-turn lanes. This is projected to be needed in approximately 2021 with the site development at which time the site would have approximately 65 units completed. Site traffic accounts for less than 1% of the projected traffic.
    - **Black Cat Road & Columbia Road**: Signalization is required although the critical westbound intersection movement will remain under capacity, so signalization could be considered beyond 2025 in approximately 2026. The v/c for the critical westbound movement is projected to exceed capacity in approximately 2024 at which time the site would have approximately 224 units completed. Site traffic accounts for approximately 10% of the projected traffic.
    - **Ten Mile Road & Columbia Road**: Install a traffic signal with left-turn lanes as already planned and conditioned on a previous development. This is projected to be needed in approximately 2022 with the site development at which time the site would have approximately 117 units completed. Site traffic accounts for 5-7% of the projected traffic.
    - **Linder Road & Columbia Road**: Install a signal with left-turn lanes or roundabout. A signal is conditioned on a previous development. This is projected to be needed in approximately 2022 with the site development at which time the site would have approximately 121 units completed. Site traffic accounts for approximately 2-3% of the projected traffic.

- **SH 69 (Meridian Road) & Columbia Road**: Increase the cycle length to 200 seconds to accommodate the significant traffic growth, similar to the cycle lengths on Eagle Road. Other options would require additional through traffic lanes on SH 69, which are not currently planned by ITD although there is an ongoing study of SH 69. This is projected to be needed in approximately 2022 at which time the site would have approximately 100 units completed. Site traffic accounts for approximately 1% of the projected traffic.

- All study roadway segments were found to operate within the ACHD segment level of service threshold under background year 2025 traffic conditions except the following:
  - Columbia Road between Black Cat Road and Ten Mile Road
  - Columbia Road between Ten Mile Road and Linder Road
  - Columbia Road between Linder Road and SH 69 (Meridian Road)
- With the intersection mitigation described above, the key intersections will all have turn lanes and therefore the ACHD segment threshold for two lanes with a center turn lane could be applied and allows all the segments to meet ACHD policy.

Trip Generation and Distribution

- The *ITE Trip Generation Manual, 10th Edition* was used to estimate the trip generation for the proposed Season Creek Estates Development.
- The proposed Season Creek Estates development, with 290 single-family homes in the build-out year of 2025, is estimated to generate a total of 2,769 daily net new vehicle trips, of which 211 trips occur during the a.m. peak hour (53 inbound/158 outbound) and 282 trips occur during the p.m. peak hour (178 inbound/104 outbound).
- The distribution pattern for site-generated trips was developed by evaluating existing traffic patterns and major trip origins and destinations within the study area, as well as a select zone analysis from COMPASS' regional travel demand model.

Year 2025 Total Traffic Conditions

- Year 2025 total traffic conditions found the same study intersections continue to operate at acceptable levels of service except the following:
  - **Black Cat Road & Amity Road:** Intersection LOS and v/c ratio remain similar to 2025 background traffic conditions.
  - **Black Cat Road & Columbia Road (PM Peak Hour Only):** Intersection LOS drops to LOS F and westbound movement exceeds capacity.
  - **Ten Mile Road & Columbia Road:** Intersection LOS and v/c ratio remain similar to 2025 background traffic conditions. conditions but v/c for critical movements worsen a small amount.

- **Linder Road & Columbia Road:** Intersection LOS and v/c ratio remain similar to 2025 background traffic conditions but v/c for critical movements worsen a small amount.
- **SH 69 (Meridian Road) & Columbia Road**: Intersection LOS and v/c ratio remain similar to 2025 background traffic conditions.

- No additional mitigations are required at the study intersections beyond those identified in the 2025 background traffic conditions.
- The site accesses are expected to operate at acceptable levels of service during the weekday a.m. and p.m. peak hours.
- All study roadway segments were found to operate at acceptable levels of service under background year 2025 traffic conditions except the following
  - Columbia Road between Black Cat Road and Ten Mile Road
  - Columbia Road between Ten Mile Road and Linder Road
  - Columbia Road between Linder Road and SH 69 (Meridian Road)
- No additional mitigations are required at the study roadway segments beyond those identified in the 2025 background traffic conditions.

Turn Lane Warrant Evaluation

- The turn lane analysis using ACHD procedures did not identify the need for a right-turn or left-turn lanes at any proposed site access.

Site Access Evaluation

- The results from the queuing analysis found that the 95th percentile queue lengths can be accommodated.
  - Each site access provides at least 100 feet of roadway length without a property driveway and/or internal street interference.
- The required intersection sight distance evaluation identified that intersection sight distance can be achieved at all the site access intersections with the following actions:
  - Maintain vegetation and shrubbery and remove potential obstructions along Black Cat Road as necessary to obtain and maintain adequate intersection sight distance.
- There are three proposed public street accesses to the Season Creek Estates development. Two local street connections as well as a new collector street at the mid-mile along Black Cat Road between Kuna Road and Deer Flat Road. Additionally, there are eight stub streets for connections to phases of Season Creek Estates and adjacent developments.
  - **Black Cat Road & New Collector Street (Access A):** This access, a proposed collector street, is located on Black Cat Road approximately 2,605 feet south of

Deer Flat Road. The collector meets spacing requirements between public streets, but does not meet spacing requirements with respect to existing residential and agricultural driveways on Black Cat Road. The access should be considered by ACHD for the following reasons:

- The proposed collector is identified on the *Master Street Map* and meets ACHD spacing requirements, except for the private driveways north and south of the proposed collector.
- There is currently an occupied residence immediately south of the proposed collector street that is not part of the development that causes a shift in the alignment of the collector street to be slightly less than one half mile from Deer Flat Road.
- The residential driveways that do not meet ACHD spacing requirements account for negligible vehicle trips along Black Cat Road and are positioned relative to the site such that left-turn conflicts would not occur.
- The intersection with Black Cat Road will function acceptably as an unsignalized full access (without turn lanes).
- The collector street would provide access to adjacent parcels and future development, which will minimize future development directly accessing the minor arterial (Black Cat Road).
- This access is proposed as a collector street and will only serve residential trips, as well as provide increased accessibility for emergency response vehicles and public services vehicles.

- **South Access & Black Cat Road (Access B):** This access, a proposed local street, accesses Black Cat Road approximately 1,580 feet south of Deer Flat Road, 750' south of the proposed Access C, and approximately 1,025 feet north of the proposed collector street. ACHD's spacing criteria for a full access public street on a minor arterial is 660 feet. Therefore, the proposed access meets the spacing requirement for Black Cat Road for streets but does not meet spacing requirements to the existing residential and agricultural driveways on the west side of Black Cat Road. The access should be considered by ACHD for the following reasons:
  - This access is proposed as a local street and will only serve residential trips, as well as provide increased accessibility for emergency response vehicles and public services vehicles.
  - The proposed access will function acceptably as an unsignalized full access (without turn lanes).
  - The residential driveways that do not meet ACHD spacing requirements account for negligible vehicle trips along Black Cat Road and are positioned relative to the site such that left-turn conflicts would not occur.

- **North Access & Black Cat Road (Access C):** This access, a proposed local street, accesses Black Cat Road approximately 830 feet south of Deer Flat Road and 750 feet north of proposed Access B. ACHD's spacing criteria for a full access public street on a minor arterial is 660 feet. Therefore, the proposed access meets the spacing requirement for Black Cat Road. but does not meet spacing requirements to the existing residential and agricultural driveways on the west side of Black Cat Road. This access is proposed to be full access; however, most movements will consist of right-out and left-in movements because of its connection to Black Cat Road and the regional attractors to the north of the access. The access should be considered by ACHD for the following reasons:
    - This access is proposed as a local street and will only serve residential trips, as well as provide increased accessibility for emergency response vehicles and public services vehicles.
    - The proposed access will function acceptably as a full access (without turn lanes). The residential driveways that do not meet ACHD spacing requirements account for negligible vehicle trips along Black Cat Road and are positioned relative to the site such that left-turn conflicts would not occur.
    - The residential driveways that do not meet ACHD spacing requirements account for negligible vehicle trips along Black Cat Road and are positioned relative to the site such that left-turn conflicts would not occur.
- **Stub Streets**: All proposed stub streets within the site plan meet ACHD requirements. Based on the ACHD Policy Manual, Section 7207.2.4.3, "a stub street will be required to provide circulation or to provide access to adjoining properties." The stub streets are planned to connect to future phases of Season Creek Estates. The timeline for development on future phases of Season Creek Estates is currently unknown, but the stub streets are anticipated to serve future phases during construction and opening upon completion.

RECOMMENDATIONS

Based on the report's analyses and evaluation findings, recommendations were developed accordingly. There were no recommended mitigations identified for existing year conditions.

Background Year 2025 Conditions

The following mitigations are recommended under year 2025 background traffic conditions, without the proposed development:

- **Black Cat Road & Amity Road:** The intersection of Black Cat Road/Amity Road is anticipated to experience unacceptable levels of service under background year 2025 traffic conditions during the weekday a.m. and p.m. peak hours. This intersection is identified in ACHD's *Capital*

Improvements Plan, August 2016 to install a new traffic signal and widen the approaches to a 3x3 intersection.

  - This is projected to be needed in approximately 2021 at which time the site would have approximately 65 units completed. Site traffic accounts for less than 1% of the projected traffic.

- **Black Cat Road & Columbia Road:** The intersection of Black Cat Road/Columbia Road is anticipated to experience LOS D during the p.m. peak hour with one movement operating at LOS F under background year 2025 traffic conditions. ACHD should consider installing a traffic signal at this intersection.

  - The signal is projected to be needed in approximately 2024 with site development at which time the site would have approximately 224 units completed. Site traffic accounts for approximately 10% of the projected traffic at the intersection.

- **Ten Mile Road & Columbia Road:** The intersection of Ten Mile Road/Columbia Road is anticipated to experience unacceptable operations during both weekday a.m. and p.m. peak hours. This intersection is currently under design for an interim traffic signal which was conditioned as part of a separate development and is identified in the *Capital Improvements Plan* for a single lane, expandable, roundabout in year 2023. Therefore, due to the conditioned and planned improvements at this intersection, no mitigations are necessary as a result of the Season Creek Estates development.

  - This is projected to be needed in approximately 2022 at which time the site would have approximately 117 units completed. Site traffic accounts for 5-7% of the projected traffic at the intersection.

- **Linder Road & Columbia Road:** The intersection of Linder Road/Columbia Road is anticipated to experience unacceptable operations during both weekday a.m. and p.m. peak hours. This intersection, while not identified as a planned improvement in either *Five Year Work Plan* or *Capital Improvements Plan*, has been cited as a needed improvement as an outcome of several other developments in the area. Based on the need and previous analyses, ACHD should coordinate with the appropriate developers to install a signal or single lane roundabout.

  - This is projected to be needed in approximately 2022 at which time the site would have approximately 121 units completed. Site traffic accounts for 5-7% of the projected traffic at the intersection.

- **SH 69 (Meridian Road) & Columbia Road:** The intersection of SH 69 (Meridian Road)/Columbia Road is anticipated to experience unacceptable operations during the weekday a.m. peak hour. Table 6 shows deficiencies in LOS, v/c ratio, and delay for overall intersection v/c ratio and lane group v/c ratio. Because the intersection v/c ratio can be mitigated by increasing the signal cycle length to 200 seconds, similar to what is used on Eagle Road, increasing the cycle length is recommended rather than adding lanes on SH-69. ITD is conducting a more detailed study of Meridian Road which should identify it adding lanes is required in the long-term.

- This is projected to be needed in approximately 2022 at which time the site would have approximately 100 units completed. Site traffic accounts for approximately 1% of the projected traffic at the intersection.

Year 2025 Total Traffic Conditions

The following mitigations are recommended under year 2025 total traffic conditions, with the proposed development:

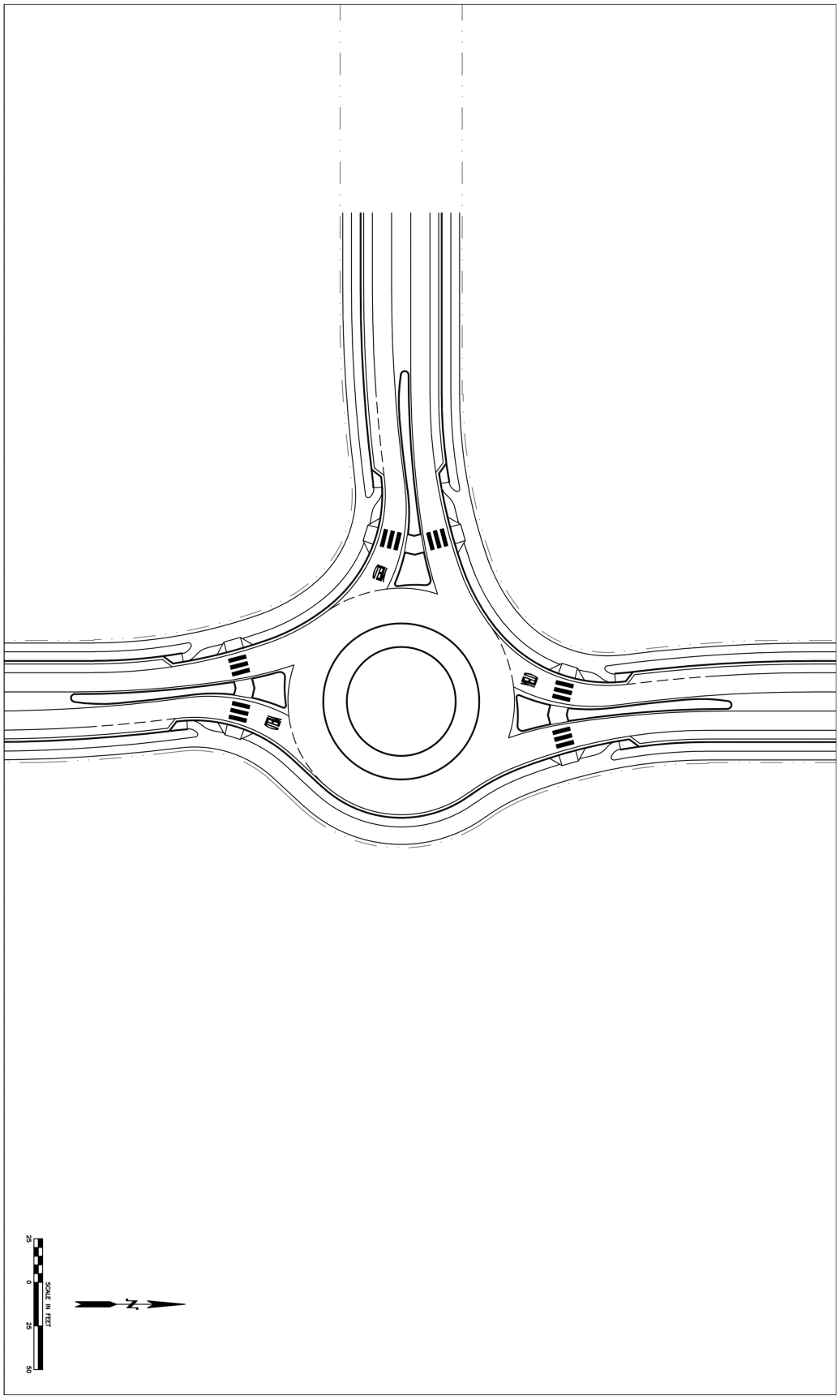
- No additional intersection or segment operational mitigations beyond those identified under 2025 background traffic conditions are required.
- The site traffic was found to move up the timeframe for improvements at the following intersections

    - **Black Cat Road & Columbia Road**: The site traffic results in the westbound v/c ratio exceeding capacity in approximately 2024 versus approximately 2026 in background conditions.

- Following are the recommendations for the site accesses and internal streets:

    - Work with the existing residential home adjacent to the Access C collector roadway to either utilize the collector for access or adjust the existing driveway to be outside the curb return for the new collector street.
    - All local streets within the development should be constructed with one travel lane in each direction.
    - Site driveways with access to public streets should provide sufficient stacking distance for four vehicles (100 feet) to ensure acceptable operation and accommodate larger vehicles, including utility service and delivery vehicles.
        - Site accesses along Black Cat Road should match the existing grade or be higher at the intersection to ensure the best possible sight distance.
        - All accesses and internal streets should be designed to provide adequate intersection site distance. Shrubbery and landscaping near the intersection and site access point should be maintained to ensure adequate sight distance is maintained.

SINGLE-LANE ROUNDABOUT TEMPLATE



Ada County Utility Coordinating Council

Developer/Local Improvement District
Right of Way Improvements Guideline Request

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

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

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

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

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

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

Development Process Checklist

Items Completed to Date:

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

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

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

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

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

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

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

Items to be completed by Applicant:

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

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

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

DID YOU REMEMBER:
Construction (Non-Subdivisions)

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

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

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

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

Construction (Subdivisions)

☐ **Sediment & Erosion Submittal**

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

☐ **Idaho Power Company**

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

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

Request for Appeal of Staff Decision

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

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

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

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

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

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

HOLINKA LAW, P.C.

P.O. Box 190164, Boise, ID 83719 ♦ (208) 572-3355 ♦ jsh@holinkalaw.com

April 4, 2023

Via email to: dhanson@kunaid.gov
City of Kuna
Attn: Doug Hanson, Planning & Zoning Director
751 W. 4th St.
Kuna, ID 83634

RE: Seasons Creek Project

Dear Doug:

As you may know, the applicant for the above-named project, Tim Eck, has agreed to donate land within the proposed development to the Kuna Joint School District No. 3 ("District") for a school site. Mr. Eck and the District have reached an agreement regarding the land donation, which we expect to be finalized and approved by the Board of Trustees ("Board") in the coming weeks. Without going into significant detail on the terms of our agreement, I can confirm that the District, subject to final Board approval, has agreed to accept the school site donation in two parts. The first donation (of an approximately 8.54-acre parcel) would occur in connection with approval of entitlements for phase 1 of the project, while the second donation (of an approximately 2.01-acre parcel) would occur in connection with approval of phase 2.

I am hopeful that this letter addresses any concerns the City may have regarding this aspect of the proposed development. This school site donation will address critical District needs and the District is grateful for Mr. Eck's generous gift. Please do not hesitate to contact me if you have any questions.

Sincerely,
HOLINKA LAW, P.C.

Jill S. Holinka
Attorney for Kuna Joint School District No. 3

Cc: Kuna School District
Elizabeth Koeckeritz

Troy Behunin

From: Scott Arellano <scott@fccnw.com>
Sent: Monday, July 10, 2023 11:09 AM
To: Troy Behunin
Subject: Re: Seasons Creek North - Request for Official Comments - Rezone/Pre Plat/DR

Categories: Agency Comments

This email address is correct. The Fire District has no comments at this time.

Scott Arellano, CFM
Kuna Rural Fire District
Plan Review & Inspection
1.208.922.1144 (Admin)

On Fri, Jul 7, 2023 at 2:29 PM Troy Behunin <tbehunin@kunaid.gov> wrote:

> My PC remembers your old email address and this bounced back. Let me know if you have any questions.
>
> Thank you,
>
> Troy
>
> **From:** Troy Behunin
> **Sent:** Friday, July 7, 2023 12:48 PM
> **To:** ACHD (planningreview@achdidaho.org) <planningreview@achdidaho.org>; Adam Ingram (Adam.Ingram@sparklight.biz) <Adam.Ingram@sparklight.biz>; B. Withrow <Bwithrow@kunaid.gov>; Boise-Kuna Irri. Dist. <aflavel.bkirrdist@gmail.com>; Brent Moore <bmoore@adacounty.id.gov>; Bryce Ostler Int Gas <bryce.ostler@intgas.com>; Camille Burt (camille.r.burt@usps.gov) <camille.r.burt@usps.gov>; Cat Feistner PW <cfeistner@kunaid.gov>; Chad Gordon (cjgrbgman@aol.com) <cjgrbgman@aol.com>; Chief M. Fratusco <mfratusco@adacounty.id.gov>; COMPASS <gis@compassidaho.org>; COMPASS (lklopfenstein@compassidaho.org) <lklopfenstein@compassidaho.org>; Danielle Horras KSD (drhorras@kunaschools.org) <drhorras@kunaschools.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolpfson <eadolfson@compassidaho.org>; Erika Olvera (eolvera@nmid.org) <eolvera@nmid.org>; Genna Ashley - Boise Project Board of Control (gashley@boiseproject.org) <gashley@boiseproject.org>; Idaho Power - Jacky Chris <easements@idahopower.com>; Idaho Power - K Funke <kfunke@idahopower.com>; Joe @ Meridian Fire Dept. <meridianfire@meridiancity.org>; Krystal Hinkle KRFD <khinkle@kunafire.com>; Leon Letson (lletson@adacounty.id.gov) <lletson@adacounty.id.gov>; Lori Badigian <lbadigian@cdhd.idaho.gov>; Marc Boyer (marc.c.boyer@usps.gov) <marc.c.boyer@usps.gov>; 'Mindy Wallace' <Mwallace@achdidaho.org>; NMID <nmid@nmid.org>; P. Stevens <Pstevens@kunaid.gov>; Paris Dickerson (PDickerson@idahopower.com) <PDickerson@idahopower.com>; PWoffice; Rachel Lindsey <Rachel.Lindsey@deq.idaho.gov>; Robbie Reno (rreno@kunaschools.org) <rreno@kunaschools.org>; Scott Arellano (KRFD) (scott@fccnwi.com) <scott@fccnwi.com>; Stacey Yarrington <syarrington@adacounty.id.gov>; Terri

(terri@nyid.org) <terri@nyid.org>; Joe Bongiorno (jbongiorno@meridiancity.org) <jbongiorno@meridiancity.org>; TJ Lawrence (TLawrence@kunafire.com) <TLawrence@kunafire.com>; Tom Ritthaler (TRitthaler@boiseproject.org) <TRitthaler@boiseproject.org>; Vincent Trimboli - ITD <Vincent.Trimboli@itd.idaho.gov>; Doug Hanson <dhanson@kunaid.gov>; Doug Hanson <dhanson@kunaid.gov>
Subject: Seasons Creek North - Request for Official Comments - Rezone/Pre Plat/DR

Afternoon Greetings Everyone,

The City of Kuna requests official comments from your organization for this project in relation to the services it provides.

Agency Transmittal – July 7, 2023

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

CASE NUMBER(S):	22-10-ZC, 22-17-S & 22-38-DR – Seasons Creek Subdivision
PROJECT DESCRIPTION	Applicant requests approval to rezone approximately 60.92 acres from A (Agriculture) to R-8 (Med. Den. Residential) and requests Preliminary Plat approval to subdivide the site into 336 total lots. including 292 single family lots, 43 common lots and 1 lift station lot.
SITE LOCATION	Near the SEC of Deer Flat Rd. and Black Cat Road, Kuna, ID. Section 22, Township 2 North, Range 1 West.
REPRESENTATIVE	**Kristen McNeill** **Givens Pursley, LLP** 601 W Bannock St. Boise, ID, 83702 208.388.1276 kristenmcneill@givenspusley.com
SCHEDULED HEARING DATE	Tuesday, **August 22, 2023,** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Troy Behunin

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550

Brad Little, Governor
Jess Byrne, Director

July 10, 2023

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

Subject: 22-10-ZC, 22-17-S & 22-38-DR – Seasons Creek Subdivision

Dear Mr. Behunin:

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

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

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

     For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

   - IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

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

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

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

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

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

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

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

3. DRINKING WATER

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

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

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

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: https://www.deq.idaho.gov/water-quality/drinking-water/. For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.

- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.

- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.

- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.

- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html

- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards

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

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

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

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/ for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

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

Sincerely,



Aaron Scheff
Regional Administrator

c:
2021AEK

Communities in Motion (CIM) Development Review Checklist

Development Name:	Seasons Creek North
CIM Vision Category:	Existing Neighborhood
Consistent with CIM Vision?	YES
New Households:	292
New Jobs:	0





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

Black Cat Road

Pedestrian level of stress	✗
Bicycle level of stress	✗



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

Economic Activity Center Access	✓
Impact on Existing Surrounding Farmland	✗
Net Fiscal Impact	✓



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

Nearest bus stop	✗
Nearest public school	✗
Nearest public park	✓



Quality of Life
Checked boxes indicate that additional information is attached.

Active Transportation	
Automobile Transportation	
Public Transportation	
Roadway Projects	

✓ **Improves performance** ✓ **Does not improve or reduce performance** ✗ **Reduces performance**

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

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

https://compassidaho.org/
info@compassidaho.org

COMPASS
COMMUNITY PLANNING ASSOCIATION of Southwest Idaho

Sent: 7/14/23

Complete Network Appendix

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

Corridor Name:	Black Cat Road
Primary Use:	N/A
Secondary Use:	N/A

Long-Term Funded and Unfunded Capital Projects

CIM Priority Corridor:	None

More information on transportation needs and projects based on forecasted future growth is available at: https://cim2050.compassidaho.org/projects-and-priorities/project-priorities/

Fiscal Impact Analysis

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

Capital and operating expenditures are determined based on service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

Net Fiscal Impact by Agency

City	County
N/A Highway District	School District

Breakeven point across all agencies: 1 year

Additional Information:

- No capital improvement projects are accounted for in the vicinity of this site as part of the fiscal impact analysis.

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

From:	Troy Behunin
To:	Adam Wenger; Mike Borzick; Chief M. Fratusco; TLawrence Kuna Fire; scott arellano KRFD; Tim Jensen - KSD; Jason Reddy KSD; Brandon Atchley
Cc:	Dawn Battles
Subject:	Seasons Creek North - Request for Official Comments - Rezone/Pre Plat/DR
Date:	Monday, March 17, 2025 5:15:00 PM
Attachments:	image001.png image002.png

Everyone,

Please look at the request below from July 2023. This is going back to our Commission on June 10th, and I would appreciate any updates to previous comments on or BEFORE May 7th so that I can adjust my staff report as needed.

Or Click this Link here >>. 22-10-ZC, 22-17-S & 22-38-DR – Seasons Creek Subdivision

The UPDATED INFORMATION is in the link provided, and each new item is listed as UPDATED, and it's at the bottom of the list of items.

If there are any questions, please let me know!

Troy

PLANNING & ZONING KUNA IDAHO

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

Troy Behunin
Senior Planner
City of Kuna | Development Services
Phone: 208.387.7729
Email: TBehunin@KunaID.Gov
www.kunacity.id.gov

All e-mail messages sent to or received by City of Kuna e-mail accounts are subject to Idaho law, in regard to both release and retention, and may be released upon request, unless exempt from disclosure by law.

From: Troy Behunin
Sent: Friday, July 7, 2023 12:48 PM
To: ACHD (planningreview@achdidaho.org) <planningreview@achdidaho.org>; Adam Ingram (Adam.Ingram@sparklight.biz) <Adam.Ingram@sparklight.biz>; B. Withrow <Bwithrow@kunaid.gov>; Boise-Kuna Irri. Dist. <aflavel.bkirrdist@gmail.com>; Brent Moore <bmoore@adacounty.id.gov>; Bryce Ostler Int Gas <bryce.ostler@intgas.com>; Camille Burt (camille.r.burt@usps.gov) <camille.r.burt@usps.gov>; Cat Feistner PW <cfeistner@kunaid.gov>; Chad Gordon (cjgrbgman@aol.com) <cjgrbgman@aol.com>; Chief M. Fratusco <mfratusco@adacounty.id.gov>; COMPASS <gis@compassidaho.org>; COMPASS (lklopfenstein@compassidaho.org) <lklopfenstein@compassidaho.org>; Danielle Horras KSD (drhorras@kunaschools.org) <drhorras@kunaschools.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolpfson <eadolfson@compassidaho.org>; Erika Olvera (eolvera@nmid.org) <eolvera@nmid.org>; Genna Ashley - Boise Project Board of Control (gashley@boiseproject.org) <gashley@boiseproject.org>; Idaho Power - Jacky Chris <easements@idahopower.com>; Idaho Power - K Funke <kfunke@idahopower.com>; Joe @ Meridian Fire Dept. <meridianfire@meridiancity.org>; Krystal Hinkle KRFD <khinkle@kunafire.com>; Leon Letson (lletson@adacounty.id.gov) <lletson@adacounty.id.gov>; Lori Badigian <lbadigian@cdhd.idaho.gov>; Marc Boyer (marc.c.boyer@usps.gov) <marc.c.boyer@usps.gov>; 'Mindy Wallace' <Mwallace@achdidaho.org>; NMID <nmid@nmid.org>; P. Stevens <Pstevens@kunaid.gov>; Paris Dickerson (PDickerson@idahopower.com) <PDickerson@idahopower.com>; PWoffice

<PWoffice@kunaid.gov>; Rachel Lindsey <Rachel.Lindsey@deq.idaho.gov>; Robbie Reno (rreno@kunaschools.org) <rreno@kunaschools.org>; Scott Arellano (KRFD) (scott@fccnwi.com) <scott@fccnwi.com>; Stacey Yarrington <syarrington@adacounty.id.gov>; Terri (terri@nyid.org) <terri@nyid.org>; Joe Bongiorno (jbongiorno@meridiancity.org) <jbongiorno@meridiancity.org>; TJ Lawrence (TLawrence@kunafire.com) <TLawrence@kunafire.com>; Tom Ritthaler (TRitthaler@boiseproject.org) <TRitthaler@boiseproject.org>; Vincent Trimboli - ITD <Vincent.Trimboli@itd.idaho.gov>; Doug Hanson <dhanson@kunaid.gov>; Doug Hanson <dhanson@kunaid.gov>

Subject: Seasons Creek North - Request for Official Comments - Rezone/Pre Plat/DR

Afternoon Greetings Everyone,
The City of Kuna requests official comments from your organization for this project in relation to the services it provides.

~~Agency Transmittal – July 7, 2023~~

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

CASE NUMBER(S):	22-10-ZC, 22-17-S & 22-38-DR – Seasons Creek Subdivision
PROJECT DESCRIPTION	~~Applicant requests approval to rezone approximately 60.92 acres from A (Agriculture) to R-8 (Med. Den. Residential) and requests Preliminary Plat approval to subdivide the site into 336 total lots. including 292 single family lots, 43 common lots and 1 lift station lot.~~
SITE LOCATION	Near the SEC of Deer Flat Rd. and Black Cat Road, Kuna, ID. Section 22, Township 2 North, Range 1 West.
REPRESENTATIVE	**Kristen McNeill** **Givens Pursley, LLP** 601 W Bannock St. Boise, ID, 83702 208.388.1276 kristenmcneill@givenspusley.com
SCHEDULED HEARING DATE	Tuesday, ~~**August 22, 2023,**~~ at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Troy Behunin Senior Planner TBehunin@kunaid.gov

Click the BLUE link next to the "CASE NUMBERS" box above – Either hover and <*CLICK*>, or hold the Ctrl button and <*CLICK*>.
Please let us know if you have any questions or need additional information.
Have a great weekend.

Troy Behunin
Senior Planner
City of Kuna
751 W. 4th Street

Kuna, ID 83634
TBehunin@KunaId.Gov



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

Miranda Gold, President
Alexis Pickering, Vice-President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner
Patricia Nilsson, Commissioner

Date: April 14, 2025

To: Elizabeth Koeckeritz-Givens Pursley and David Crawford-Centurion Engineers, Inc.

Staff Contact: Dawn Battles, Senior Planner

Project Description: Seasons Creek North

Trip Generation: This development is estimated to generate 2,769 vehicle trips per day, 282 vehicle trips per hour in the PM peak hour, based on the traffic impact study.

Proposed Development Meets	
All ACHD Policies	
Requires Revisions to meet ACHD Policies	X

Traffic Impact Study	
Yes	X
No	
If yes, is mitigation required	X

Area Roadway Level of Service	
Do area roadways meet ACHD's LOS Planning Thresholds?	
Yes	
No	X
Area roads will meet ACHD's LOS Planning Thresholds in the future with planned improvements?	
Yes	X
No	

ACHD Planned Improvements	
FYP	Yes
CIP	Yes

Livable Street Performance Measures	
Pedestrian	LTS 3
Cyclist	LTS 4

Is Transit Available?	
Yes	
No	X

Project/File: **Seasons Creek North/ KPP25-0004/ 22-10-ZC/ 22-17-S/ 22-38-DR**
This is a rezone from A (Agriculture) to R-6 (Medium Density Residential), a design review and a preliminary plat application to allow for the development of a 342-lot residential subdivision consisting of 280 single family building lots and 61 common lots on 71-acres.

Lead Agency: City of Kuna

Site address: 2420 W Kuna Road

Staff Approval: April 14, 2025

Applicant: Elizabeth Koeckeritz
Givens Pursley
608 W. Bannock Street
Boise, ID 83702

Representative: David Crawford
Centurion Engineers, Inc.
2323 S. Vista Avenue, Suite 206
Boise, ID 83705

Staff Contact: Dawn Battles, Senior Planner
Phone: 208-387-6218
E-mail: dbattles@achdidaho.org

Report Summary:

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H. Standard Conditions of Approval 27
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ACHD Planned Improvements

1. Capital Improvements Plan (CIP)/ Five Year Plan (FYP):

- The intersection of Ten Mile Road and Columbia Road is scheduled in the FYP to be constructed as a single lane roundabout and will include an APS (accessible pedestrian signal) with LPI (leading pedestrian interval), enhanced pedestrian/bike facilities and intersection lighting. The design year is scheduled for 2028-2029 and the construction date has not been determined.
- The intersection of Amity Road and Black Cat Road is listed in the CIP to be constructed as a multi-lane roundabout with 4-lanes on the north leg, 4-lanes on the south, 2-lanes east, and 2-lanes on the west leg, and constructed between 2036 and 2040.
- The intersection of Lake Hazel Road and Black Cat Road is listed in the CIP to be constructed as a single-lane roundabout with 2-lanes on the north leg, 2-lanes on the south, 2-lanes on the east, and 2-lanes on the west leg and constructed between 2036 and 2040.

Level of Service Planning Thresholds

1. 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
Black Cat Road	2,654-feet	Minor Arterial	197	Better than "D"

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

2. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Black Cat Road north of Deer Flat Road was 3,523 on November 29, 2023.

A. Site Specific Conditions of Approval

1. Enter into a signal agreement with ACHD for the installation of the signal at the Columbia Road/Black Cat Road intersection. The signal agreement shall note 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 signal, and that improvements are not eligible for reimbursement.

In order to ensure the Columbia Road/Black Cat Road intersection will be improved when warranted, the following items must be in place prior to plan acceptance and the final plat that contains the 225th building lot:

- Signal Agreement
- Full design and approved plans for the intersection

2. Dedicate additional right-of-way to accommodate the future construction of the single lane roundabout planned in the MSM at the Black Cat Road/Deer Flat Road intersection consistent with template shown on page 11. Compensation will not be provided.

3. Dedicate additional right-of-way to total 39-feet from centerline of Black Cat Road abutting the site. Compensation will not be provided.

4. Improve Black Cat Road with 17-feet of pavement from centerline and a 3-foot gravel shoulder and as proposed 8-foot wide detached concrete sidewalk abutting the site. Locate the sidewalk a minimum of 32-feet from centerline of Black Cat Road.

5. Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk located outside of the right-of-way. Sidewalk shall be located wholly within right-of-way or wholly within a permanent right-of-way easement.

6. Construct a dedicated southbound left-turn lane on Black Cat Road at the intersections of Azeroth Way and Undercity Street.

7. Construct the east/west collector, Azeroth Way (see image page 14), as a 36-foot wide collector street section with vertical curb, gutter, and 8-foot wide attached concrete sidewalk, as proposed. Dedicate right-of-way to 2-feet behind back of sidewalk.

8. Construct Undercity Street (see image page 14), an east/west roadway, as a 36-foot wide local street section with curb, gutter and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way, as proposed.

9. If the City allows the proposed 27-foot wide and 33-foot wide street sections, construct the following streets as 27-foot wide street sections with curb, gutter and 5-foot wide attached concrete sidewalk:

<u>27-foot wide streets:</u>

- Orgrimmar Avenue between Lakeshire Street and Menethil Street
- Menethil Street
- Stormwind Avenue between Menethil Street and Ironforge Street
- Stormwind Avenue between Darkshire Street and Tinkertown Street
- Orgrimmar Avenue between Ironforge Street and Thunderbluff Street
- Shattrath Avenue

- Darkshire Street between Stormwind Avenue and Tinkertown Street
- Dalaran Avenue between Darkshire Street and Tinkertown Street
- Tarren Mill Drive

33-foot wide streets:

- Lakeshire Street
- Razor Hill Way
- Orgrimmar Avenue between Menethil Street and Undercity Street
- Bambala Street
- Ironforge Street
- Exodar Street
- Thuderbluff Street
- Darkshire Street between Stormwind Avenue and Dalaran Avenue
- Stormwind Avenue between Tinkertown Street and the site's south property line
- Orgrimmar Avenue between Darshire Street and Tarren Mill Drive
- Shattrath Avenue
- Dalaran Avenue between Tinkertown Street and Tarren Mill Drive
- Tinkertown Street
- Nesingwary Drive
- Two unnamed stub streets to the site's south property line

Install "No Parking" signs on one side of the 27-foot wide street sections. Coordinate a signage program with District Development Review staff.

OR

If the City of Kuna does not allow the proposed 27 and 33-foot wide street sections, then construct the above listed roadways as 36-foot wide street sections with curb, gutter and 5-foot wide concrete sidewalk. Dedicate right-of-way to 2-feet behind back of sidewalk.

10. Construct 8 knuckles throughout the site, as proposed.

11. Construct Azeroth Way to intersect Black Cat Road located 2,605-feet south of Deer Flat Road, as proposed.

12. Construct Undercity Street to intersect Black Cat Road located 830-feet south of Deer Flat Road, as proposed.

13. Construct Stormwind Avenue to intersect Azeroth Way located 432-feet east of Black Cat Road, as proposed.

14. Construct all internal local roadways to align or offset a minimum of 125-feet, as proposed.

15. Construct 9 stub streets, as proposed, located as follows:

- Razor Hill Way to the site's south property line located 862-feet east of Black Cat Road

- Undercity Street to the site's east property line located 832-feet south of the site's north property line
- Ironforge Street to the site's east property line located 250-feet south of Undercity Street
- Tinkertown Street to the site's east property line located 844-feet north of the site's south property line
- Azeroth Way to the site's east property line located 273-feet north of the site's south property line
- Nesingwary Drive to the site's east property line located 80-feet north of the site's south property line
- Stormwinnd Avenue to the site's south property line located 436-feet east of Black Cat Road
- Two unnamed streets to the site's south property line located 248 and 500-feet east of Stormwind Avenue

16. Construct a stub street to the site's north property line.

17. Construct a temporary cul-de-sac at the terminus of Undercity Street, Ironforge Street, and Azeroth Way. Construct the temporary cul-de-sacs with the dimensions of a standard cul-de-sac. Grant a temporary turnaround easement to the District for those portions of the cul-de-sacs which extend beyond the dedicated street right-of-way. 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.

18. Install a sign at the terminus of each of the local stub streets stating, "THIS ROAD WILL BE EXTENDED IN THE FUTURE.", and for Azeroth Way stub street, stating, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE."

19. Redesign Stormwind Avenue and Azeroth Way to reduce the length of the roadways or to include passive design elements. The ultimate locations and design will be determined during plan review by Development Review staff.

Speed humps/bumps and valley gutter will not be accepted as traffic calming.

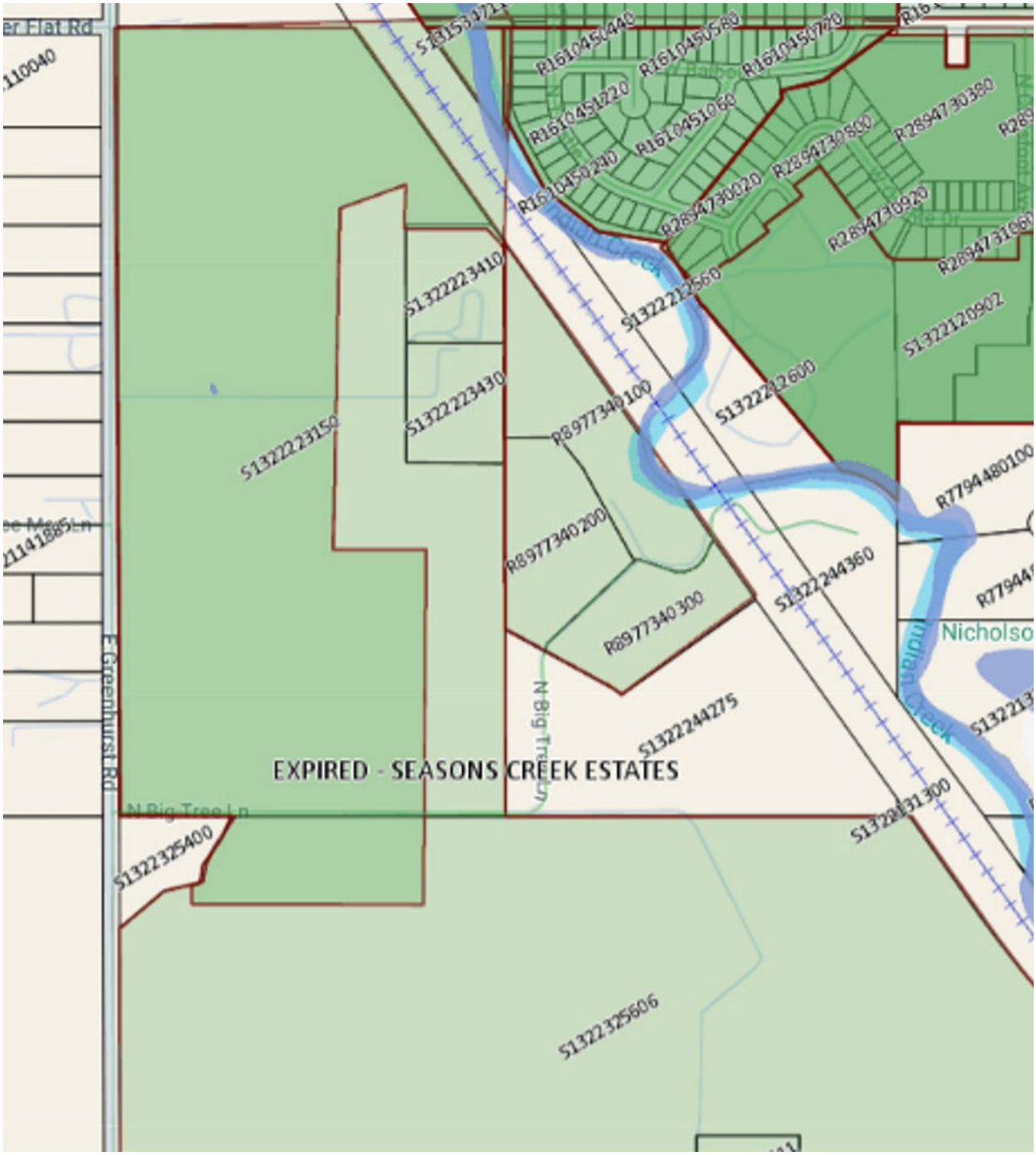
20. Other than the access specifically approved with this application, direct lot access is prohibited to Black Cat Road and Azeroth Way and should be noted on the final plat.

21. 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.

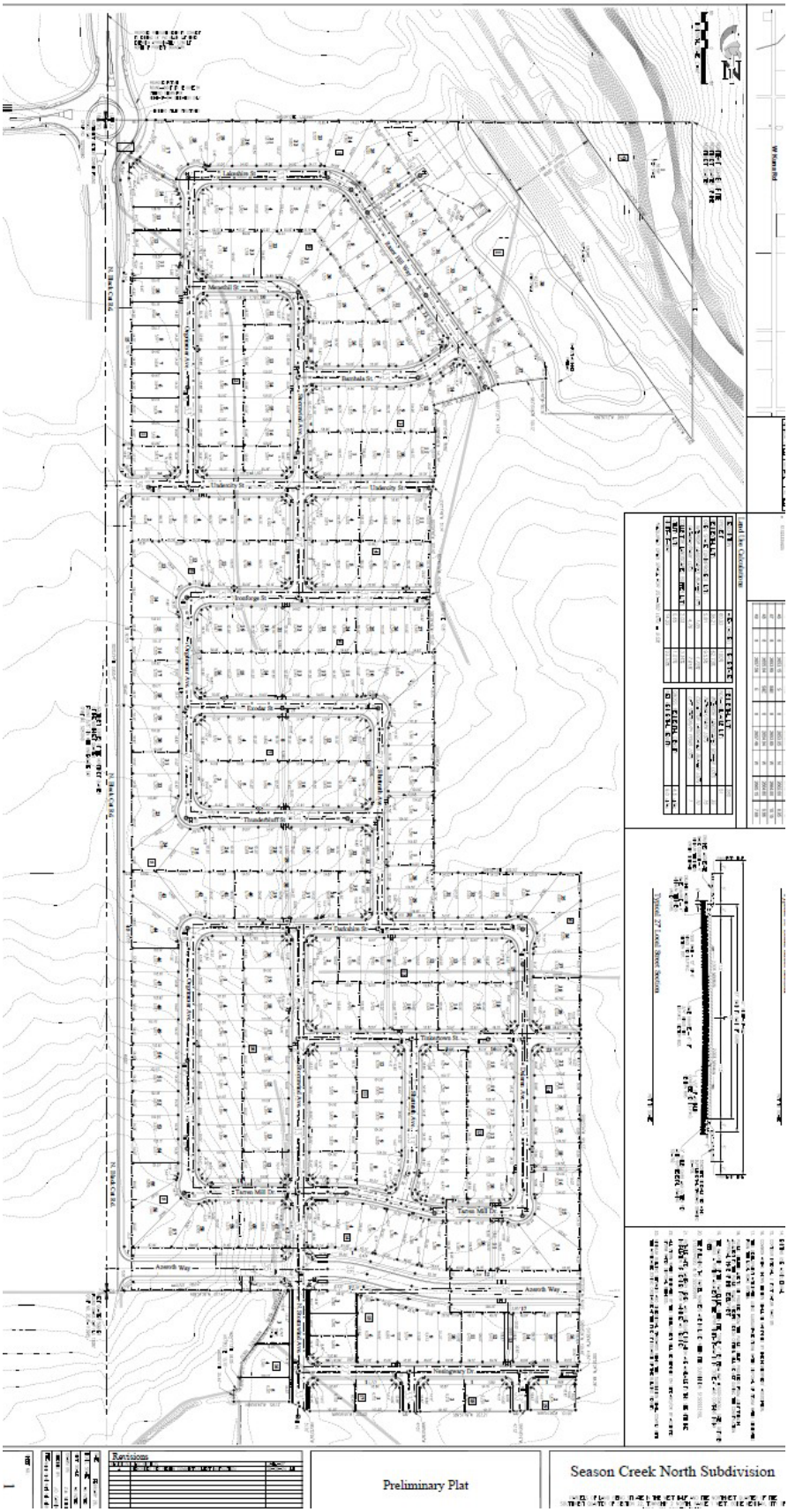
22. There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

23. Comply with all Standard Conditions of Approval.

B. Vicinity Map



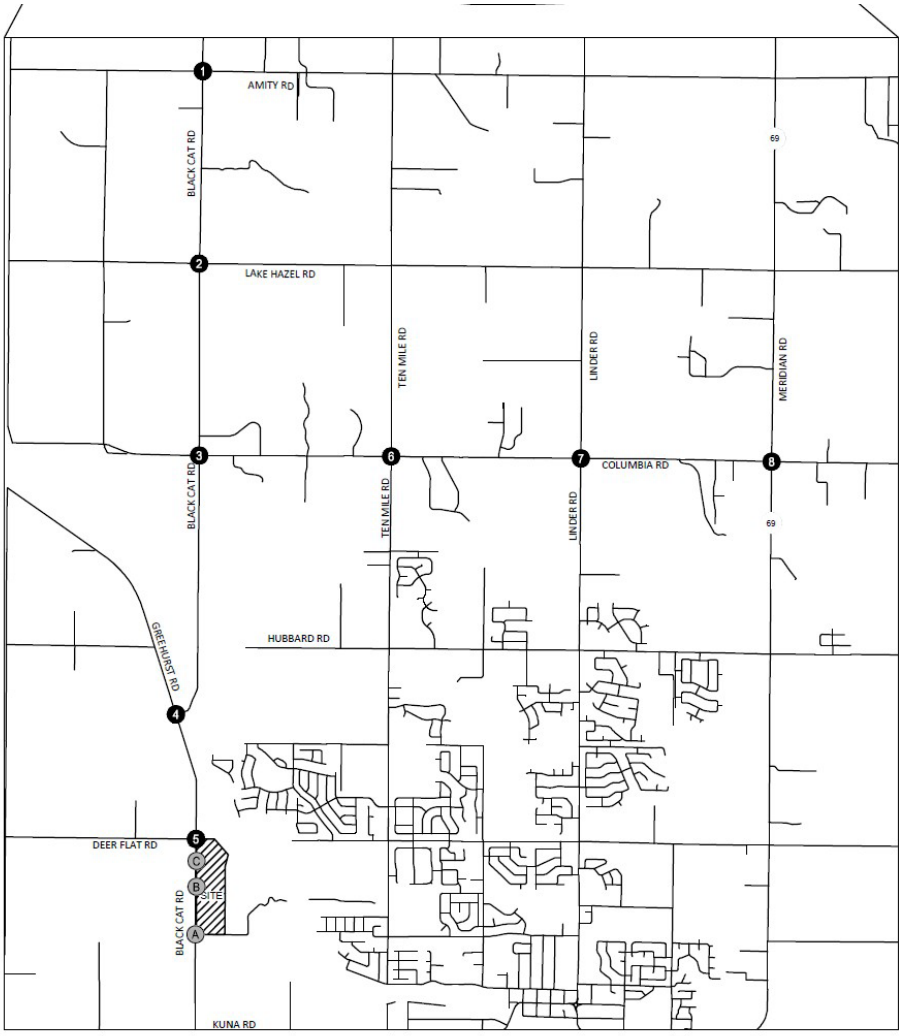
C. Site Plan


Revisions
Preliminary Plat
Season Creek North Subdivision

D. Traffic Impact Study – Summary and Findings

1. Traffic Impact Study

Kittelson & Associates prepared a traffic impact study (TIS) for the proposed Seasons Creek North development. An executive summary and of the findings **presented by Kittelson & Associates** can be found under attachments on page 26. 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 TIS. Staff comments and recommendations on the submitted traffic impact study can be found below.



LEGEND

(##) - Study Intersections

(X) - Site Access

Site Vicinity
Kuna, Idaho

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 Five Year Plan (FYP) 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 FYP or the CIP; the applicant may (i) analyze the shoulder hour, defined as the hour prior to after the determined peak hour within the two-hour peak period, (sometime analyzed as hour before or after peak period) 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 measures beyond improvements from District policy, such as: off-site sidewalks, off-site 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 7205.3.1 states that Level of Service Planning Thresholds have been established for principal arterials and minor arterials within ACHD's Capital Improvement Plan and are also listed in section 7106. Unless otherwise required to provide a Traffic Impact Study under section 7106, a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation for a roadway or intersection that currently exceeds the minimum acceptable level of service planning threshold or V/C ratio.

b. TIS Findings: Staff has reviewed the submitted traffic impact study (TIS) and TIS addendums and generally agree with the findings and recommendations. The percentage of site generated traffic under 2025 total traffic conditions in the PM peak hour is provided in parenthesis.

Intersections:

- Amity Road/Black Cat Road (1%)

- Three approaches exceed ACHD's acceptable Level of Service Planning Thresholds in the AM and/or PM peak hours under 2025 background and 2025 total traffic conditions
- Signal warrant analysis indicates that the intersection meets traffic signal warrants under 2025 background and 2025 total traffic conditions
    - Mitigate with a 3X3 traffic signal under 2025 background and total traffic conditions
        - No additional improvements are recommended at this intersection, as the proposed site traffic at this intersection will be less than 10% of the 2025 total traffic conditions. Therefore, consistent with District policy 7205.3.1 Level of Service Planning Threshold, which states, a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation.

- Black Cat Road/Columbia Road (11%)
    - Signal warrant analysis indicates that the intersection meets traffic signal warrants under 2025 background and 2025 total traffic conditions
    - Westbound lane group exceeds ACHD's Acceptable Level of Service Planning Thresholds in the PM peak hour under 2025 total traffic conditions
        - Mitigate with a 3X3 traffic signal or construct a single lane roundabout under 2025 total traffic conditions

  The Black Cat Road/ Columbia Road intersection is not programmed for improvements in ACHD's FYP or CIP. The Master Street Map does identify a future single-lane roundabout at this intersection. The TIS did not analyze the shoulder hour, and a safety analysis was not provided to determine alternative mitigation requirements. The TIS recommends the construction of a single-lane roundabout or the installation of a 3X3 traffic signal to accommodate 2025 total traffic conditions with the 224th building lot.

  Prior to plan approval and ACHD's signature on the final plat that contains the 225th building lot, the applicant should be required to modify and signalize the Black Cat Road/Columbia Road intersection to a 3 X 3 signalized intersection with additional widening to accommodate left-turn lanes on all approaches, and pavement for all approaches to adequately align. A signal agreement with ACHD will be required.

- SH-69/Columbia Road (1%)
    - Eastbound left-turn lane exceeds ACHD's Acceptable Level of Service Planning Thresholds in the AM peak hour under 2025 total traffic conditions
        - Signal timing adjustments under 2025 total traffic conditions
        - Additional lanes on the west leg of the intersection and additional lanes on SH-69 under 2025 total traffic conditions
            - No additional improvements are recommended on Columbia Road at the intersection with SH-69, as the proposed site traffic at this intersection will be less than 10% of the 2025 total traffic conditions. Therefore, consistent with District policy 7205.3.1 Level of Service Planning Threshold, which states, a proposed development with site traffic less than 10% of the existing

downstream roadway or intersection peak hour traffic shall not be required to provide mitigation.

- The applicant should coordinate with the City of Kuna and the Idaho Transportation Department (ITD) to determine if additional improvements are necessary on SH-69 and at the intersection with Columbia Avenue.

Roadways Segments:

- Columbia Road between Black Cat Road to Ten Mile Road (8%)
    - Anticipated to exceed ACHD's acceptable level of service planning thresholds in the AM and/or PM peak hours as a 2-lane roadway under 2025 background and 2025 total traffic conditions and meets ACHD's acceptable Level of Service Planning Thresholds in the AM and PM shoulder hours under 2025 background and 2025 total traffic conditions
        - No mitigation or alternative mitigation proposed under 2025 background or 2025 total traffic conditions
            - The proposed site traffic for the existing roadway segment will be less than 10% of the 2025 total traffic conditions. Therefore, consistent with District policy 7205.3.1 Level of Service Planning Threshold, which states, a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation; no improvements are required for this segment of Columbia Road.
- Columbia Road between Ten Mile Road to Linder Road (5%)
    - Anticipated to exceed ACHD's acceptable level of service planning thresholds in the AM and PM peak hours as a 2-lane roadway under 2025 background and 2025 total traffic conditions and meets ACHD's acceptable Level of Service Planning Thresholds in the AM and PM shoulder hours under 2025 background and 2025 total traffic conditions
        - No mitigation or alternative mitigation proposed under 2025 background or 2025 total traffic conditions
            - The proposed site traffic for the existing roadway segment will be less than 10% of the 2025 total traffic conditions. Therefore, consistent with District policy 7205.3.1 Level of Service Planning Threshold, which states, a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation; no improvements are required for this segment of Columbia Road.
- Columba Road between Linder Road to Meridian Road
    - Anticipated to exceed ACHD's acceptable level of service planning thresholds in the AM and PM peak hours as a 2-lane roadway under 2025 background and 2025 total traffic conditions and meets ACHD's acceptable Level of Service Planning Thresholds in the AM and PM shoulder hours under 2025 background and 2025 total traffic conditions
        - No mitigation or alternative mitigation proposed under 2025 background or 2025 total traffic conditions

- The proposed site traffic for the existing roadway segment will be less than 10% of the 2025 total traffic conditions. Therefore, consistent with District policy 7205.3.1 Level of Service Planning Threshold, which states, a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation; no improvements are required for this segment of Columbia Road.

Site Access Evaluation:

- Site Access A (Azeroth Way) on Black Cat Road, a collector street located 2,605-feet south of Deer Flat Road. The TIS notes this access is required as it is designated on the MSM, this street is anticipated to operate acceptably as an unsignalized full access, meets ACHD spacing requirements, meets ACHD traffic volume thresholds and exceeds the minimum sight distance requirements. Staff recommends approval of the location as it meets District policy and is approved as a temporary full access and may be restricted at any time as determined by ACHD.
- Site Access B was evaluated; however, this site access is no longer being proposed as part of the development.
- Site Access C (Undercity Street), on Black Cat Road, a local street located 830-feet south of Deer Flat Road. The TIS notes this street is anticipated to operate acceptably as a full access, meets ACHD spacing requirements and exceeds the minimum sight distance requirements. The TIS also notes that without Site Access B, this access will exceed the allowable 1,000 average daily trips on a local street, as this street stubs to an adjacent parcel. Staff is supportive of this access and is approved as a temporary full access and may be restricted at any time as determined by ACHD.

A TIS addendum was provided analyzing the development without Site Access B and the findings were that two accesses provided to the development are anticipated to operate acceptably.

Turn Lanes:

A turn lane warrant analysis was provided, and no turn lanes were warranted based on the findings of the TIS.

The TIS addendum provided states that without Site Access B, a southbound left-turn lane is warranted on Black Cat Road at the intersection with Azeroth Way (Site Access A).

c. Staff Comments/Recommendations: Consistent with the findings and recommendations of the TIS, a southbound left-turn lane is required to be constructed on Black Cat Road at the intersection with Azeroth Way when Azeroth Way is constructed.

Although the TIS states turn lanes are not warranted on Black Cat Road at the intersection with Undercity Street, staff generally disagrees with the trip assignment percentages between Undercity Street and Azeroth Way as assumed in the TIS addendum, when considering that Undercity Street is unlikely to be the minor site traffic for trip assignment purposes considering Azeroth Way's location, and the lot and internal roadway layout of Seasons Creek North.

Additionally, while the TIS addendum analysis did not show a turn lane warrant being satisfied when no Access B is assumed, future stub road connections to the east will result in this turn lane being warranted, coupled with the trip assignment assumptions discussed above, the turn lane will be needed for safety purposes and to reduce the impacts to the traveling public. Therefore, a southbound left-turn lane should be required to be constructed on Black Cat Road at the intersection with Undercity Street when Undercity Street is constructed.

Consistent with the findings and recommendations of the TIS, the applicant should be required to modify and signalize the Black Cat Road/Columbia Road intersection to a 3 X 3 signalized intersection with additional widening to accommodate left-turn lanes on all approaches, and pavement for all approaches to adequately align prior to plan approval and ACHD's signature on the final plat that contains the 225th building lot. A signal agreement with ACHD will be required.

E. Findings for Consideration

1. Columbia Road/Black Cat Road Intersection

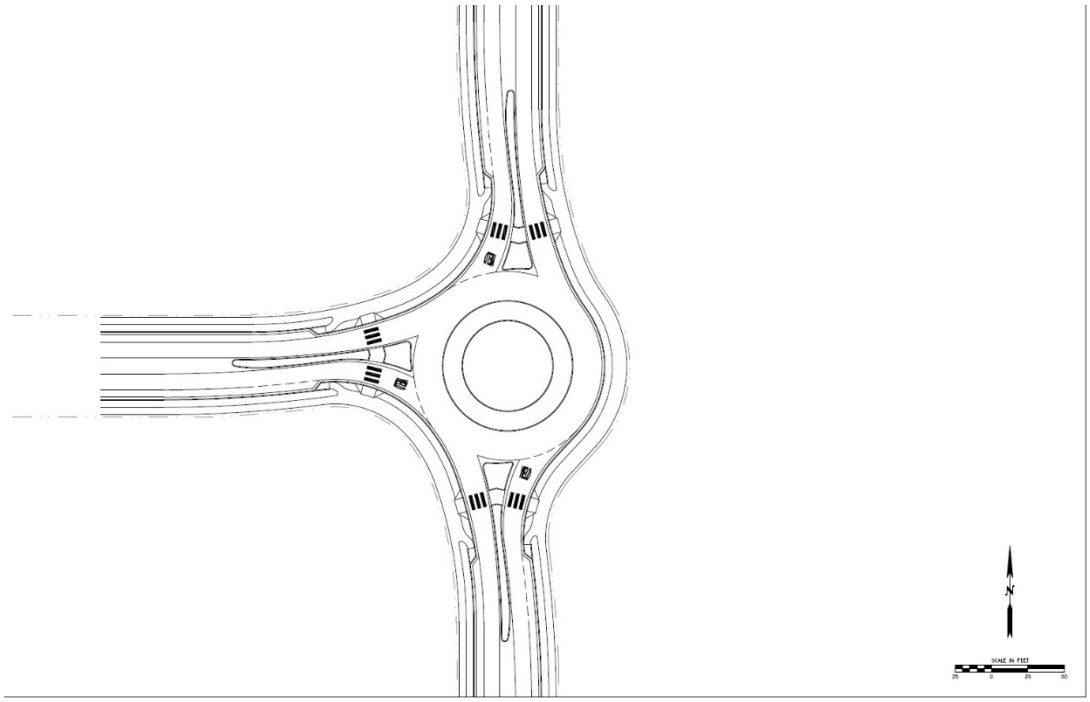
The traffic impact study notes that the Columbia Road/Black Cat intersection is anticipated to exceed ACHD's Acceptable Level of Service Planning Thresholds in the PM peak hour under 2025 total traffic conditions, or when 224 single family lots have been platted and will need to be improved with an interim signal. This intersection is not currently scheduled for improvements in ACHD's CIP.

Consistent with the findings and recommendations of the traffic impact study, the applicant should be required to modify and signalize the Columbia Road/Black Cat Road intersection to a 3 X 3 interim signalized intersection prior to ACHD's signature on the final plat that contains the 225th building lot. As such, the applicant should be required to enter into a signal agreement with ACHD. Interim improvements are not eligible for reimbursement and all costs would be the responsibility of the applicant.

2. MSM Roundabout-Black Cat Road/Deer Flat Road Intersection

a. ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, roundabout requirements, and specific roadway features required through development. A new single-lane roundabout was identified on the MSM at the intersection of Deer Flat Road/Black Cat Road.

b. Staff Comments/Recommendation: The intersection of Black Cat Road/Deer Flat Road is shown as a single lane roundabout on the MSM. To accommodate the future construction of the three-leg single-lane roundabout, the applicant should dedicate additional right-of-way consistent with the template. Compensation will not be provided for the additional right-of-way dedication, as the intersection is not listed in ACHD's CIP.



3. Black Cat Road

a. Existing Conditions: Black Cat Road is improved with 2-travel lanes, 25-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 54-feet of right-of-way for Black Cat Road (25-feet from centerline).

b. Applicant Proposal: The applicant is proposing to improve Black Cat Road with curb, gutter and 8-foot wide attached concrete sidewalk abutting the site.

c. Staff Comments/Recommendations: The applicant's proposal to improve Black Cat Road with curb and gutter does not meet District Frontage Improvements policy and should not be approved. Consistent with District Frontage Improvements policy, the applicant should be required to improve Black Cat Road with 17-feet of pavement from centerline and a 3-foot gravel shoulder and as proposed 8-foot wide detached concrete sidewalk abutting the site. The sidewalk should be located a minimum of 32-feet from centerline of Black Cat Road.

Consistent with the MSM, the applicant should be required to dedicate additional right-of-way to total 39-feet from centerline of Black Cat Road abutting the site. The applicant will not be compensated for the additional dedicated right-of-way, as Black Cat Road is not listed in the CIP.

The applicant should be required to provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk located outside of the right-of-way. Sidewalk shall be located wholly within right-of-way or wholly within a permanent right-of-way easement.

The applicant should be required to construct a southbound left-turn lane on Black Cat Road at the intersection with Azeroth Way and Undercity Street when Azeroth Way and Undercity Street are constructed.

4. Azeroth Way East/West Mid-Mile Collector

a. Existing Conditions: There are no collector roadways within the site. A private road, Big Tree Lane, currently exists in the proposed location of Azeroth Way.

b. Applicant Proposal: The applicant is proposing to construct the east/west collector, Azeroth Way, generally located at the mid-mile (highlighted in red-image page 14) as a 36-foot wide collector street section with vertical curb, gutter, and 8-foot wide attached concrete sidewalk within 60-feet of right-of-way.

c. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved. The applicant should be required to dedicate right-of-way to 2-feet behind back of sidewalk in lieu of the proposed 4-feet behind back of sidewalk.

5. Undercity Street

a. Existing Conditions: There are no public local streets within the site.

b. Applicant Proposal: The applicant is proposing to construct Undercity Street (highlighted in orange-image page 14), an east/west roadway, as a 36-foot wide local street section with curb, gutter and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.

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

6. 27 and 33-foot Internal Local Streets

a. Existing Conditions: There are no public local streets within the site.

b. Applicant Proposal: The applicant is proposing several 27-foot and 33-foot wide street sections with curb, gutter and 5-foot wide attached concrete sidewalk throughout the site and are listed as follows:

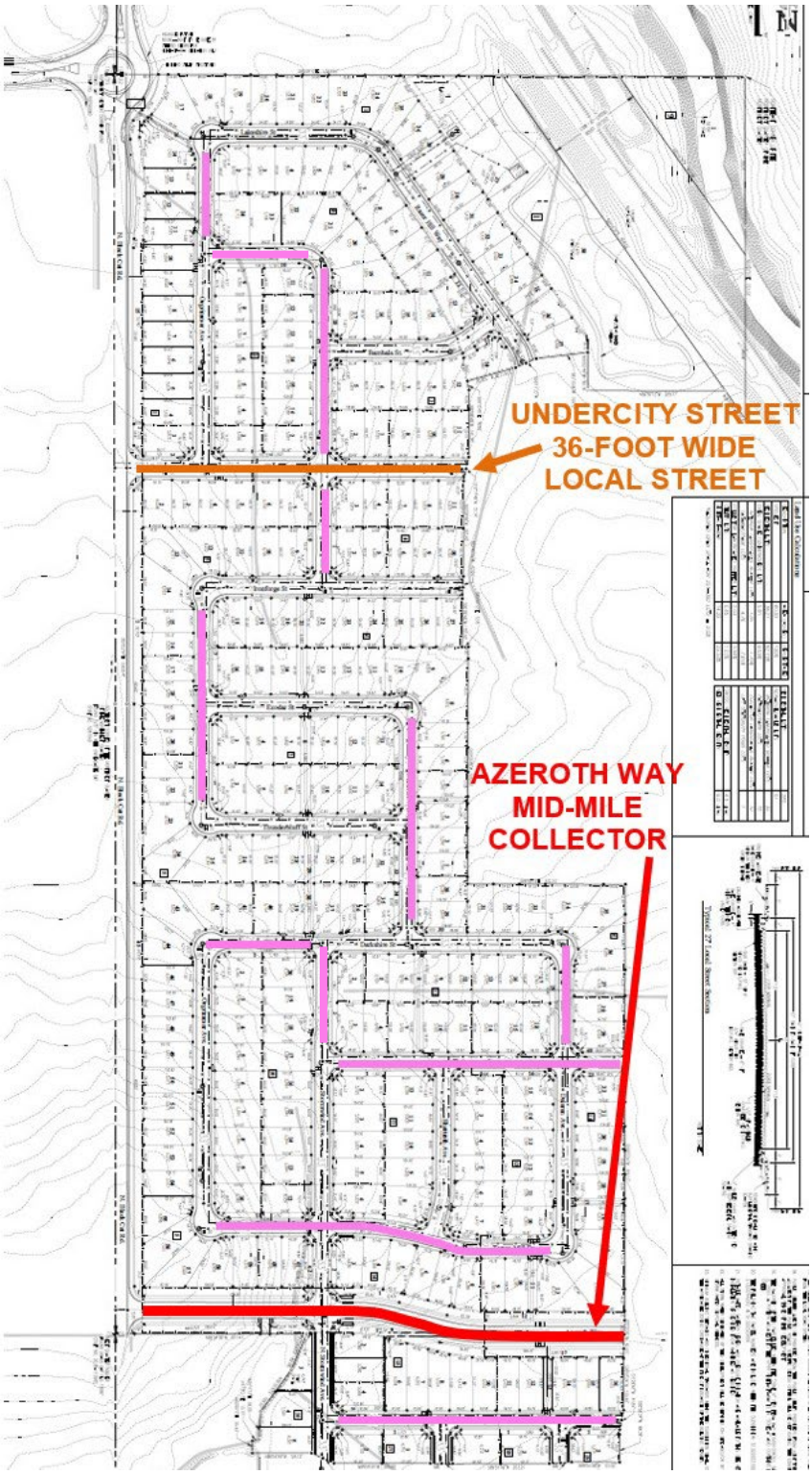
27-foot wide street sections(highlighted in pink-image below)

- Orgrimmar Avenue between Lakeshire Street and Menethil Street
- Menethil Street
- Stormwind Avenue between Menethil Street and Ironforge Street
- Stormwind Avenue between Darkshire Street and Tinkertown Street
- Orgrimmar Avenue between Ironforge Street and Thunderbluff Street
- Shattrath Avenue
- Darkshire Street between Stormwind Avenue and Tinkertown Street
- Tinkertown Street
- Dalaran Avenue between Darkshire Street and Tinkertown Street
- Tarren Mill Drive
- Nesingwary Drive

33-foot wide street sections (Not highlighted)

- Lakeshire Street
- Razor Hill Way
- Orgrimmar Avenue between Menethil Street and Undercity Street
- Bambala Street
- Ironforge Street
- Exodar Street
- Thuderbluff Street
- Darkshire Street between Stormwind Avenue and Dalaran Avenue
- Stormwind Avenue between Tinkertown Street and the site's south property line
- Orgrimmar Avenue between Darshire Street and Tarren Mill Drive
- Shattrath Avenue
- Dalaran Avenue between Tinkertown Street and Tarren Mill Drive
- Two unnamed stub streets to the site's south property line

The applicant is proposing to construct 8 knuckles throughout the site.



c. **Staff Comments/Recommendations:** Although ACHD policy allows 27 and 33-foot wide street sections, the City of Kuna requires the construction of 36-foot wide local street sections. If the City of Kuna does not allow the construction of the 27-foot and 33-fot wide local street sections, the applicant should be required to construct the above listed streets as 36-foot wide local street sections with curb, gutter and 5-foot wide concrete sidewalk.

If the City of Kuna allows the reduced street sections, then the above listed 27-foot and 33-foot wide local street sections are approved, as proposed, except for Tinkertown Street and Nesingwary Drive. Consistent with District Design Conditions policy for 27-foot wide street sections, which limits the roadways to less than 1,000 vehicle trips per day, the applicant should be required to construct Tinkertown Street and Nesingwary Drive as 33-foot wide street sections with curb, gutter and 5-foot wide concrete sidewalk, as they are proposed as stub streets.

Parking is restricted on one side of the 27-foot street sections. The applicant should be required to install "No Parking" signs on one side of the street. Coordinate a signage program with District Development Review staff.

The applicant's proposal to construct 8 knuckles throughout the site should be approved.

7. Roadway Offsets

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

b. Applicant's Proposal: The applicant is proposing to construct Azeroth Way, a collector street, to intersect Black Cat Road located 2,605-feet south of Deer Flat Road (measured centerline-to-centerline).

The applicant is proposing to construct Undercity Street, a local street, to intersect Black Cat Road located 830-feet south of Deer Flat Road (measured centerline-to-centerline).

The applicant is proposing to construct Stormwind Avenue, a local street, to intersect Azeroth Way, a collector located 432-feet east of Black Cat Road.

The applicant is proposing to construct all internal local roadways to align or offset a minimum of 125-feet.

c. Staff Comments/Recommendations: The applicant's proposals meet District policy and should be approved, as proposed.

8. Stub Streets

a. Existing Conditions: There are no stub streets to the site.

b. Applicant Proposal: The applicant is proposing to construct 9 stub streets located as follows (measured centerline-to-centerline or centerline to property line):

- Razor Hill Way to the site's south property line located 862-feet east of Black Cat Road
- Undercity Street to the site's east property line located 832-feet south of the site's north property line
- Ironforge Street to the site's east property line located 250-feet south of Undercity Street
- Tinkertown Street to the site's east property line located 844-feet north of the site's south property line
- Azeroth Way to the site's east property line located 273-feet north of the site's south property line
- Nesingwary Drive to the site's east property line located 80-feet north of the site's south property line
- Stormwinnd Avenue to the site's south property line located 436-feet east of Black Cat Road
- Two unnamed streets to the site's south property line located 248 and 500-feet east of Stormwind Avenue

c. Staff Comments/Recommendations: The applicant's proposals meet District policy and should be approved, as proposed. The applicant should be required to install a sign at the termini of each of the local stub streets stating, "THIS ROAD WILL BE EXTENDED IN THE FUTURE.", and for Azeroth Way stub street, stating, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE."

The applicant should be required to construct a temporary cul-de-sac at the termini of Undercity Street, Ironforge Street, and Azeroth Way, as the stub streets are greater in length than 150-feet. The temporary cul-de-sacs should be constructed with the dimensions 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.

A turnaround is not required at the terminus of the remaining stub streets as they do not extend greater than 150-feet.

In addition, the applicant should be required to provide one stub street to the site's north property line to allow for interconnectivity of developments if the parcel to the north develops to limit the access onto Black Cat Road, a minor arterial roadway.

9. Traffic Calming

a. Applicant's Proposal: The applicant is proposing to construct Stormwind Avenue and Azeroth Way greater in length than 750-feet.

b. Staff Comments/Recommendations: The applicant should be required to redesign Stormwind Avenue and Azeroth Way to reduce the length of the roadways or to include passive design elements. The ultimate locations and design will be determined during plan review by Development Review staff.

Speed humps/bumps and valley gutter will not be accepted as traffic calming.

10. Other Access

Black Cat Road is classified as a minor arterial roadway and Azeroth Way is classified as a collector roadway. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

F. Policy

1. Federal Accessibility Design Guidelines and Standards

District policy 7203.1.1 states that developers shall follow the current version of the U.S. Access Board's Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG), 36 CFR Part 1190, September 7, 2023; (Also see, https//www.access-board.gov/prowag and https//www.access-board.gov/files/prowag/planning-and-design-for-alternatives.pdf for additional information).

2. Minor Improvements

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing Highways adjacent to a proposed development may be required. These needed transportation facilities are to correct deficiencies or replace deteriorated facilities. Included are sidewalk and/or bike lane construction or replacement (with physical buffers if missing and needed); construction of transitional sidewalk segments; crosswalk construction or replacement; curb and gutter construction or replacement; repair, replacement or expansion of curb extensions; replacement of unused driveways with curb, gutter, sidewalk, repair or addition of traffic calming or speed mitigation features; installation or reconstruction of pedestrian ramps; pavement repairs; signs, motor vehicle, pedestrian and bicycle traffic control devices; and other similar items. The current version of PROWAG will determine the applicable accessibility requirements for alterations and elements added to existing streets. ACHD staff is responsible for identifying the minor improvements that would be proportionate to the size and complexity of the development.

3. Livable Street Performance Measures

District policy 7203.8 states that ACHD has adopted performance measures (level of stress) for evaluating the experience of bicyclists and pedestrians. ACHD seeks to create a transportation network that serves all ages and abilities. Bike and pedestrian facilities built through development should achieve a bike and pedestrian level of traffic stress 1 or 2, with no new bike lane below a minimum of 5-feet.

4. Black Cat Road

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. Improvements shall include transitional segments in accordance with the current version of PROWAG.

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, Livable Streets Design Guide, and the most current ACHD Livable Streets Performance Measures Plan as adopted by the ACHD Commission. The developer or engineer should contact the District before starting any design.

Street Section and Right-of Way Width Policy: District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 37-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, and a continuous center left-turn lane, and curbs and gutters. A 3-lane road shall also include a minimum 10-foot wide multi-use path on both sides with an 8-foot wide buffer from back-of-curb. Other bike facility treatments as defined in the ACHD Bike Master plan may be approved at the discretion of the ACHD Development Review Supervisor. If an interim on-street bike lane is required in order to connect to existing facilities, the street section shall be 53-feet to allow for a 5-foot wide bike lane and 3-foot wide painted buffer. Landscaped medians with intermittent turn lanes may be allowed when a minimum of 20-feet of pavement on both sides of the median is provided.

If a landscaped median is included in any of these cross sections, the landscaping shall be maintained by license agreement with the adjacent HOA, property owner, or by interagency agreement with the corresponding land use jurisdiction.

At the discretion of Traffic Engineering staff, adjustments may be made to the street section, including removal of the continuous center turn lanes or modification to lane widths, where no driveways or intersections are present or to ensure adequate space for pathway and buffers.

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.

Pedestrian Facilities: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide are required on both sides of all arterial streets. A parkway strip at least 8-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Alternatively, on roadways identified for improvement in the Capital Improvement Plan, a minimum 10-foot wide multi-use path may be required. The path shall be placed in accordance with planned buildout in the Master Street Map with a minimum 8-foot wide planter strip as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Consult the District's planter width policy if trees are to be placed within the parkway strip. In some instances, to match existing conditions, a minimum 7-foot wide sidewalk may be constructed next to the back-of-curb. ACHD Development Review staff will be responsible for determining the required facility. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

Detached sidewalks and multi-use paths are encouraged and should be parallel to the adjacent roadway. Pedestrian facilities will only be allowed to deviate from a straight line parallel to the roadway when authorized by Development Review staff to accommodate site specific conditions (i.e., street trees, utilities, etc.).

Appropriate easements shall be provided if public pedestrian facilities are placed out of the 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 pedestrian facility. Pedestrian facilities shall either be located wholly within the public right-of-way or wholly within an easement.

Curb ramps or blended transitions shall be provided to connect the pedestrian access route at each pedestrian street crossing in accordance with the current version of PROWAG. Provide detectable warning surface in accordance with the current version of PROWAG.

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 Black Cat Road is designated in the MSM as a without a street typology with 3-lanes within 78-feet of right-of-way.

5. Azeroth Way

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. Improvements shall include transitional segments in accordance with ADA and the current version of PROWAG.

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. ACHD reserves the right to require bicycle and pedestrian facilities above those identified in the Livable Streets Design Guide and Master Street Map to ensure the safest facility possible based on current best practice.

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 or multi-use path and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk or multi-use path 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 47-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. If a multi-use path is determined to be the required treatment, the street section shall be reduced to 37-feet. If it is determined a continuous center left-turn lane is not appropriate and a path is installed, the street section may be reduced to 26-feet.

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.

At the discretion of Traffic Engineering staff, adjustments may be made to the street section, including removal of the continuous center turn lanes or modification to lane widths, where no driveways or intersections are present or to ensure adequate space for pathways and buffers.

Pedestrian Facilities: 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 8-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. Sidewalk constructed next to the back-of-curb shall be a minimum of 7-feet wide. Alternatively, on roadways identified as low-stress bikeways in ACHD's Bike Master Plan, a minimum 10-foot wide multi-use path may be required in lieu of sidewalks. ACHD Development Review staff will be responsible for determining the required facility. The path shall be built 8-feet behind the back-of-curb as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

Pedestrian facilities should be parallel to the adjacent roadway. Pedestrian facilities will only be allowed to deviate from a straight line when authorized by Development Review staff to meet site specific conditions (i.e., street trees, utilities, etc.).

Appropriate easements shall be provided if public sidewalks or multi-use paths are placed out of the 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 or multi-use path. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Curb ramps or blended transitions shall be provided to connect the pedestrian access route at each pedestrian street crossing in accordance with the current version of PROWAG. Provide detectable warning surface in accordance with the current version of PROWAG.

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 Black Cat Road and continue east through the property stubbing to the east. The Residential Collector typology recommends a 47-foot street section (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. If a multi-use path is determined to be the required treatment, the street section shall be reduced to 37-feet. If it is determined a continuous center left-turn lane is not appropriate and a path is installed, the street section may be reduced to 26-feet.

6. Internal Local Streets

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.

Reduced Urban Local Street—27-foot Street Section and Right-of-Way Policy: District Policy 7207.5.2 states that the width of a reduced urban local street shall be 27-feet (back-of-curb to back-of-curb) with curb, gutter, and minimum 5-foot concrete sidewalks on both sides and shall typically be within 41-feet of right-of-way. Unless approved in writing by the land use agency, this street section is not allowed by the City of Kuna and City of Star. In some cases, this street width may not accommodate new utilities. A 29-foot street section within 43-feet of right-of-way may be constructed in lieu of a 27-foot street section if the applicant demonstrates that the additional roadway width is necessary to extend the utilities. Although some parking is allowed by the following subsections, the District will further restrict parking on a reduced width street if curves or other physical features cause problems, if actual emergency response experience indicates that emergency vehicles may not be able to provide service, or if other safety concerns arise. One of the following three sets of design conditions shall apply.

Design Condition #1: Parking is allowed on one side of a reduced width street when all of the following criteria are met:

- The street is in a residential area.

- The developer shall provide written approval from the appropriate fire department or emergency response unit in the jurisdiction.
- The developer shall install NO PARKING signs on one side of the street, as specified by the District and as specified by the appropriate fire department.
- This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 41-feet of right-of-way.
- Traffic volumes on the street shall not exceed 1,000 vehicle trips per day. There shall be no possibility that another street may be connected to it in a manner that would allow more than 1,000 vehicle trips per day.

Design Condition #2: Parking is allowed on both sides of a reduced width street when the street layout has the qualities of a road grid system. This provides fire trucks and other emergency vehicles alternate routes of access since the ability to pass another vehicle may be compromised by placement of parked vehicles on both sides of the street. The following criteria shall be met:

- The street is in a residential area.
- The developer shall provide written approval from the appropriate fire department or emergency response unit in the jurisdiction.
- The block length of the street shall not exceed 500-feet, measured between centerlines.
- Traffic volumes on the street are not forecast to exceed 400 vehicle trips per day.
- A minimum of two street connections shall be provided to each end of the street with the reduced width. The two connecting streets shall each connect to the larger street system to provide the intended alternate routes of access. A street system that has one street connection to the larger street network on one end and a loop/circle street on the other end with no outlet shall not be approved.
- This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 41-feet of right-of-way.

Design Condition #3: Parking is allowed on both sides of a reduced width residential street with passing pockets that are created when two driveways are constructed near the same property line, where a 50-foot segment will not have on–street parking on the side of the street with the driveways. This provides fire trucks and other vehicles areas to move to the side of the street to allow another vehicle to pass when vehicles are parked on the street. Parking is allowed on both sides of a reduced width street when the following criteria are met:

- The street is in a residential area.
- The developer shall provide written approval from the appropriate fire department or emergency response unit in the jurisdiction.
- Driveway locations are predetermined with curb cuts for the driveways to be installed when the street is constructed. The curb cuts shall be 20-feet wide. Each lot on the street will be paired with an adjacent lot. If there are an odd number of lots, one lot at either end of the street will not be paired. Each pair of lots shall locate its driveway 5-feet from the shared lot line of the pair.
- This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 41-feet of right-of-way.
- The lots cannot abut an alley.
- Traffic volumes on the street are not forecast to exceed 400 vehicle trips per day.

Continuation of Streets Policy: District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm

drainage facilities. Benefits of connectivity include but are not limited to the following:

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

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

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

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

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

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

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

7. Roadway Offsets

Local Street Intersection Spacing on Minor Arterials: District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

Collector Offset Policy: District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting minor arterials is one half-mile.

District policy 7206.4.5, states that the preferred spacing for a new local street intersecting a collector roadway to align or offset a minimum of 330-feet from any other street (measured centerline to centerline).

Local Offset Policy: District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

8. Stub Streets

Stub Street Policy: District policy 7206.2.4.3 and 7207.2.4.3 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7206.2.4 and 7207.2.4, except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, “THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE” and , "THIS ROAD WILL BE EXTENDED IN THE FUTURE.”

In addition, stub streets must meet the following conditions:

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

Temporary Dead End Streets Policy: District policy 7206.2.4.4 and 7207.2.4.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

9. Traffic Calming

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

Speed Control and Traffic Calming Policy: District policy 7206.3.8 states that collector streets should be designed to discourage speeds above 35 MPH and in a residential area, collector streets should be designed to discourage speeds above 30 MPH. The design of collector 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.

10. 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.

11. 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.

12. 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.

G. Attachments

EXECUTIVE SUMMARY

Challenger Development, LLC is proposing to develop the first phase of the Season Creek Estates subdivision which consists of approximately 290 single-family detached housing units in Kuna, Idaho, along the east side of Black Cat Road between Deer Flat Road and Kuna Road on approximately 61 acres of land. The parcels of land included in the property's site are zoned for Agriculture (A).

Access to Season Creek Estates is proposed via three public street connections to Black Cat Road. The southernmost access is proposed as the mid-mile collector between Deer Flat Road and Kuna Road per the ACHD Master Street Map and is located approximately 2,605 feet south of Deer Flat Road. The other two public street accesses are proposed to be located approximately 830 feet and 1,580 feet south of Deer Flat Road, respectively. Additionally, the preliminary site plan shows eight stub streets that are planned to connect to future phases of the development, including a connection to the planned mid-mile collector between Black Cat Road and Ten Mile Road, which will serve the Madrone Heights Subdivision.

Currently, the site is undeveloped agricultural land with various agricultural buildings that would be removed with the proposed development. The expected build-out of the first Plat of Season Creek Estates will be in a single phase and completed in year 2025. This TIS addresses the existing (2019) and background (2025) traffic conditions, as well as the property's impact in the build-out year 2025. Lastly the TIS provides the approximate number of homes that can be built before proposed mitigations are necessary at any impacted study intersection, roadway and/or driveway.

FINDINGS

The results of the traffic impact analysis indicate that the build-out of the Madrone Heights Property Subdivision can be constructed while maintaining acceptable levels of service and safety on the surrounding transportation system as long as the appropriate mitigations are in place. The findings of this analysis and recommendations are discussed below.

Existing Conditions

- All study intersections operate at acceptable levels of service during the weekday a.m. and p.m. peak hours.
- All study roadway segments operate at acceptable levels of service during the weekday a.m. and p.m. peak hours.
- Crash data from the study intersections and study roadway segments from the most recent five-year period (i.e., 2014-2018) was analyzed for any existing crash trends. Crash history for study intersections and roadways did not reveal safety issues at any study location.

Year 2025 Background Traffic Conditions

- Year 2025 background traffic volumes were forecasted using a 6.5% annual growth rate except for the north- and southbound traffic on SH 69 (Meridian Road) where a 4% annual

growth rate was used for the ITD facility. These growth rates account for the in-process developments in the study vicinity. No other in-process developments that are not accounted for in the growth rate were included.

- Year 2025 background traffic analysis (without inclusion of site-generated traffic) found the following study intersections do not operate at acceptable levels based on applicable ACHD and ITD policies:
    - **Black Cat Road & Amity Road**: LOS F and movements that exceed capacity
    - **Black Cat Road & Columbia Road (PM peak hour only)**: LOS F for the westbound movement but remains under capacity
    - **Ten Mile Road & Columbia Road**: LOS F and movements that exceed capacity
    - **Linder Road & Columbia Road**: LOS F and movements that exceed capacity
    - **SH 69 (Meridian road) & Columbia Road**: Intersection V/C ratio that exceeds 0.90.
- All the study intersections operating at unacceptable levels above are projected to meet traffic signal warrants under 2025 background traffic conditions.
- Intersection mitigations have been identified for these intersections that bring each intersection up to acceptable levels of service. These include:
    - **Black Cat Road & Amity Road**: Install a traffic signal with left-turn lanes. This is projected to be needed in approximately 2021 with the site development at which time the site would have approximately 65 units completed. Site traffic accounts for less than 1% of the projected traffic.
    - **Black Cat Road & Columbia Road**: Signalization is required although the critical westbound intersection movement will remain under capacity, so signalization could be considered beyond 2025 in approximately 2026. The v/c for the critical westbound movement is projected to exceed capacity in approximately 2024 at which time the site would have approximately 224 units completed. Site traffic accounts for approximately 10% of the projected traffic.
    - **Ten Mile Road & Columbia Road**: Install a traffic signal with left-turn lanes as already planned and conditioned on a previous development. This is projected to be needed in approximately 2022 with the site development at which time the site would have approximately 117 units completed. Site traffic accounts for 5-7% of the projected traffic.
    - **Linder Road & Columbia Road**: Install a signal with left-turn lanes or roundabout. A signal is conditioned on a previous development. This is projected to be needed in approximately 2022 with the site development at which time the site would have approximately 121 units completed. Site traffic accounts for approximately 2-3% of the projected traffic.

- **SH 69 (Meridian Road) & Columbia Road**: Increase the cycle length to 200 seconds to accommodate the significant traffic growth, similar to the cycle lengths on Eagle Road. Other options would require additional through traffic lanes on SH 69, which are not currently planned by ITD although there is an ongoing study of SH 69. This is projected to be needed in approximately 2022 at which time the site would have approximately 100 units completed. Site traffic accounts for approximately 1% of the projected traffic.

- All study roadway segments were found to operate within the ACHD segment level of service threshold under background year 2025 traffic conditions except the following:
  - Columbia Road between Black Cat Road and Ten Mile Road
  - Columbia Road between Ten Mile Road and Linder Road
  - Columbia Road between Linder Road and SH 69 (Meridian Road)
- With the intersection mitigation described above, the key intersections will all have turn lanes and therefore the ACHD segment threshold for two lanes with a center turn lane could be applied and allows all the segments to meet ACHD policy.

Trip Generation and Distribution

- The *ITE Trip Generation Manual, 10th Edition* was used to estimate the trip generation for the proposed Season Creek Estates Development.
- The proposed Season Creek Estates development, with 290 single-family homes in the build-out year of 2025, is estimated to generate a total of 2,769 daily net new vehicle trips, of which 211 trips occur during the a.m. peak hour (53 inbound/158 outbound) and 282 trips occur during the p.m. peak hour (178 inbound/104 outbound).
- The distribution pattern for site-generated trips was developed by evaluating existing traffic patterns and major trip origins and destinations within the study area, as well as a select zone analysis from COMPASS' regional travel demand model.

Year 2025 Total Traffic Conditions

- Year 2025 total traffic conditions found the same study intersections continue to operate at acceptable levels of service except the following:
  - **Black Cat Road & Amity Road:** Intersection LOS and v/c ratio remain similar to 2025 background traffic conditions.
  - **Black Cat Road & Columbia Road (PM Peak Hour Only):** Intersection LOS drops to LOS F and westbound movement exceeds capacity.
  - **Ten Mile Road & Columbia Road:** Intersection LOS and v/c ratio remain similar to 2025 background traffic conditions. conditions but v/c for critical movements worsen a small amount.

- **Linder Road & Columbia Road:** Intersection LOS and v/c ratio remain similar to 2025 background traffic conditions but v/c for critical movements worsen a small amount.
- **SH 69 (Meridian Road) & Columbia Road**: Intersection LOS and v/c ratio remain similar to 2025 background traffic conditions.

- No additional mitigations are required at the study intersections beyond those identified in the 2025 background traffic conditions.
- The site accesses are expected to operate at acceptable levels of service during the weekday a.m. and p.m. peak hours.
- All study roadway segments were found to operate at acceptable levels of service under background year 2025 traffic conditions except the following
  - Columbia Road between Black Cat Road and Ten Mile Road
  - Columbia Road between Ten Mile Road and Linder Road
  - Columbia Road between Linder Road and SH 69 (Meridian Road)
- No additional mitigations are required at the study roadway segments beyond those identified in the 2025 background traffic conditions.

Turn Lane Warrant Evaluation

- The turn lane analysis using ACHD procedures did not identify the need for a right-turn or left-turn lanes at any proposed site access.

Site Access Evaluation

- The results from the queuing analysis found that the 95th percentile queue lengths can be accommodated.
  - Each site access provides at least 100 feet of roadway length without a property driveway and/or internal street interference.
- The required intersection sight distance evaluation identified that intersection sight distance can be achieved at all the site access intersections with the following actions:
  - Maintain vegetation and shrubbery and remove potential obstructions along Black Cat Road as necessary to obtain and maintain adequate intersection sight distance.
- There are three proposed public street accesses to the Season Creek Estates development. Two local street connections as well as a new collector street at the mid-mile along Black Cat Road between Kuna Road and Deer Flat Road. Additionally, there are eight stub streets for connections to phases of Season Creek Estates and adjacent developments.
  - **Black Cat Road & New Collector Street (Access A):** This access, a proposed collector street, is located on Black Cat Road approximately 2,605 feet south of

Deer Flat Road. The collector meets spacing requirements between public streets, but does not meet spacing requirements with respect to existing residential and agricultural driveways on Black Cat Road. The access should be considered by ACHD for the following reasons:

- The proposed collector is identified on the *Master Street Map* and meets ACHD spacing requirements, except for the private driveways north and south of the proposed collector.
- There is currently an occupied residence immediately south of the proposed collector street that is not part of the development that causes a shift in the alignment of the collector street to be slightly less than one half mile from Deer Flat Road.
- The residential driveways that do not meet ACHD spacing requirements account for negligible vehicle trips along Black Cat Road and are positioned relative to the site such that left-turn conflicts would not occur.
- The intersection with Black Cat Road will function acceptably as an unsignalized full access (without turn lanes).
- The collector street would provide access to adjacent parcels and future development, which will minimize future development directly accessing the minor arterial (Black Cat Road).
- This access is proposed as a collector street and will only serve residential trips, as well as provide increased accessibility for emergency response vehicles and public services vehicles.

- **South Access & Black Cat Road (Access B):** This access, a proposed local street, accesses Black Cat Road approximately 1,580 feet south of Deer Flat Road, 750' south of the proposed Access C, and approximately 1,025 feet north of the proposed collector street. ACHD's spacing criteria for a full access public street on a minor arterial is 660 feet. Therefore, the proposed access meets the spacing requirement for Black Cat Road for streets but does not meet spacing requirements to the existing residential and agricultural driveways on the west side of Black Cat Road. The access should be considered by ACHD for the following reasons:
  - This access is proposed as a local street and will only serve residential trips, as well as provide increased accessibility for emergency response vehicles and public services vehicles.
  - The proposed access will function acceptably as an unsignalized full access (without turn lanes).
  - The residential driveways that do not meet ACHD spacing requirements account for negligible vehicle trips along Black Cat Road and are positioned relative to the site such that left-turn conflicts would not occur.

- **North Access & Black Cat Road (Access C):** This access, a proposed local street, accesses Black Cat Road approximately 830 feet south of Deer Flat Road and 750 feet north of proposed Access B. ACHD's spacing criteria for a full access public street on a minor arterial is 660 feet. Therefore, the proposed access meets the spacing requirement for Black Cat Road. but does not meet spacing requirements to the existing residential and agricultural driveways on the west side of Black Cat Road. This access is proposed to be full access; however, most movements will consist of right-out and left-in movements because of its connection to Black Cat Road and the regional attractors to the north of the access. The access should be considered by ACHD for the following reasons:
    - This access is proposed as a local street and will only serve residential trips, as well as provide increased accessibility for emergency response vehicles and public services vehicles.
    - The proposed access will function acceptably as a full access (without turn lanes). The residential driveways that do not meet ACHD spacing requirements account for negligible vehicle trips along Black Cat Road and are positioned relative to the site such that left-turn conflicts would not occur.
    - The residential driveways that do not meet ACHD spacing requirements account for negligible vehicle trips along Black Cat Road and are positioned relative to the site such that left-turn conflicts would not occur.
- **Stub Streets**: All proposed stub streets within the site plan meet ACHD requirements. Based on the ACHD Policy Manual, Section 7207.2.4.3, "a stub street will be required to provide circulation or to provide access to adjoining properties." The stub streets are planned to connect to future phases of Season Creek Estates. The timeline for development on future phases of Season Creek Estates is currently unknown, but the stub streets are anticipated to serve future phases during construction and opening upon completion.

RECOMMENDATIONS

Based on the report's analyses and evaluation findings, recommendations were developed accordingly. There were no recommended mitigations identified for existing year conditions.

Background Year 2025 Conditions

The following mitigations are recommended under year 2025 background traffic conditions, without the proposed development:

- **Black Cat Road & Amity Road:** The intersection of Black Cat Road/Amity Road is anticipated to experience unacceptable levels of service under background year 2025 traffic conditions during the weekday a.m. and p.m. peak hours. This intersection is identified in ACHD's *Capital*

Improvements Plan, August 2016 to install a new traffic signal and widen the approaches to a 3x3 intersection.

  - This is projected to be needed in approximately 2021 at which time the site would have approximately 65 units completed. Site traffic accounts for less than 1% of the projected traffic.

- **Black Cat Road & Columbia Road:** The intersection of Black Cat Road/Columbia Road is anticipated to experience LOS D during the p.m. peak hour with one movement operating at LOS F under background year 2025 traffic conditions. ACHD should consider installing a traffic signal at this intersection.

  - The signal is projected to be needed in approximately 2024 with site development at which time the site would have approximately 224 units completed. Site traffic accounts for approximately 10% of the projected traffic at the intersection.

- **Ten Mile Road & Columbia Road:** The intersection of Ten Mile Road/Columbia Road is anticipated to experience unacceptable operations during both weekday a.m. and p.m. peak hours. This intersection is currently under design for an interim traffic signal which was conditioned as part of a separate development and is identified in the *Capital Improvements Plan* for a single lane, expandable, roundabout in year 2023. Therefore, due to the conditioned and planned improvements at this intersection, no mitigations are necessary as a result of the Season Creek Estates development.

  - This is projected to be needed in approximately 2022 at which time the site would have approximately 117 units completed. Site traffic accounts for 5-7% of the projected traffic at the intersection.

- **Linder Road & Columbia Road:** The intersection of Linder Road/Columbia Road is anticipated to experience unacceptable operations during both weekday a.m. and p.m. peak hours. This intersection, while not identified as a planned improvement in either *Five Year Work Plan* or *Capital Improvements Plan*, has been cited as a needed improvement as an outcome of several other developments in the area. Based on the need and previous analyses, ACHD should coordinate with the appropriate developers to install a signal or single lane roundabout.

  - This is projected to be needed in approximately 2022 at which time the site would have approximately 121 units completed. Site traffic accounts for 5-7% of the projected traffic at the intersection.

- **SH 69 (Meridian Road) & Columbia Road:** The intersection of SH 69 (Meridian Road)/Columbia Road is anticipated to experience unacceptable operations during the weekday a.m. peak hour. Table 6 shows deficiencies in LOS, v/c ratio, and delay for overall intersection v/c ratio and lane group v/c ratio. Because the intersection v/c ratio can be mitigated by increasing the signal cycle length to 200 seconds, similar to what is used on Eagle Road, increasing the cycle length is recommended rather than adding lanes on SH-69. ITD is conducting a more detailed study of Meridian Road which should identify it adding lanes is required in the long-term.

- This is projected to be needed in approximately 2022 at which time the site would have approximately 100 units completed. Site traffic accounts for approximately 1% of the projected traffic at the intersection.

Year 2025 Total Traffic Conditions

The following mitigations are recommended under year 2025 total traffic conditions, with the proposed development:

- No additional intersection or segment operational mitigations beyond those identified under 2025 background traffic conditions are required.
- The site traffic was found to move up the timeframe for improvements at the following intersections
    - **Black Cat Road & Columbia Road**: The site traffic results in the westbound v/c ratio exceeding capacity in approximately 2024 versus approximately 2026 in background conditions.
- Following are the recommendations for the site accesses and internal streets:
    - Work with the existing residential home adjacent to the Access C collector roadway to either utilize the collector for access or adjust the existing driveway to be outside the curb return for the new collector street.
    - All local streets within the development should be constructed with one travel lane in each direction.
    - Site driveways with access to public streets should provide sufficient stacking distance for four vehicles (100 feet) to ensure acceptable operation and accommodate larger vehicles, including utility service and delivery vehicles.
        - Site accesses along Black Cat Road should match the existing grade or be higher at the intersection to ensure the best possible sight distance.
        - All accesses and internal streets should be designed to provide adequate intersection site distance. Shrubbery and landscaping near the intersection and site access point should be maintained to ensure adequate sight distance is maintained.

H. 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), Public Right-of-Way Accessibility Guidelines (PROWAG), ISPWC, or ACHD requirements. The applicant's engineer should provide documentation of compliance to District Development Review staff for review.

4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 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.

I. 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.

Request for Appeal of Staff Decision

To request an appeal of a staff level decision, see District policy 7101.6.7 at https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000

Request for Reconsideration of Commission Action

To request reconsideration of a Commission Action, see District policy 1006.11 at https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000

RECEIVED
JUL 31 2023
CITY OF KUNA

ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

July 25, 2023

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

RE: 22-10-ZC, 22-17-S, & 22-38-DR/ Seasons Creek Subdivision; SEC 22 2N 1W

To Whom It May Concern:

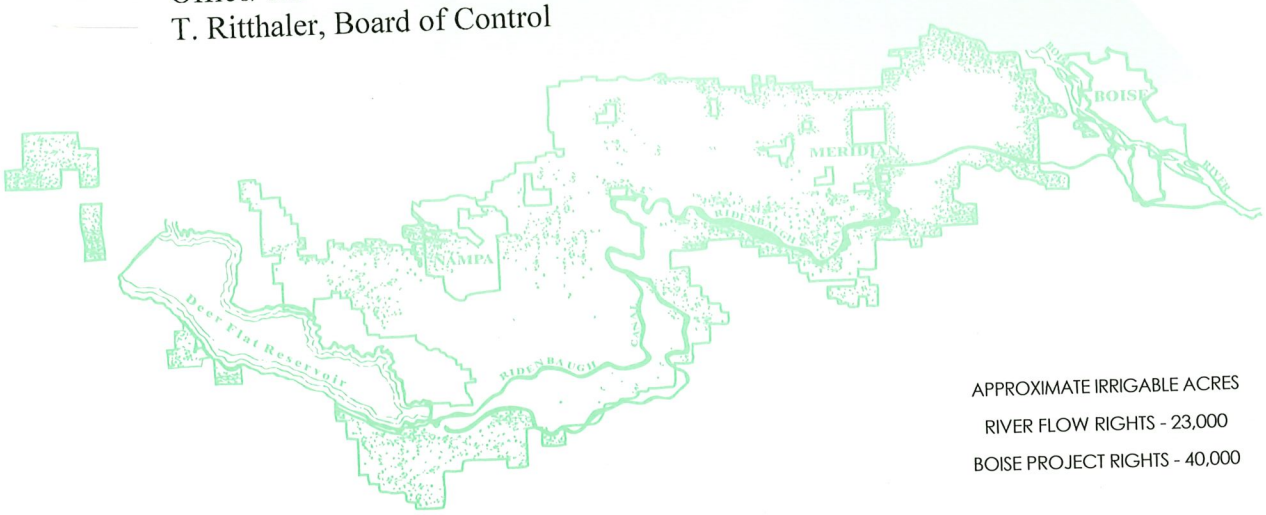
Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ eol

Cc:
Office/ file
T. Ritthaler, Board of Control



APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000

William D. Graham
1015 N. Black Cat Rd.
Kuna, ID 83634-1109

received
12.03.24
TB

Kuna Planning & Zoning

RE: Case # 22-10-ZC

Alta R. Graham
1015 N. Black Cat Rd.
Kuna, ID 83634

received
12.03.'24
TB

Kuna Planning & Zoning

RE: Case#s 22-10-ZC &
22-17-S
Seasons Creek North

Kuna Planning & Zoning

To Whom it May Concern.

Written objections to Case No. 22- 10-ZC

First and foremost, the last time they ask for approval of an R8 subdivision, August 2023, planning & zoning told them to come back with an R4 proposal. What happened to that directive?

Second, the major objective of those opposed was existing infrastructure couldn't handle the massive increase in traffic this would cause. **The infrastructure has not changed.**

Thirdly, the existing infrastructure would struggle to handle an R4 subdivision let alone an R8 subdivision. In recent years the traffic on Blackcat Rd has increased significantly. Therefore, any new subdivisions on this side of the railroad tracks would add to the safety concerns residents are already experiencing.

Therefore, I stand in opposition to any subdivision at this time.

Respectfully submitted by

William Graham

1015 N. Blackcat

Kuna, ID.



William D. Graham
1015 N. Black Cat Rd.
Kuna, ID 83634-1109

received
12.03.24
TB

Kuna Planning & Zoning

RE: Case # 22-10-ZC

Alta R. Graham
1015 N. Black Cat Rd.
Kuna, ID 83634

received
12.03.'24
TB

Kuna Planning & Zoning

RE: Case#s 22-10-ZC &
22-17-S
Seasons Creek North

Kuna City Council
Kuna Planning & Zoning
PO Box 13
Kuna, ID 83634
November 27, 2024

To Whom It May Concern:

Due to the timing of the meeting date, I am submitting my objections to ***Case No. 22-10-ZC (Rezone & 22-17-S (Pre.Plat) Seasons Creek North on N Black Cat Road*** in written form.

Please let it be duly noted whether I am able to attend in person or submit objection in writing that I am opposed to the rezoning of this 60.92 acre property for the following reasons:

- **At the last meeting, the rezoning was denied and the developers were asked to revise with an R4 designation. How is that this is still an R8 proposal?**
- There were no recent "neighborhood meetings" to explain how they have revised their plans. I was under the impression this was a requirement. Has this changed?
- The closest subdivision to this proposal is **R2**. That would be more in line with the current comprehensive plan and would be more in line with the infrastructure. Especially in areas such as this which border on farm land.
- 292 homes means a minimum of an additional 584 vehicles on Black Cat Rd and accessing the already overtaxed railroad crossings (from Greenhurst on Black Cat or Locust, or either Kuna City crossings)
- According to statistics from ACHD – each household makes an average of 5 trips/day per home on common roads. This will put a huge burden on an under-improved country road. There are no shoulders. We had a recent tragic death on this part of Black Cat – car vs bicycle – no shoulder – a recipe for more of these tragedies to occur.
- If this plot is rezoned the other 120 acres will quickly follow – so multiply the numbers by at least 3 – so we are looking at 876 homes (minimum – the rest of the development could by rule of R8 contain apartments etc. this first portion could contain apartments – this would be allowable if rezoned to R8). **876 homes** means **1752 cars** (that is just 2/household most homes will eventually have more drivers) all accessing roadways with no shoulder and inadequate crossing at all railroad crossings.
- The *Madrone Heights* subdivision on Kuna Rd has already significantly increased traffic on Black Cat which has created a dangerous situation for current residents.
- It is assumed that the increase in number of homes means an increase in tax revenue. If this is the case, why then with the already in place growth, was an increase in taxes required of tax payers to build the new Fire Station on Kuna Rd. Especially since the property was donated.
- Kuna schools are already overcrowded and patrons were faced with passing a levy or have valuable educational programs cut and a reduction in teaching staff and increase in already overcrowded classrooms. My grade school grandchildren are in class sizes of 35 – this is not acceptable! Where is the tax base that increased number of subdivisions is supposed to create? It does not appear that more smaller homes is a better tax base than fewer nicer homes. Additionally, with already overcrowded schools, it would take a minimum of 2 years to build a new elementary school to handle population growth.
- Why is it not the responsibility of the developers to address the infrastructure needs – I have been told at every meeting by the developers that the traffic problem is an ACHD or Kuna City problem as is school overcrowding– it is not their problem.
- The placement of one of the entrances to the subdivision are located at dangerous locations on Black Cat. The rise in the road makes it difficult to see oncoming northbound traffic.

Sincerely,

Alta Graham
1015 N Black Cat Rd
Kuna, ID 83634
208-890-9631

Troy Behunin

From: Doug Hanson
Sent: Thursday, August 17, 2023 3:13 PM
To: Troy Behunin
Subject: FW: Online Form Submittal: Public Testimony Form

Best,

Doug Hanson
Planning and Zoning Director
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, August 17, 2023 2:54 PM
To: Doug Hanson <dhanson@kunaid.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	22-10-ZC & 22-17-S Seasons Creek
Public Hearing Date	8/22/2023
Will you also be providing in person testimony at the Public Hearing	Yes
In Favor, Neutral or In Opposition	Opposition
Email	barbra.johnston@gmail.com
Phone Number	2088701719

First Name	Barbra
Last Name	Johnston
Address1	392 N Blackcat Road
City	Kuna
State	ID
Zip	83634
Written Testimony	My husband and I raise cattle on 60 acres adjacent to proposed subdivision land. We have attended neighborhood meetings over the past years to bring all these subjects to developers attention, without any being addressed. There has not been a neighborhood meeting in the last 6 months or more, and the meetings discussed R-6 development initially. We oppose the subdivision as planned for the following reasons. 1. Requesting density of R-8 is too many houses in too large an area, this is the first phase of the 180+ acre development. Housing to the east is R - 6 or less, developed land to the west is 5 acre lots or agricultural, to the south is agricultural. City has it zoned as mixed use, we are not opposed to growth but it needs to be planned and managed. 2. Traffic - when the last development was approved in 2019 south of the tracks, Madrone Heights, which adjoins this development, IDT cautioned that the roads were congested and there was not funding for improvements. changes have happened, but there has been alot of growth since then also, not keeping up. Traffic on Black Cat Road has increased significantly in the last year, this plan has an access onto Blackcat where Big Tree lane is now. which is on a hill and has very poor visibility especially heading north on Blackcat. Accidents at Blackcat and Kuna Road have increased significantly, ACHD has installed stop sign outlined in small red flashers, illustrating the increase in accidents and need to intervene but also continued safety risks as the area grows. 3. Railroad - those cars of the 8 houses per acre, can't get out our the area without going across the railroad crossings, the closest ones being at Blackcat or in town. The school buses have to cross those too as well as emergency vehicles. There are currently no emergency services south of the railroad and one small school. Does this large subdivision have either of

	those? No. There are also no gas stations, grocery stores, drug stores south of the tracks. 4. An overpass is needed before growth south of the tracks, we know of occasions where lives have been affected by delay in emergency response. With the increase in the number of people, increase in traffic, increase in accidents it is obvious there is a need for more options for emergency service access. We know of others who have been denied the ability to develop their property unless an overpass was put in. 4. Water. This is a desert, putting in a large well will influence water level for existing wells and the use of irrigation water for landscaping is efficient some years, as we all know. Continued approval of more and large subdivisions is taxing all of our systems. The Kuna Comprehensive Plan encourages housing to meet needs for families to grow and spend their lives in Kuna, with homes for all socioeconomic backgrounds. Kuna has high density subdivisions that crowd roads with people commuting to work and kids in schools, not involved in community and having to leave Kuna to find a larger home with larger yard with room for their own pool once their income increases or kids grow, Kuna is better than that.

By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the governing body. Any testimony submitted after the public hearing Will Not be considered by the governing body.

Electronic Signature Agreement	I Agree

Email not displaying correctly? View it in your browser.

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Commission** is scheduled to hold a Public Hearing on **Tuesday, July 8, at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

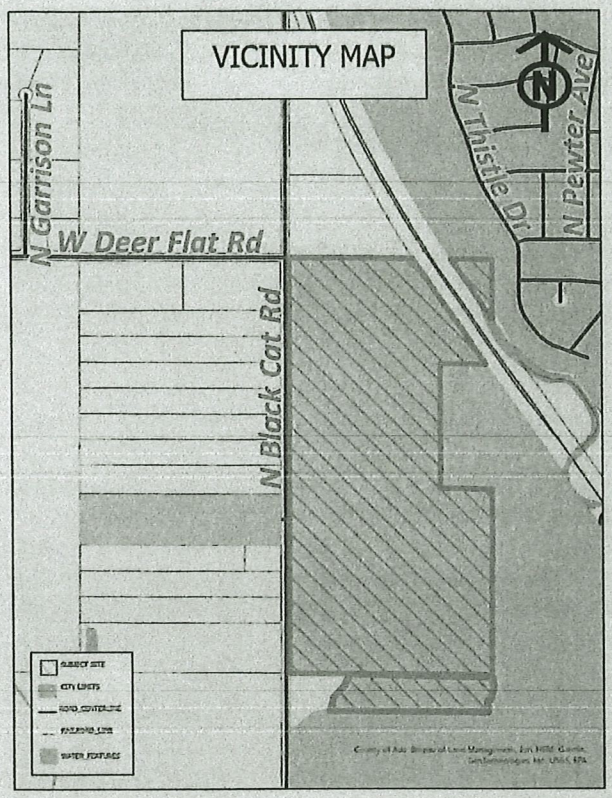
Case Nos. 22-10-ZC (Rezone), & 22-17-S (Pre. Plat)
Seasons Creek North

Applicant requests approval to rezone approximately 185.00 acres from Agriculture to R-6 and requests Preliminary Plat approval to subdivide the site into 341 total lots, including 280 single family lots, 60 common lots and 1 lift station lot. The site is near the SEC of Deer Flat & Black Cat Roads, Section 22, T2N, R1W.

The public is invited to provide written or oral testimony. If you have questions or require special accommodation, please contact Planning & Zoning at 208.922.5546.

Written testimony received by close of business on **July 2, 2025,** will be included with the packet distributed to the governing body prior to the hearing.

MAILED 06.20.2025



REGARDING ABOVE —

- PUBLIC SAFETY PROBLEM ON BLACK CAT RD
  VEHICLES TRAVELING IN EXCESS of POSTED 50 MPH.
- SUBJECT PROPERTY, CONSISTING OF 280 SFR, EACH WITH A PROBABLE 2+ VEHICLES ADDED TO BLACK CAT RD. TRAFFIC.
- SEPT 14 2024 - BICLIST SOUTH BOUND ON BLACK CAT RD., BTW BIG TREE LN AND W. KUNARD. BICLIST STRUCK BY CAR AND KILLED.
- FIX THE PROBLEM, DON'T MAKE IT WORSE

Thomas D. Mellody 7-2-2025

Tom Mellody
804 N Black Cat Rd
Kuna, ID 83634



CASE NO. 25-18-DR

ATHLETA TOWNHOMES, DESIGN REVIEW

Planner: Marina Lundy, MLundy@kunaid.gov, (986)269-8341

ALL APPLICATION MATERIALS: 25-18-DR ATHLETA TOWNHOMES

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

CITY OF KUNA:
P&Z COMMISSION
STAFF MEMO

City of Kuna P&Z Commission Staff Memo

Entitlements Requested:	Final Plat	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Time Extension
Title:	Athleta Townhomes		**Application Number:**		25-18-DR		
Date:	7/8/2025		**Staff Contact:**		Marina Lundy		
Owner(s)/Applicant:	Tekton Contractors LLC		**Applicant Contact:**		dmann@tektoncos.com		
Representative:	Collab Architecture Studio		**Representative Contact:**		Jordan@collabarchitects.com		

Purpose
Applicant requests Design Review approval for design of the townhome product to be built on the 57 approved lots in the Athleta Subdivision. The site is located near the intersection of N Ten Mile Rd and W Crenshaw St.

Statement of Fact	
Parcel Number(s):	All lots within Athleta Subdivision Book 120 pages 1-18708
Future Land Use Map Designation:	High Density Residential
Existing Land Use:	Residential
Current Zoning:	R-20
Proposed Zoning:	R-20
Development Area:	4.16 acres
Adjacent Zoning Districts:	**North:** None **East:** R-6 **South:** C-1 **West:** R-3
Adjacent Street(s) Existing & Proposed:	**North:** N/A **East:** N Ten Mile Rd. **South:** W Crenshaw St. **West:** N Blush Ave
Internal Street(s) Existing & Proposed:	Existing: W Cerulean Ln., N Athlos Ln., N Athemar Ln., W Agneeta Ln., N Puneeta Ln.
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject property as High Density Residential, the existing zone is a City of Kuna Zone; R-20. The proposed zoning and land use for the subject site agrees with the Future Land Use Map (FLUM) of the City of Kuna.

Staff Analysis

The applicant requests Design Review for 57 townhomes in the Athleta Subdivision.

Staff notes that the landscape plan was approved as part of the pre-plat for this subdivision and is therefore not included in this design review. The required landscaping is secured by a bond posted by the previous site owner. No more than 50% of building permits can be issued until landscape installation is complete.

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

Recommended Conditions of Approval

1. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to provide public access to the site as this project will have internal private streets, as detailed in the Ada County Highway District staff report.

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

3. Applicant shall ensure the proper easement widths on all lots in accordance with KCC 5-9-308.

4. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot.

5. Fencing within and around the site shall comply with KCC 5-8-1005 (unless specifically approved otherwise and permitted).

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

8. 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 5-8-1704 through 1706.

10. 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 5-9-402-B-22.

11. Connection to City Services (Sewer and Water) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.

13. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek to amend them through Public Hearing processes.

14. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties

15. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements KCC 8-1-3. Weeds, grasses, vines or other growth which endanger property or are over 12 inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.

PROJECT NARRATIVE
Athleta Subdivision Request for Design Review 5/2025

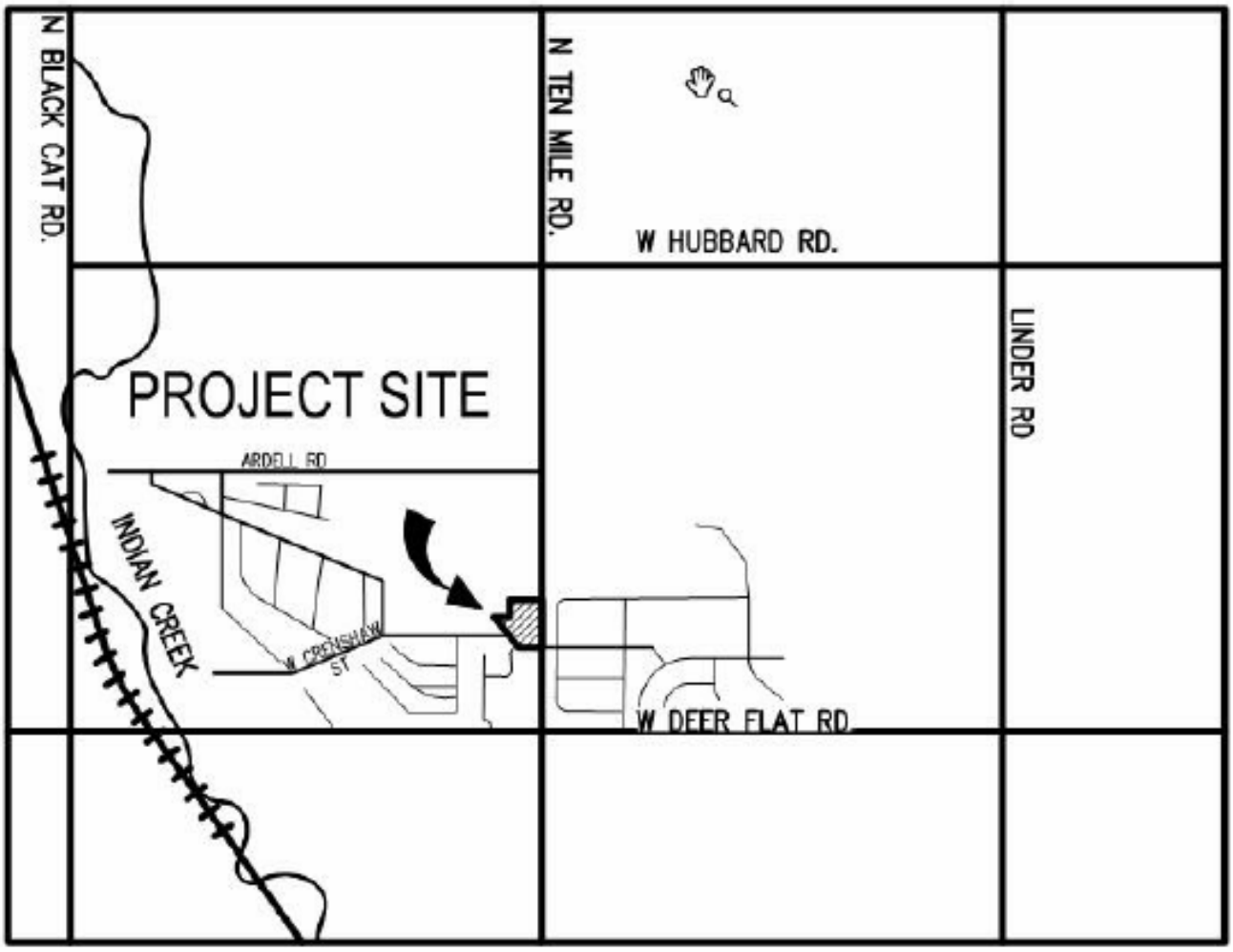
Project:
Athleta Townhouse Project
2003 N Ten Mile Rd
Kuna, Id 83634

Applicant:
Owner: IMH Boise ID, LLC
Address: 9171 State St, Garden City
Builder: Tekton Contractors LLC
Address: 868 E RIverside Dr.Ste 200, Eagle ID 83616
Point of Contact: Brian Phillips (801) 803-2593 bphillips@tektoncos.com

Project Description:
57 Unit Townhouse Development located on the west side of the street at 2003 N Ten Mile Rd. This is a Design Review Submittal. Setbacks and project limitations have been discussed with City Planning and Zoning. This submission reflects concerns previously discussed.

Athleta Subdivision

Vicinity Map:



CC LAB
ARCHITECTURE

W. CERULEAN LANE

1704 1696 1688 1680 1672

1662 1656 1650 1642 1634 1626

N. ATHLOS LANE

2019 2013 2007 2001

1995 1989 1983 1977 1971 1965

N. PUNEETA LANE

1994 1988 1982 1976 1970 1964

1957 1951 1945 1937 1931 1925

1956 1950 1944 1936 1930 1924 1918

N. TEN MILE ROAD

N Ten Mile Rd

N Ten Mile Rd

N. ATHEMAR LANE

1999 1991 1981 1975 1969

1955 1949 1941 1933 1927 1921

W Crenshaw St

W Crenshaw St

W Crenshaw St

1946

1908

1886

1894

W. AGNEETA LANE

1963 1955 1947 1939 1932 1923

W. CRENSHAW STREET

Google

Imagery ©2021 Maxar Technologies, State of Oregon, U.S. Geological Survey, Map data ©

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Cercis canadensis / Eastern Redbud	B & B	2"		6	30`h x 25`w Class I
	EXISTING TREE	25 gal			14	
	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum	B & B	2"		5	40`h x 25`w Class II
	Liriodendron tulipifera `Emerald City` TM / Emerald City Tulip Tree	B&B	2"		22	50`h x 25`w Class II
	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine	B & B		6`-7` H	11	25`h x 12`w
	Pinus nigra / Austrian Black Pine	25 gal			3	40`h x 20`w
	Quercus nuttallii `MonPowe` / Charisma Nuttall Oak	B&B	2"		2	60`h x 50` Class II
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT			QTY	REMARKS
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal			144	5`h x 3`w
	Forsythia x intermedia `Kolgold` / Magical Gold Forsythia	5 gal			31	5`h x 4`w
	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass	1 gal			38	3`h x 3`w
	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	1 gal			135	3`h x 3`w
	Pennisetum alopecuroides `Red Head` / Red Head Fountain Grass	1 gal			188	3`h x 3`w
	Phlox x `Opening Act Pink-a-Dot` / Opening Act Pink-a-Dot Phlox	1 gal			21	24"h x 30"w
	Physocarpus opulifolius `Little Devil` TM / Dwarf Ninebark	5 gal			33	4`h x 4`w
	Pinus strobus `Blue Shag` / Blue Shag White Pine	5 gal			78	3`h x 4`w

LANDSCAPE MATERIALS LEGEND:

- SOD LAWN
- LANDSCAPE MULCH
- EXISTING LANDSCAPE TO REMAIN - RETAIN AND PROTECT
- PROPOSED 6' WHITE VINYL FENCE



neUdesign ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824

CONSULTANT

STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING
OFFICE: (208) 345.0500
www.STACKROCKGROUP.COM

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© NEUDESIGN ARCHITECTURE LLC

CLIENT:
JARRON LANGSTON
MULBERRY PLACE
4 HOME TOWNHOME
10 Mile Rd
Kuna, Idaho

PROFESSIONAL SEAL
PRELIMINARY
STATE OF IDAHO
JESSEN BUSTER
LA-16830
03.12.19
LICENSED LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION

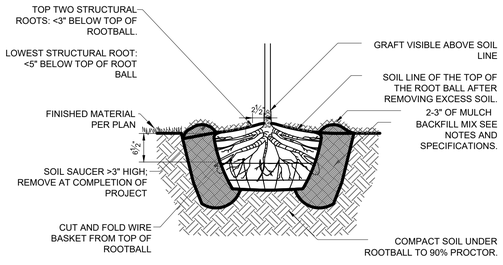
NO.	DESCRIPTION	DATE

LANDSCAPE PLAN

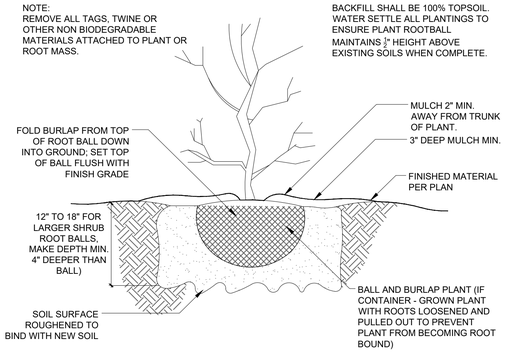
L100

JOB NUMBER 19035
DRAWN BY DW

NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP ⅓ OF THE ROOTBALL.
6. 4' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



1 BALL AND BURLAP TREE PLANTING
3/4" = 1'-0" 329343.33-04



2 SHRUB PLANTING
1" = 1'-0" 329333.16-01

neUdesign ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824

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CLIENT:
JARRON LANGSTON
MULBERRY PLACE
4 HOME TOWNHOME
10 Mile Rd
Kuna, Idaho

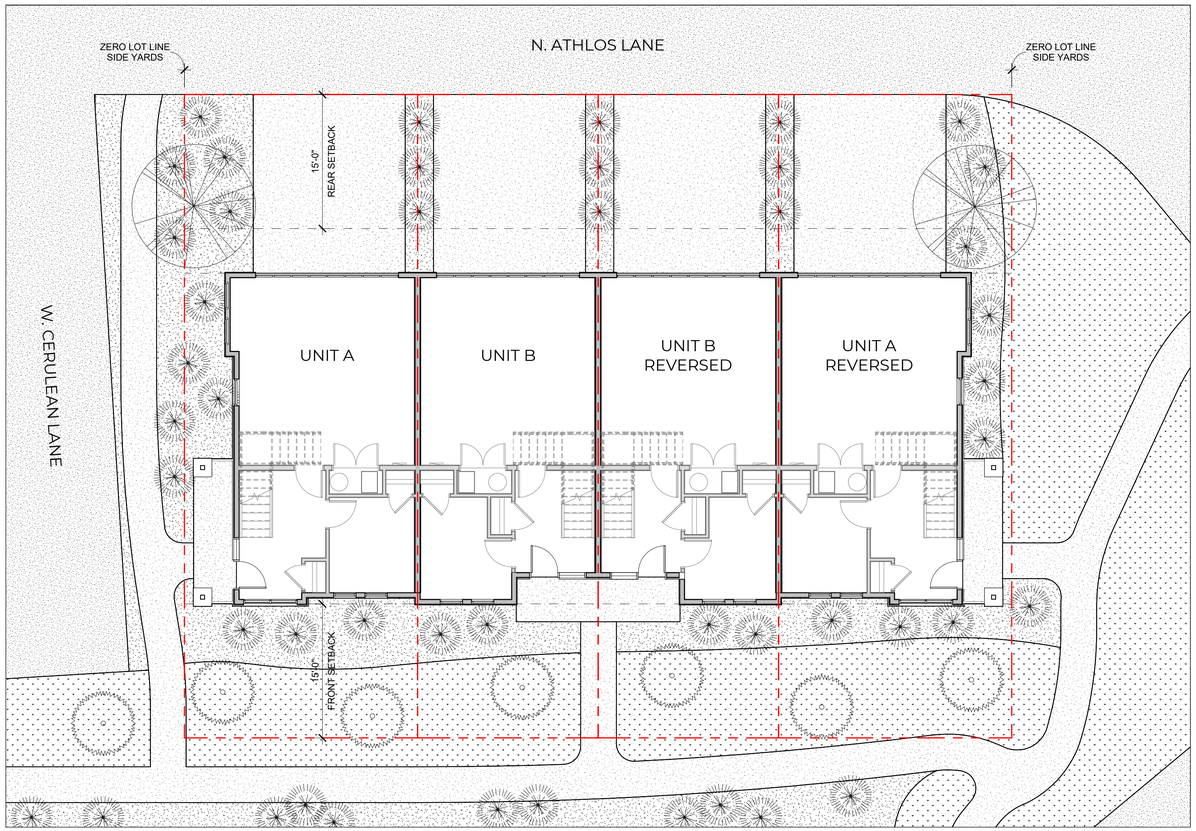
PROFESSIONAL SEAL
PRELIMINARY
STATE OF IDAHO · JESSEN BUSTER · LICENSED LANDSCAPE ARCHITECT · LA-16830 · 03.12.19
NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE

LANDSCAPE DETAILS

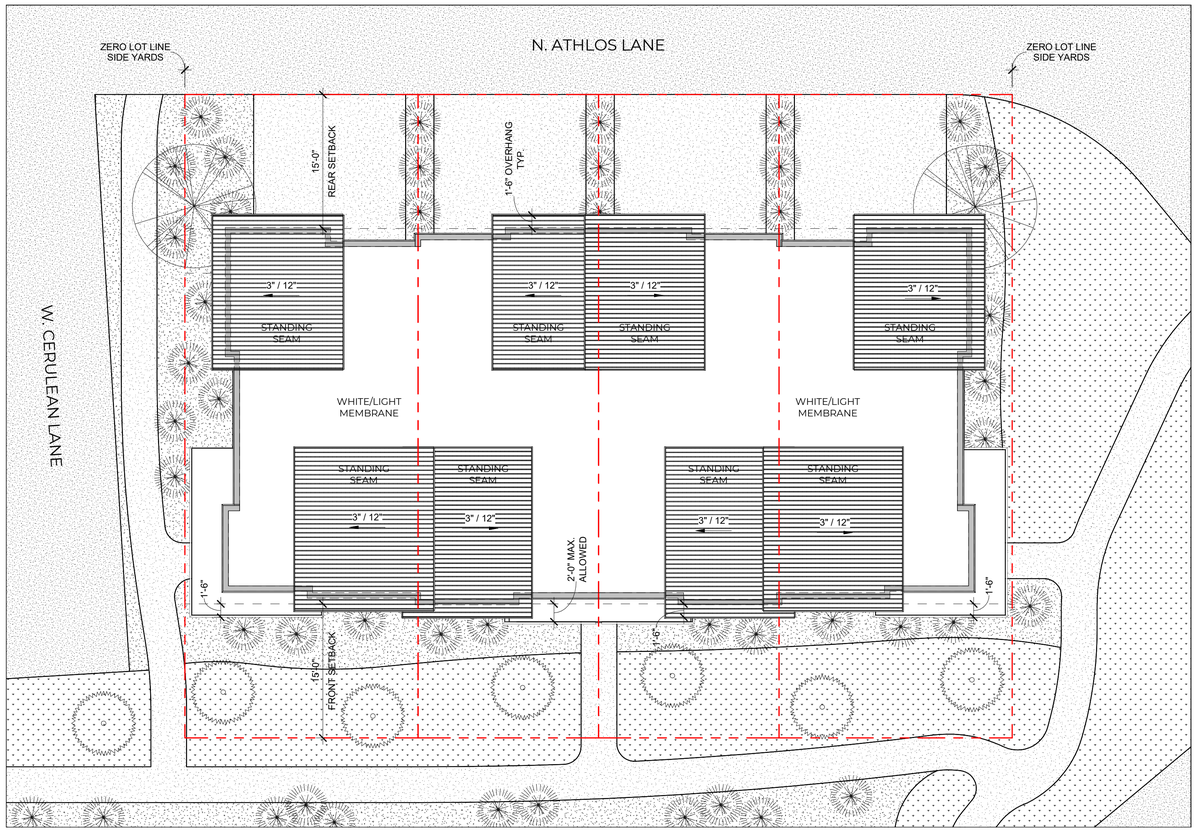
L150

JOB NUMBER 19035
DRAWN BY DW



1 P1.1 4 PLEX SITE PLAN / LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

NORTH

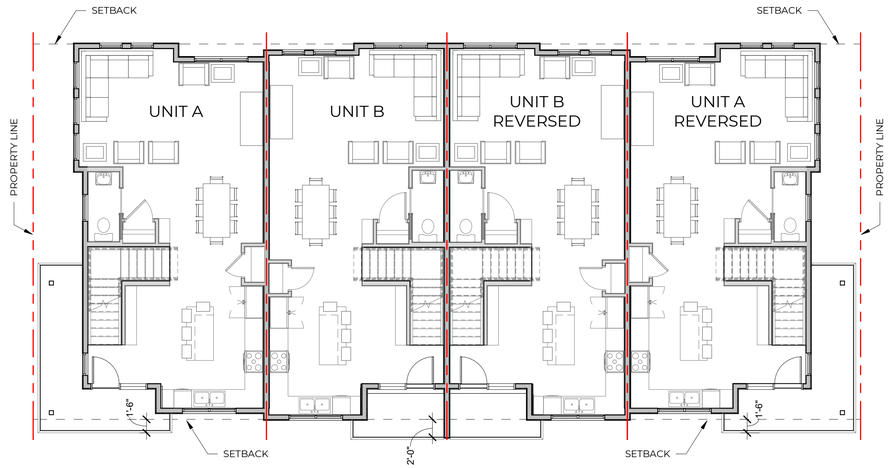


2 P1.1 4 PLEX SITE PLAN / ROOF PLAN
1/8" = 1'-0"

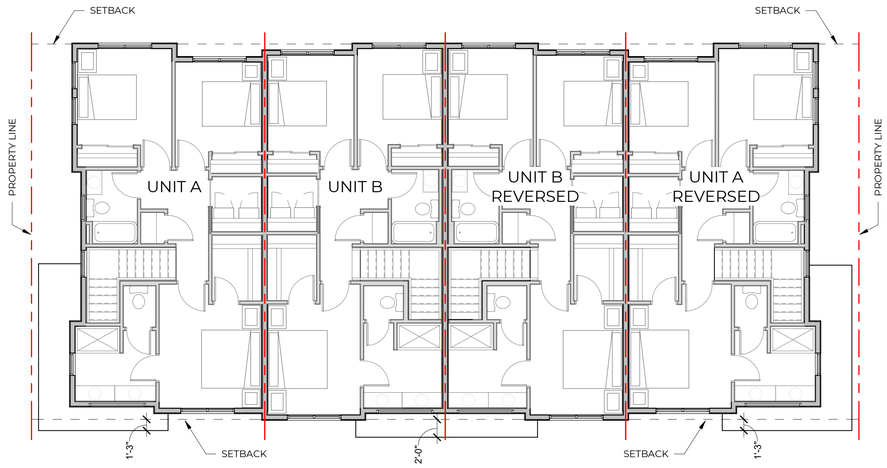
NORTH

UNIT AREAS - UNIT A		
NAME	AREA (SF)	TYPE
UNIT A PORCH	75	UNIT A - EXTERIOR
UNIT A DECK	132	UNIT A - EXTERIOR
	207	
UNIT A GARAGE	456	UNIT A - GARAGE
	456	
UNIT A LEVEL 1	303	UNIT A - LIVING
UNIT A LEVEL 2	759	UNIT A - LIVING
UNIT A LEVEL 3	794	UNIT A - LIVING
	1856	
TOTAL	2519	

UNIT AREAS - UNIT B		
NAME	AREA (SF)	TYPE
UNIT B PORCH	46	UNIT B - EXTERIOR
UNIT B DECK	53	UNIT B - EXTERIOR
	99	
UNIT B GARAGE	440	UNIT B - GARAGE
	440	
UNIT B LEVEL 1	280	UNIT B - LIVING
UNIT B LEVEL 2	746	UNIT B - LIVING
UNIT B LEVEL 3	777	UNIT B - LIVING
	1803	
TOTAL	2342	



3 P1.1 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"



4 P1.1 LEVEL 3 FLOOR PLAN
1/8" = 1'-0"

COLLAB ARCHITECTURE STUDIO
5000 GOODMAN STREET
TIMNATH, COLORADO 80547

ATHLETA TOWNHOMES : TEN MILE ROAD

PROPOSED PLANS

10/28/21



1 P1.2 WEST ELEVATION
3/16" = 1'-0" [RE: 2 / A1.2]



2 P1.2 EAST ELEVATION
3/16" = 1'-0" [RE: 2 / A1.2]

EXTERIOR ELEVATION KEYNOTE				
KEYNOTE	EXTERIOR MATERIAL	EXTERIOR MANUFACTURER	EXTERIOR COLOR NAME	EXTERIOR REMARKS
FC-1	FIBER CEMENT SIDING - HORIZONTAL LAP	JAMES HARDIE (OR APPROVED EQUAL)	SHERWIN WILLIAMS SW 7018 DOVETAIL	
FC-2	FIBER CEMENT SIDING - HORIZONTAL LAP	JAMES HARDIE (OR APPROVED EQUAL)	SHERWIN WILLIAMS SW 7015 REPOSE GRAY	
FC-3	FIBER CEMENT SIDING - VERTICAL BOARD & BATTEN	JAMES HARDIE (OR APPROVED EQUAL)	SHERWIN WILLIAMS SW 6707 SANTORINI BLUE	
FC-4	FIBER CEMENT SIDING - SHINGLE/SHAKE	JAMES HARDIE (OR APPROVED EQUAL)	SHERWIN WILLIAMS SW 6236 GRAYS HARBOR	
FC-5	FIBER CEMENT SIDING - SMOOTH PANEL/TRIM	JAMES HARDIE (OR APPROVED EQUAL)	SHERWIN WILLIAMS SW 7069 IRON ORE	
M-1	PRE-FINISHED STANDING SEAM METAL ROOF	BRIDGER STEEL (OR APPROVED EQUAL)	MATTE BLACK	
ST-1	STONE VENEER W/ STONE SILL - SILVER LINING	ELDORADO STONE (OR APPROVED EQUAL)	SILVER LINING	W/ BLUE STEEL SPLIT-EDGE WAINSCOT SILL

SEE ATTACHED MATERIAL BOARD



3 P1.2 NORTH ELEVATION
3/16" = 1'-0" [RE: 2 / A1.2]



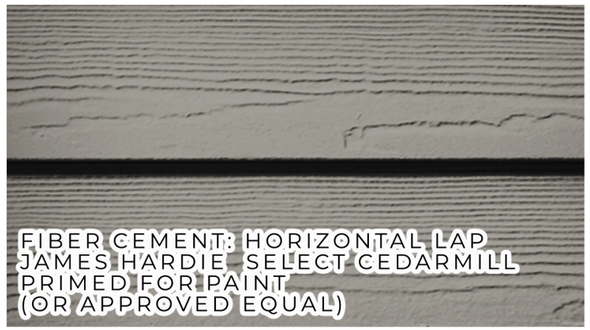
4 P1.2 SOUTH ELEVATION
3/16" = 1'-0" [RE: 2 / A1.2]

COLLAB ARCHITECTURE STUDIO
5000 GOODMAN STREET
TIMNATH, COLORADO 80547

ATHLETA TOWNHOMES : TEN MILE ROAD

PROPOSED ELEVATIONS

10/28/21

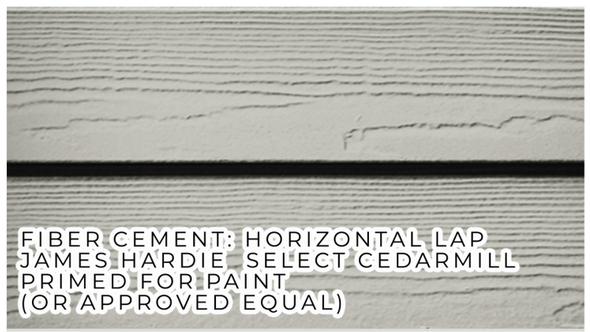


FIBER CEMENT: HORIZONTAL LAP
JAMES HARDIE, SELECT CEDARMILL
PRIMED FOR PAINT
(OR APPROVED EQUAL)

EXTERIOR PAINT FOR LAP SIDING
SHERWIN WILLIAMS
DOVETAIL
SW7018

FIBER CEMENT: PANEL (ACCENT BAND)
JAMES HARDIE, SMOOTH PANEL
PRIMED FOR PAINT
(OR APPROVED EQUAL)

EXTERIOR PAINT FOR PANEL SIDING
SHERWIN WILLIAMS
IRON ORE
SW7069



FIBER CEMENT: HORIZONTAL LAP
JAMES HARDIE, SELECT CEDARMILL
PRIMED FOR PAINT
(OR APPROVED EQUAL)

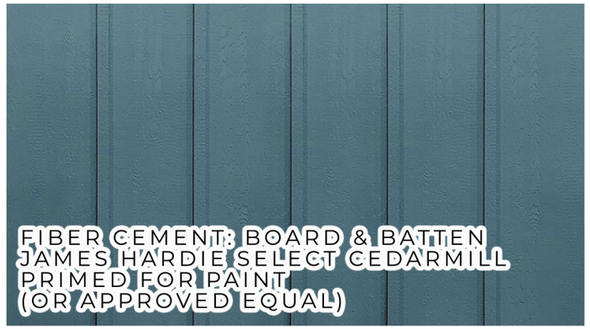
EXTERIOR PAINT FOR LAP SIDING
SHERWIN WILLIAMS
REPOSE GRAY
SW7015



STONE VENEER
ELDORADO STONE
STACKED STONE
SILVER LINING

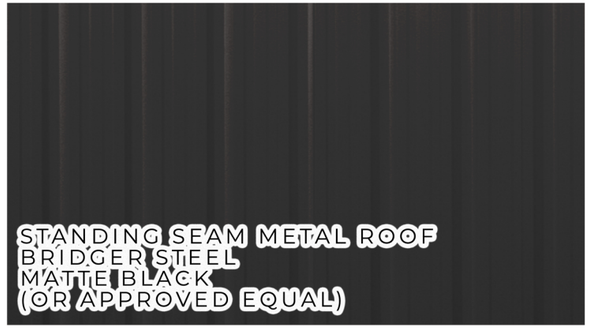


WAINSCOT SILL
ELDORADO STONE
SPLIT-EDGE WAINSCOT SILL
BLUE STEEL

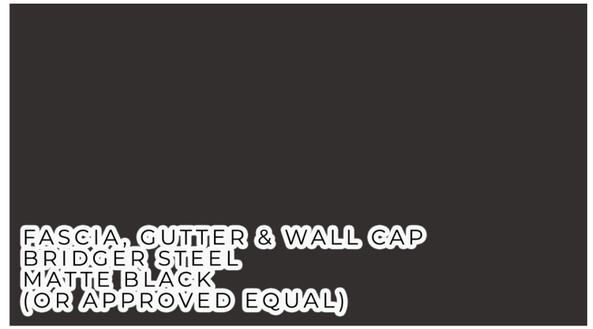


FIBER CEMENT: BOARD & BATTEN
JAMES HARDIE SELECT CEDARMILL
PRIMED FOR PAINT
(OR APPROVED EQUAL)

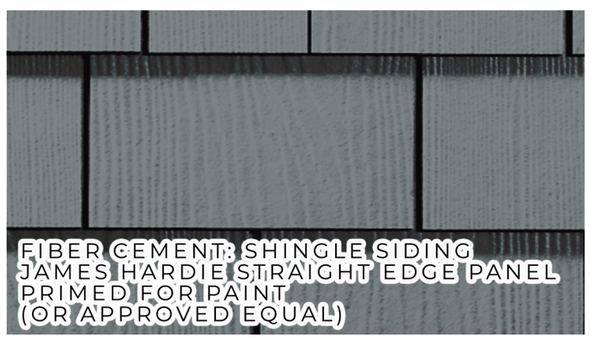
EXTERIOR PAINT FOR B&B SIDING
SHERWIN WILLIAMS
SANTORINI BLUE
SW6707



STANDING SEAM METAL ROOF
BRIDGER STEEL
MATTE BLACK
(OR APPROVED EQUAL)



FASCIA, GUTTER & WALL CAP
BRIDGER STEEL
MATTE BLACK
(OR APPROVED EQUAL)



FIBER CEMENT: SHINGLE SIDING
JAMES HARDIE STRAIGHT EDGE PANEL
PRIMED FOR PAINT
(OR APPROVED EQUAL)

EXTERIOR PAINT FOR SHINGLE SIDING
SHERWIN WILLIAMS
GRAYS HARBOR
SW6236

CO LAB ARCHITECTURE

ATHLETA TOWNHOMES : TEN MILE ROAD

EXTERIOR MATERIAL BOARD

Miranda Gold, President
Alexis Pickering, Vice-President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner
Patricia Nilsson, Commissioner

June 13, 2025

To: Tekton Contractors LLC
868 E Riverside Drive
STE 270
Eagle, ID 83616

Subject: KUNA25-0017 / 25-18-DR
Northwest of Ten Mile Road and Crenshaw Street
Athleta Townhomes

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

The applicant shall be required to:

1. Pay a traffic impact fee, if applicable. For any questions regarding the traffic impact fee please contact ACHD's Impact Fee Administrator at impactfees@achdidaho.org.
2. If applicable, a traffic impact fee shall be assessed by ACHD and will be due prior to the issuance of a building permit by the lead agency. This is a separate review process and it is the applicant's responsibility to submit plans directly to ACHD.
3. Payment can be accepted over the phone by calling (208) 387-6170 or can be sent/ delivered to the following address:

   Ada County Highway District
   Attn: Development Services
   5800 N. Meeker Avenue
   Boise, ID 83713

   - Reference the file number above when making the payment.
   - Please note:
     - Fees are subject to change if not paid prior to October 1st
     - All card payments are subject to a 3% processing fee
     - All e-check payments are subject to a $1.50 processing fee
4. Submit a driveway approach request for any proposed driveways. Driveway approach permits can be found at:

   https://www.achdidaho.org/home/showpublisheddocument/988/638245965711600000
5. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way.
6. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.).

If you have any questions, please feel free to contact me at (208) 387-6384.

Sincerely,

Sam Standal
Assistant Traffic Engineer
Development Services

cc: Marina Lundy, City of Kuna
IMH Boise Athleta LLC
Collab Architecture Studio

Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Public Right-of-Way Accessibility Guidelines (PROWAG) requirements. The applicant's engineer should provide documentation of compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 208-387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 208-387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

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

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 25-18-DR

Development Name/Section Athleta Townhomes CDH File # _____

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

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

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

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

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

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

☒ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.

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

☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.

☐ 11. Land development application, fee per lot, test holes and full engineering report is required.

☐ 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.

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

☐ 14. _____

_____

_____

_____ Reviewed By: Rob Boe Date: 6/18/25

3/22 lb

Outlook

RE: City of Kuna Request for Comment Case No. 25-18-DR Athleta Townhomes

From Kendra Conder <Kendra.Conder@itd.idaho.gov>
Date Sat 6/7/2025 3:25 PM
To Marina Lundy <MLundy@kunaid.gov>

Hi Marina,

ITD has reviewed the application transmittal for 25-18-DR and does not have any comments.

Thank you!

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



From: Marina Lundy <MLundy@kunaid.gov>
Sent: Friday, June 6, 2025 10:42 AM
To: Ada County Highway District <planningreview@achdidaho.org>; Central District Health Department <lbadigian@cdhd.idaho.gov>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <chad.gordon@jmsanitation.com>; Jessica Reid <jhall@kunaid.gov>; Morgan Treasure <mtreasure@kunaid.gov>; Kuna Police Department <mfratusco@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Kuna Rural Fire District Plan Review <scott@fccnw.com>; PWoffice <PWoffice@kunaid.gov>; Taryn Villanueva <TVillanueva@kunaid.gov>
Subject: City of Kuna Request for Comment Case No. 25-18-DR Athleta Townhomes

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

Good afternoon,

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

CASE NUMBER:	25-18-DR ATHLETA TOWNHOMES
PROJECT DESCRIPTION	Applicant requests Design Review approval for design of 57 new townhomes going into the Athleta Subdivision. The site is located

	near the intersection of N Ten Mile Rd and W Crenshaw St.
APPLICANT	Tekton Contractors LLC dmann@tektoncos.com
REPRESENTATIVE	Collab Architecture Studio jordan@collabarchitects.com
SCHEDULED HEARING DATE	Tuesday, **July 8, 2025,** at 6:00 P.M.
STAFF CONTACT	Marina Lundy 208.922.5546 mlundy@kunaid.gov

- We have enclosed information to assist you with your consideration and response; we would appreciate any information as to how this action would affect the service(s) your agency provides. *If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.*
- *No response within **15 business days** will indicate you have no objection or comments regarding this project*.
- The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions.

DEVELOPMENT SERVICES KUNA IDAHO

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

Marina Lundy
Planner
City of Kuna | Development Services

Phone: 986.269.8341
Email: mlundy@kunaid.gov
www.kunacity.id.gov

KUNA RURAL FIRE DISTRICT
EST. 1951

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

Date: 9/19/2024
From: Kuna Rural Fire District

Regarding: 25-18-DR
Athleta Townhomes
Fire District Comments

Comments: The Kuna Rural Fire District has identified certain emergency services access issues with the proposed project:

- **IFC D105.1** Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, *approved* aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.
- **D105.2 Width.** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
- **D105.3 Proximity to building.** One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*.

The proposed height of the new structures will be 42 feet above finished grade. Currently, the existing roadways in this subdivision will not accommodate the required 26 feet width for aerial fire apparatus roadway access. Without modification of the roadway or building design, or implementation of an approved fire code alternative, the Fire District cannot support this project design as currently proposed.

Regards,

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

Outlook

Re: Fire District Comments / Athleta Townhomes / 25-18-DR

From Scott Arellano <scott@fccnw.com>
Date Mon 6/9/2025 2:43 PM
To Marina Lundy <MLundy@kunaid.gov>

Yes.

Scott Arellano
Kuna Rural Fire District
1.208.629.8636 (office)
1.208.780.9063 (cell)

On Mon, Jun 9, 2025, 12:55 PM Marina Lundy <MLundy@kunaid.gov> wrote:

> Hi Scott,
> After speaking with the applicant, it is my understanding that they plan to use a previously discussed approved fire code alternative in the form of an automatic fire sprinkler system for the townhomes. Is that still a sufficient alternative for this project?
>
> Thank you,
>
> DEVELOPMENT SERVICES KUNA IDAHO
>
> **Marina Lundy**
>
> **Planner**
>
> City of Kuna | Development Services
>
> 751 W. 4th Street
> P.O. Box 13
> Kuna, ID 83634
>
> Phone: 986.269.8341
> Email: mlundy@kunaid.gov
> www.kunacity.id.gov
>
> ---
>
> **From:** Scott Arellano <scott@fccnw.com>
> **Sent:** Monday, June 9, 2025 7:51 AM
> **To:** Marina Lundy <MLundy@kunaid.gov>
> **Cc:** TLawrence Kuna Fire <tlawrence@kunafire.com>; Kuna Fire Office <office@kunafire.com>
> **Subject:** Fire District Comments / Athleta Townhomes / 25-18-DR

Please see the attached Fire District Design Review comments for the proposed project in the City of Kuna.

Scott Arellano, CFM
Kuna Rural Fire District
Plan Review & Inspection
1.208.780.9063 (Cell)
1.208.629.8636 (Plan Review Office)
1.208.922.1144 (Fire Admin)



Trilogy

m3companies

VALOR
Master Plan

SCALE: 1" = 300'

GREEY|PICKETT

Plot Date: 4/3/2025 12:06 PM Plotted By: Matt Day
Date Created: 4/3/2025 \\JUB.COM\CENTRAL\CLIENTS\10MP\PROJECTS\10-23-09_VALOR\SOCIAL\CLUB\CAD\SITE_CONSTRUCTION_PHASE1\CADE\EXHIBITS\2025-04-03_DESIGNREVIEW\EXHIBITS\EX-01_VICINITYMAP.DWG





VALOR SOCIAL CLUB PHASE 1
KUNA, IDAHO

VICINITY MAP

SHEET NUMBER: EX-01

LOCATION: KUNA, IDAHO
PROJECT MGR.: M. DAY
DESIGNED BY: M. DAY
DRAWN BY: MDY
CHECKED BY: MDY
J-U-B ENGINEERS, INC.

ISSUE DATE: 4/3/2025

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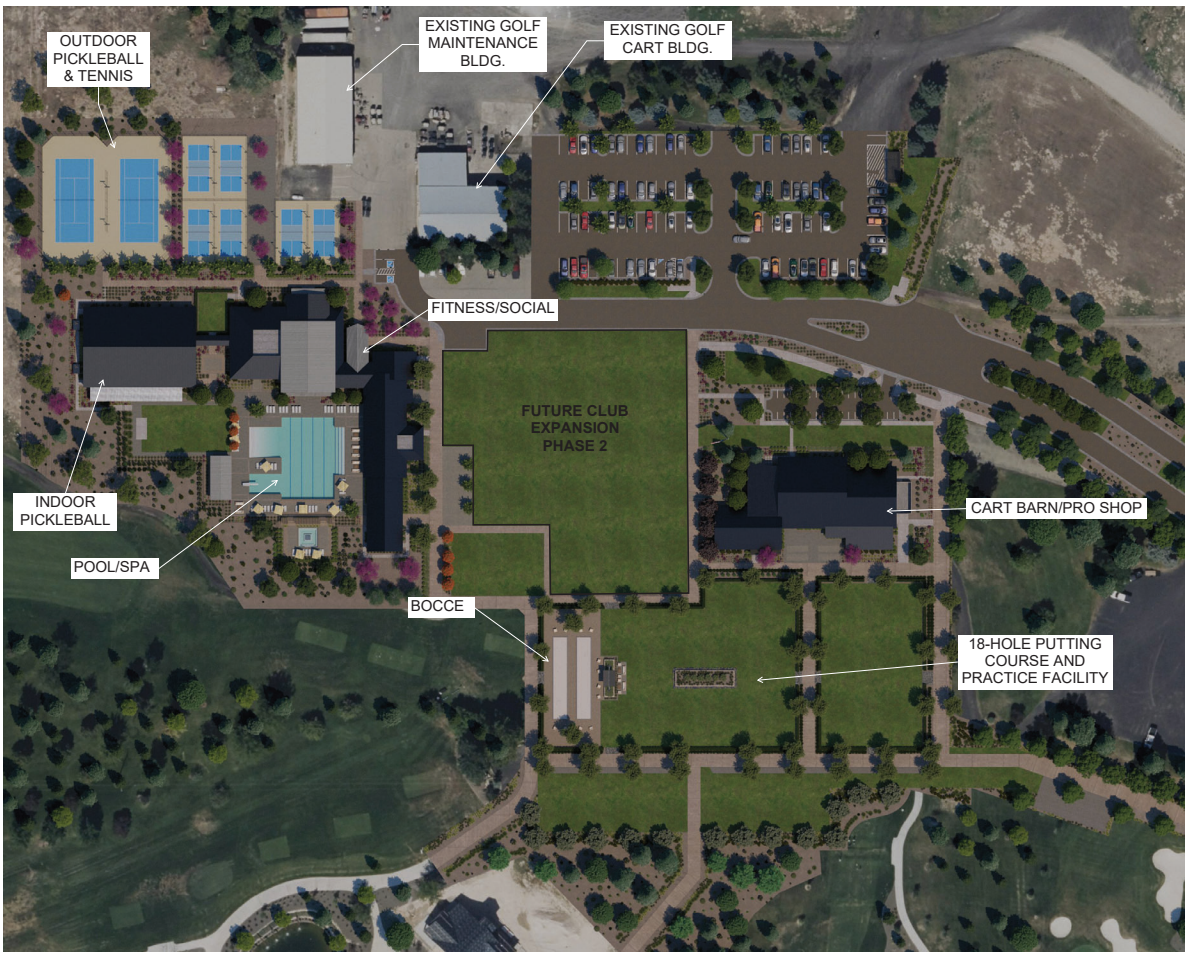
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NO.	DESCRIPTION	BY	APP'D	DATE

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com



OVERALL SITE PLAN

NOT FOR CONSTRUCTION - DRB SUBMISSION DOCUMENTS

M3 VALOR SOCIAL CLUB PHASE 1

KUNA, IDAHO

LANDSCAPE ARCHITECT
GREEY PICKETT
7144 E STETSON DR. SUITE 205
SCOTTSDALE, AZ 85251
480 / 609-0009

ARCHITECT
GSB, INC
3555 NW 58TH ST. SUITE 700 W
OKLAHOMA CITY, OK 73112
405 / 848-9549

INTERIOR DESIGN
UNSCRIPTED INTERIOR DESIGN
7200 S. ALTON WAY C-300
CENTENNIAL, CO 80112
303 / 794-0024

STRUCTURAL
WRIGHT ENGINEERS
1645 VILLAGE CENTER CIR. SUITE 10
LAS VEGAS, NV 89134
702 / 933-7000

MEP ENGINEER
WRIGHT ENGINEERING CORP
165 E CHILTON DR.
CHANDLER, AZ 85225
480 / 497-5829

M3 VALOR SOCIAL CLUB PHASE 1 KUNA, ID

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F: 405.848.9783
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241963

DRAWING TITLE
OVERALL SITE PLAN

DATE
04/11/2025

DRAWING NO.
A0.01



1 A0.02 OVERALL SITE RENDERING

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480 / 609-0009

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OVERALL SITE RENDERING

DATE
04/11/2025

DRAWING NO.
A0.02



1 A0.03 OVERALL SITE RENDERING

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DATE
04/11/2025

DRAWING NO.
A0.03



1 A0.04 OVERALL SITE RENDERING

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PHASE 1

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SCOTTSDALE, AZ 85251
480 / 609-0009

ARCHITECT
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OKLAHOMA CITY, OK 73112
405 / 848-9549

INTERIOR DESIGN
UNSCRIPTED INTERIOR DESIGN
7355 S. ALTON WAY C-300
CENTENNIAL, CO 80112
303 / 794-0024

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MEP ENGINEER
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CHANDLER, AZ 85225
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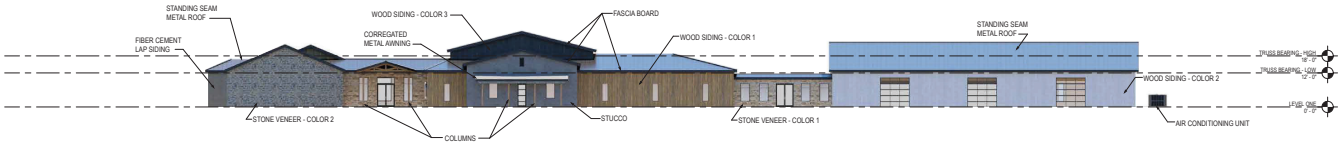
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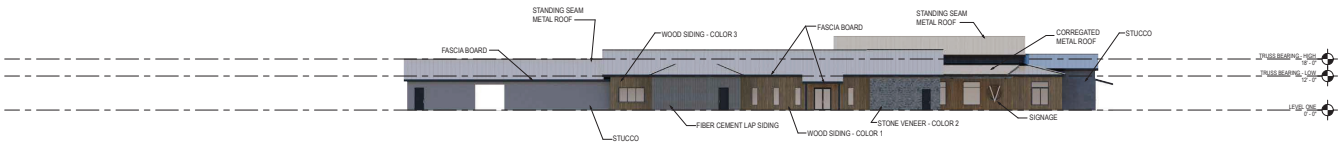
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OVERALL SITE RENDERING

DATE
04/11/2025

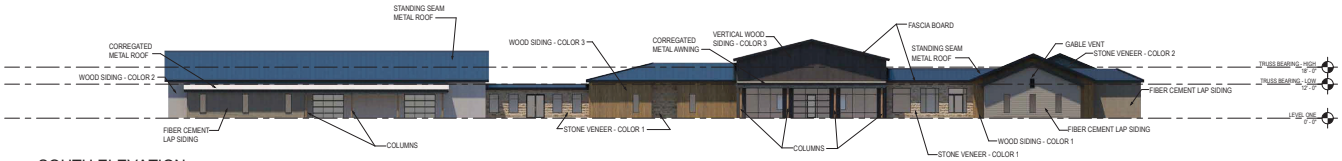
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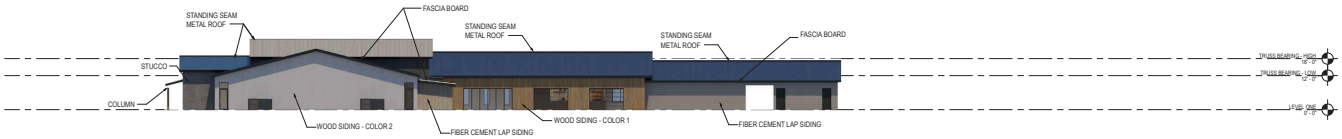
1 A3.04 NORTH ELEVATION
1/16" = 1'-0"



2 A3.04 EAST ELEVATION
1/16" = 1'-0"



3 A3.04 SOUTH ELEVATION
1/16" = 1'-0"



4 A3.04 WEST ELEVATION
1/16" = 1'-0"

FINISH LEGEND

FITNESS/SOCIAL, POOL AND INDOOR PICKLEBALL BUILDINGS

STANDING SEAM ROOF COLOR 1	STANDING SEAM ROOF COLOR 2	DOORS, TRIM, GUTTERS, DOWNSPOUTS, FASCIA	CORREGATED METAL AWNING	VERTICAL SIDING COLOR 1	VERTICAL SIDING COLOR 2	VERTICAL SIDING COLOR 3	STONE VENEER COLOR 1	STONE VENEER COLOR 2	FIBER CEMENT LAP SIDING	STUCCO
CHARCOAL GREY	ZINC GREY	IRON ORE	ASH GRAY	CASCADE	WHITE	SURETO	ASHLAR BLEND	VANCOUVER NIGHT	GAUNTLET GRAY	MINERAL GRAY

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M3 VALOR SOCIAL CLUB PHASE 1
KUNA, IDAHO

LANDSCAPE ARCHITECT
GREEY PICKETT
7144 E STETSON DR. SUITE 205
SCOTTSDALE, AZ 85251
480 / 609-0009

ARCHITECT
GSB, INC.
3555 NW 58TH ST. SUITE 700 W
OKLAHOMA CITY, OK 73112
405 / 848-9549

INTERIOR DESIGN
UNSCRIPTED INTERIOR DESIGN
7200 S. ALTON WAY C-300
CENTENNIAL, CO 80112
303 / 794-0024

STRUCTURAL
WRIGHT ENGINEERS
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LAS VEGAS, NV 89134
702 / 933-7000

MEP ENGINEER
WRIGHT ENGINEERING CORP
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CHANDLER, AZ 85225
480 / 497-5829

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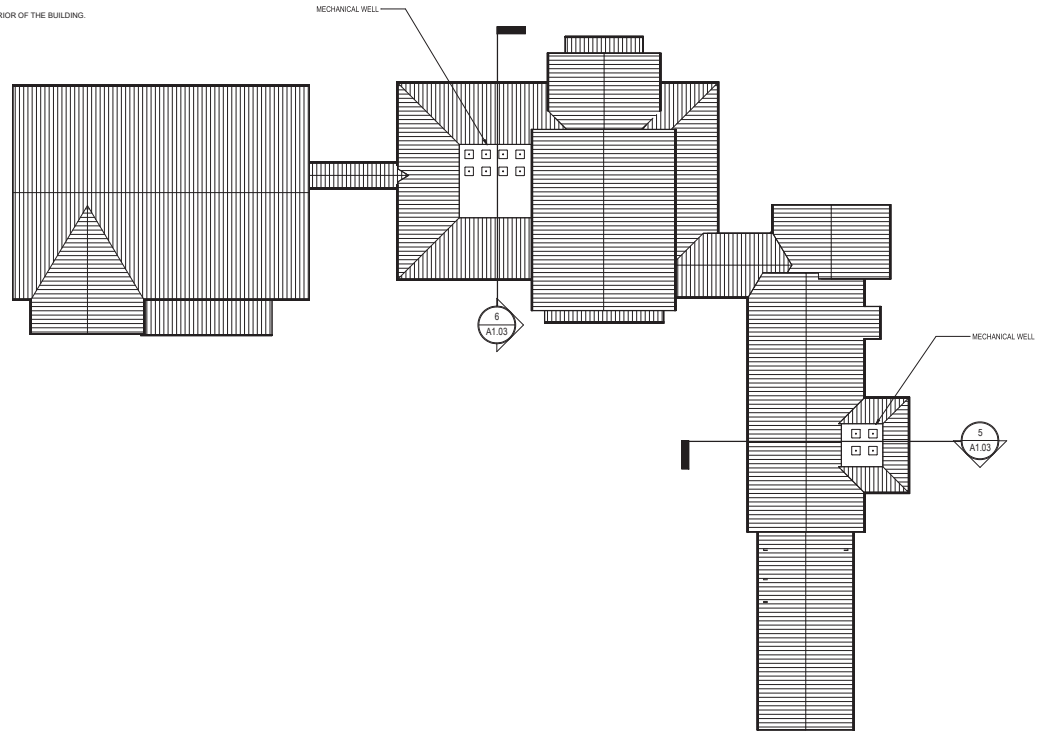
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231886

DRAWING TITLE
EXTERIOR ELEVATIONS

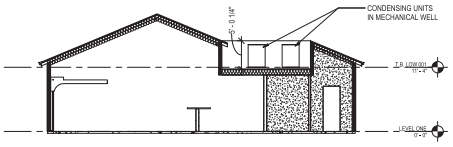
DATE
04/11/2025

DRAWING NO.
A3.01

GENERAL NOTE:
HVAC/MECHANICAL TO BE SCREENED WITH LANDSCAPING ALONG EXTERIOR OF THE BUILDING.



1 A1.03 OVERALL ROOF PLAN
1/16" = 1'-0"



5 A1.03 NORTH MECHANICAL WELL SECTION
1/8" = 1'-0"



6 A1.03 EAST MECHANICAL WELL SECTION
1/8" = 1'-0"

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M3 VALOR
SOCIAL CLUB
PHASE 1
KUNA, IDAHO

LANDSCAPE ARCHITECT
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480 / 609-0209

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OKLAHOMA CITY, OK 73112
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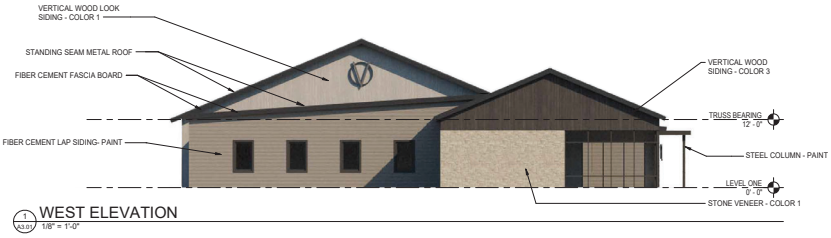
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241963

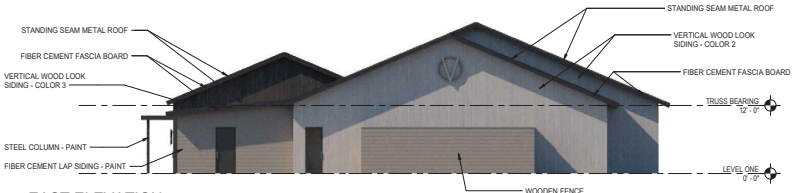
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OVERALL ROOF PLAN

DATE
04/11/2025

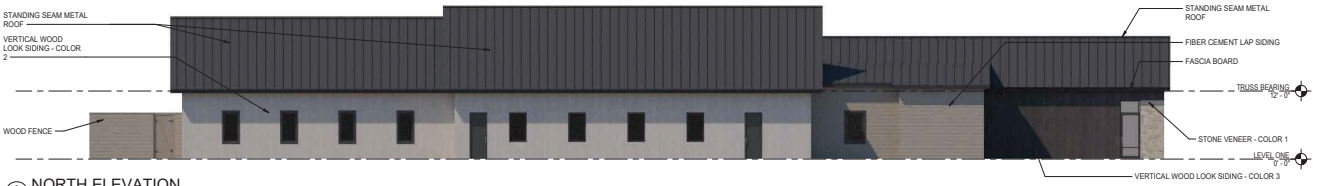
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A1.03



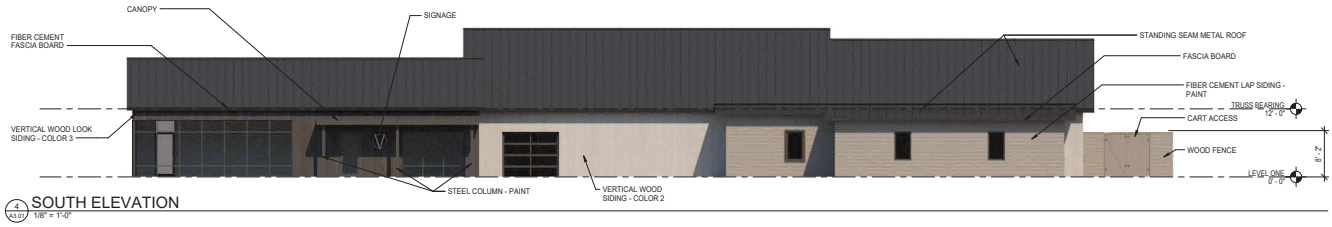
1 A3.01 WEST ELEVATION
1/8" = 1'-0"



2 A3.01 EAST ELEVATION
1/8" = 1'-0"



3 A3.01 NORTH ELEVATION
1/8" = 1'-0"



4 A3.01 SOUTH ELEVATION
1/8" = 1'-0"

FINISH LEGEND



STANDING SEAM ROOF COLOR 1	DOORS, TRIM, GUTTERS, DOWNSPOUTS, FASCIA	VERTICAL SIDING COLOR 2
CHARCOAL GREY	IRON ORE	WHITE
VERTICAL SIDING COLOR 3	**STONE VENEER COLOR 1**	**FIBER CEMENT LAP SIDING**
SURETO	ASHLAR BLEND	GAUNTLET GRAY

CART BARN AND PRO SHOP

NOT FOR CONSTRUCTION - DRB SUBMISSION DOCUMENTS

M3 VALOR SOCIAL CLUB PHASE 1
KUNA, IDAHO

LANDSCAPE ARCHITECT
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7144 E STETSON DR. SUITE 205
SCOTTSDALE, AZ 85251
480 / 609-0009

ARCHITECT
GSB, INC
3555 NW 58TH ST. SUITE 700 W
OKLAHOMA CITY, OK 73112
405 / 848-9549

INTERIOR DESIGN
UNSCRIPTED INTERIOR DESIGN
7355 S. ALTON WAY C-300
CENTENNIAL, CO 80112
303 / 794-0224

STRUCTURAL
WRIGHT ENGINEERS
1645 VILLAGE CENTER CIR. SUITE 10
LAS VEGAS, NV 89134
702 / 933-7000

MEP ENGINEER
WRIGHT ENGINEERING CORP
765 E CHELTON DR.
CHANDLER, AZ 85225
480 / 497-5829

M3 VALOR SOCIAL CLUB PHASE 1
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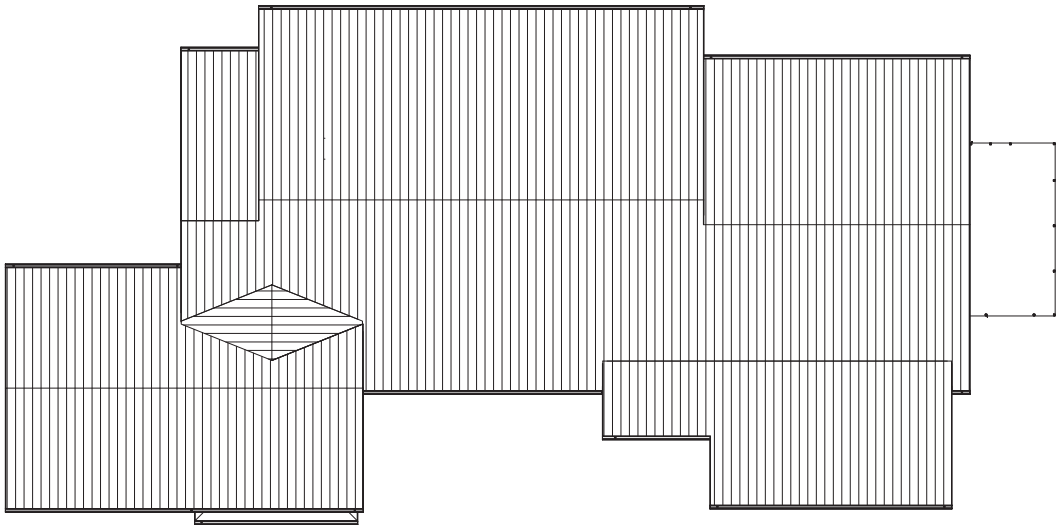
GSB PROJECT NO.
241963

DRAWING TITLE
EXTERIOR ELEVATIONS

DATE
04/11/2025

DRAWING NO.
A3.01

GENERAL NOTE:
HVAC/MECHANICAL TO BE SCREENED WITH LANDSCAPING ALONG EXTERIOR OF THE BUILDING.



1 A1.03 CART BARN ROOF PLAN
1/8" = 1'-0"

NOT FOR CONSTRUCTION - DRB SUBMISSION DOCUMENTS

M3 VALOR
SOCIAL CLUB
PHASE 1

KUNA, IDAHO

LANDSCAPE ARCHITECT
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SCOTTSDALE, AZ 85251
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ARCHITECT
GSB, INC
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OKLAHOMA CITY, OK 73112
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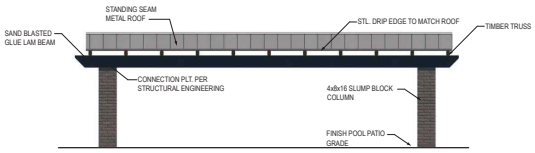
NO.	DATE	DESCRIPTION

GSB PROJECT NO.
241963

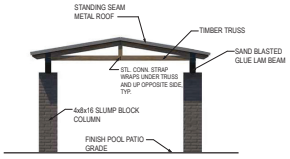
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DATE
04/11/2025

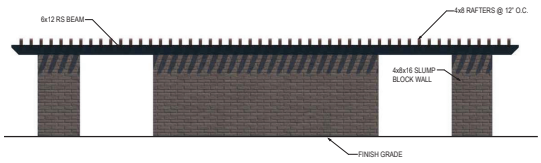
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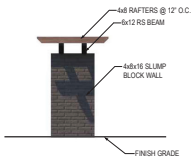
1 A3.02 POOL PAVILION - LONG ELEVATION



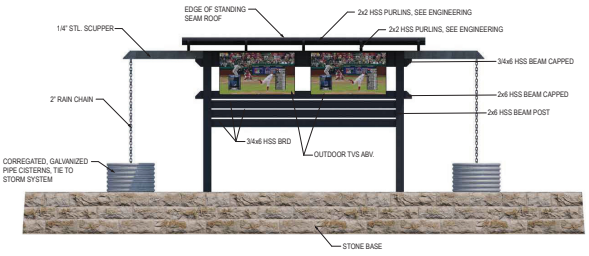
2 A3.02 POOL PAVILION - END ELEVATION



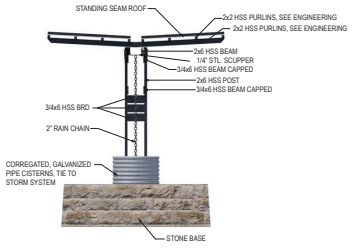
3 A3.02 HOT TUB AREA PORTAL - LONG ELEVATION



4 A3.02 HOT TUB AREA PORTAL - SHORT ELEVATION



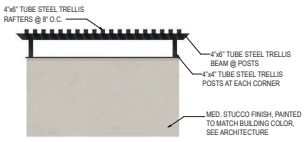
5 A3.02 PUTTING GREEN TV STAND - SIDE ELEVATION



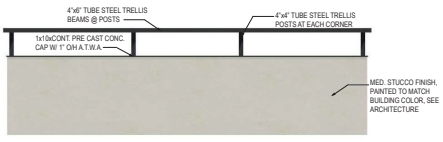
6 A3.02 PUTTING GREEN TV STAND - END ELEVATION



7 A3.02 TRASH ENCLOSURE - FRONT ELEVATION



8 A3.02 TRASH ENCLOSURE - SIDE ELEVATION



9 A3.02 TRASH ENCLOSURE - BACK ELEVATION
NTS

NOT FOR CONSTRUCTION - DRB SUBMISSION DOCUMENTS

M3 VALOR SOCIAL CLUB PHASE 1
KUNA, IDAHO

LANDSCAPE ARCHITECT
GREEY PICKETT
7144 E STETSON DR. SUITE 205
SCOTTSDALE, AZ 85251
480 / 609-0009

ARCHITECT
GSB, INC
3555 NW 58TH ST. SUITE 700 W
OKLAHOMA CITY, OK 73112
405 / 848-9549

INTERIOR DESIGN
UNSCRIPTED INTERIOR DESIGN
7200 S. ALTON WAY C-300
CENTENNIAL, CO 80112
303 / 794-0024

STRUCTURAL
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LAS VEGAS, NV 89134
702 / 933-7000

MEP ENGINEER
WRIGHT ENGINEERING CORP
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CHANDLER, AZ 85225
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GSB PROJECT NO.
231886

DRAWING TITLE
ADDITIONAL STRUCTURES

DATE
04/11/2025

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A3.02



1 FITNESS - ENTRANCE RENDERING

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RENDERINGS

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1 BOCCI BALL COURT RENDERING

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1 POOL RENDERING

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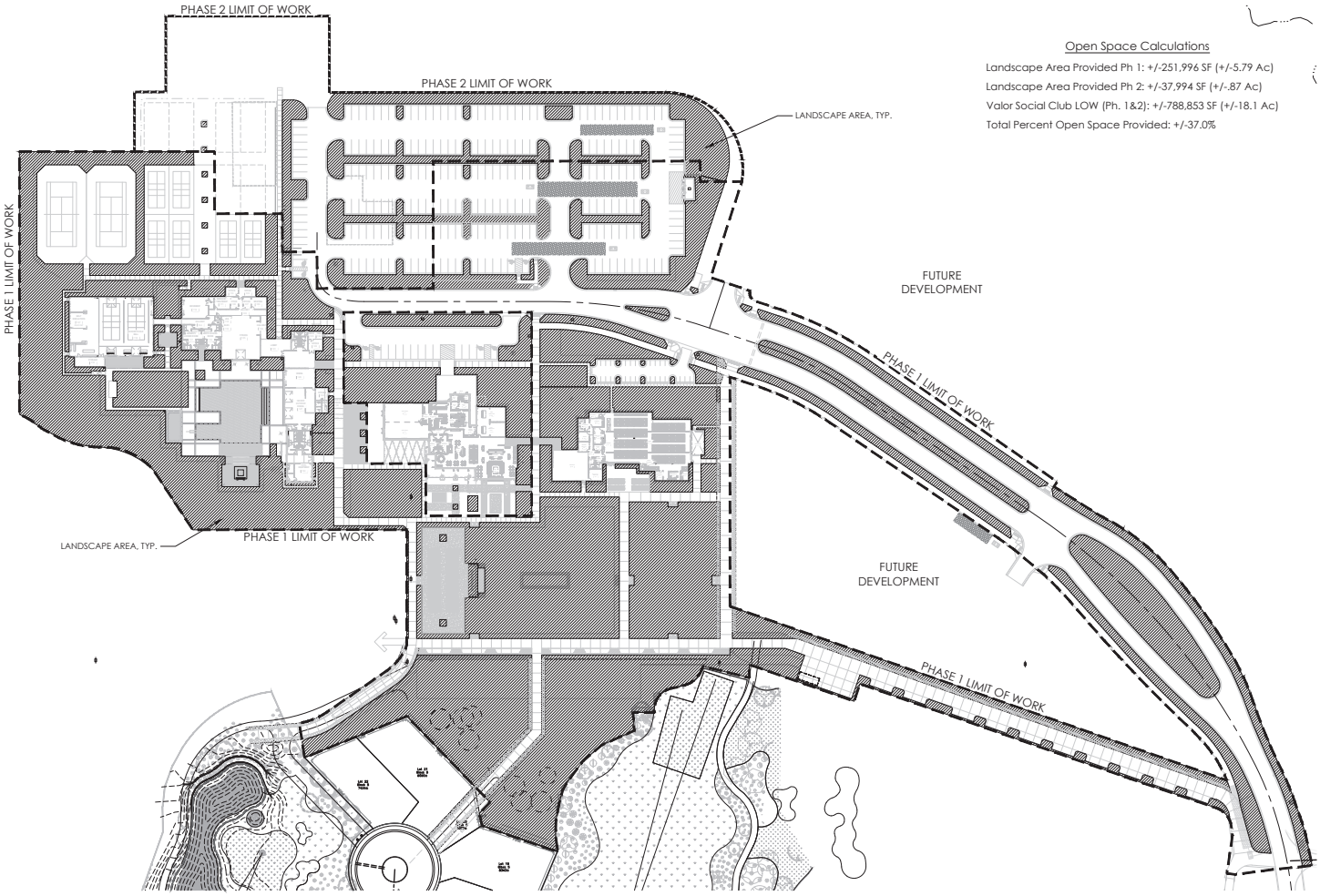
NO.	DATE	DESCRIPTION

GSB PROJECT NO.
241963

DRAWING TITLE
RENDERINGS

DATE
04/11/2025

DRAWING NO.



Open Space Calculations

Landscape Area Provided Ph 1: +/-251,996 SF (+/-5.79 Ac)
Landscape Area Provided Ph 2: +/-37,994 SF (+/-.87 Ac)
Valor Social Club LOW (Ph. 1&2): +/-788,853 SF (+/-18.1 Ac)
Total Percent Open Space Provided: +/-37.0%

OVERALL LANDSCAPE / OPEN SPACE OF VALOR SOCIAL CLUB

Scale: 1" = 40'-0"

GREEY|PICKETT
landscape architecture|community design
717 E. Fort Union Blvd., Suite 203
Midvale, Utah 84047
t 801.619.0099 f 801.619.0808

Prepared by: Jason Greey
Preliminary
Not for Construction
LA 10003

VALOR SOCIAL CLUB
PHASE 1
Landscape Construction Documents
11102 S Cloverdale Rd, Kuna, ID 83634

revisions:

project #: MTC112
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 02-21-2025
drawing: Landscape Plan

sheet #
L3.6
13 of xx

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VALOR SOCIAL CLUB
FITNESS/SOCIAL ENTRY

CASE NO. 25-08-DR

VALOR SOCIAL CLUB PHASE NO. 1

Planner: Troy Behunin
TBehunin@KunaID.gov
Phone: 208.387.7729

ALL APPLICATION MATERIALS:

25-08-DR: VALOR SOCIAL CLUB, PHASE NO. 1

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

DEVELOPMENT SERVICES
KUNA
IDAHO

CITY OF KUNA:
P&Z COMMISSION
STAFF MEMO

P&Z Commission Staff Report

Entitlements Requested:	Final Plat	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Time Extension

Title:	Valor Social Club Phase 1	**Application Number:**	25-08-DR
Date:	7/8/2025	**Staff Contact:**	Troy Behunin
Owner(s)/Applicant:	M3 Companies, LLC	**Applicant Contact:**	MTate@m3companiesllc.com
Representative:	Travis Jeffers	**Representative Contact:**	TJeffeffers@m3companiesllc.com

Purpose
Applicant requests Design Review approval for the first two (2) primary structures for the Valor Social Club Phase 1. The first will include a new golf pro shop and cart barn. The second structure includes fitness, event spaces, food and beverage and indoor sport courts. This project is located near the NEC of S Cloverdale & Kuna Roads (APN'S: S1415336300, S1422142000 & S1415449000); Section 22, Township 2 North, Range 1 East.

Statement of Fact	
Parcel Number(s):	S1415336300, S1422142000 & S1415449000
Future Land Use Map Designation:	Medium & High Density Residential
Existing Land Use:	Golf Course, Office and Cart Barn
Current Zoning:	R-6 & R-12
Proposed Zoning:	Same
Development Area:	281 Acres
Adjacent Zoning Districts:	**North:** RR, R1 (County) **East:** PC (County) **South:** R-6 **West:** RR (County)
Adjacent Street(s) Existing & Proposed:	**North:** Kittredge Dr. **East:** None **South:** Tiercel Dr. **West:** Cloverdale Rd.
Internal Street(s) Existing & Proposed:	None
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis
The Comprehensive Plan identifies the subject property as Medium and High Density Residential, the existing zones are R-6 & R-12, City of Kuna Zones. This is part of the Overall Falcon Crest Planned Unit Development,

which has an accompanying Development Agreement and was approved in February 2019. The recorded Development Agreement allows for limited design flexibilities and standards. The proposed zoning and land use for the subject site agrees with the Future Land Use Map (FLUM) of the City of Kuna.

Staff Analysis

The applicant submits a request to construct two (2) separate buildings in phase one (1) of the Valor Social Club totaling 10,815 square feet (SF) for the first structure and 20,584 for the second structure.

The first 7,295 SF will include such uses as the pro shop and golf cart barn that will house approximately 90 golf carts, beverage carts and golf bag storage space inside as well as an area to clean the carts. The rest of the building approx., 3,250 SF will include a check-in counter for users, and a retail counter with some retail space, fitting rooms and golf course offices.

The second structure will include the fitness and social club totaling 20,584 SF and will include amenities such as a fee weight and cardio area and exercise and treatment room. There will be community event spaces for private and community gatherings and meetings. It will also include a dining and kitchen area to serve indoor and poolside guests and golfers. The space will also include indoor pickleball and a golf simulator to include areas for seating and television viewing.

This will also include areas outside for a variety of activities including, but not limited to fitness, spa, pools and areas for social events, including community competitions using the pools as well as leisure swimming. Many areas will be covered patio areas and all areas will all be used for dining, lounging and community gatherings.

Other planned outdoor spaces include areas for additional outdoor activities such as pickleball, Bocce courts, 18-hole putting course, driving range, putting greens, new parking lot(s) & entry, multiple outdoor patios and seating areas.

Applicant has provided a landscape plan which appears to follow the City's landscaping code.

After review, the site plan does not appear to comply with Kuna's Parking standards. The applicant shall provide two (2) additional ADA spaces.

The site will need multiple trash container enclosures which must be in compliance with the standards required by J&M Sanitation and follow the comments submitted by J & M Sanitation.

Staff recommends the applicant be conditioned to submit a plan depicting the trach enclosures and two (2) additional ADA Spaces. An updated site plan will be required in order to release the signed written decision.

Upon staff's review, if the recommended conditions are met the proposed application appears to meet the requirements and intent of Kuna City Code. Staff recommends the Commission approve the application with the conditions outlined in staff's report.

Recommended Conditions of Approval

1. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to provide public access to the site as this project will have internal private streets, as detailed in the Ada County Highway District staff report.

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

3. Applicant shall ensure the proper easement widths on all lots in accordance with KCC 5-9-308.

4. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot.

5. Fencing within and around the site shall comply with KCC 5-8-1005 (unless specifically approved otherwise and permitted).

6. All required landscaping shall be permanently maintained in a healthy condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.

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

8. 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 5-8-1704 through 1706.

10. Develop/Owner/Applicant is hereby notified this project is subject to Design Review inspections and fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.

11. 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 5-9-402-B-22.

12. Connection to City Services (Sewer and Water) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.

13. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

14. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.

15. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties

16. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements KCC 8-1-3. Weeds, grasses, vines or other growth which endanger property or are over 12 inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.

17. Developer/Owner/Applicant shall submit an updated site plan to accommodate two (2) additional ADA spaces, and submit a plan that complies with Kuna City Code 5-8-1403 parking standards.

18. Developer/Owner/Applicant shall submit an updated site plan to accommodate comply with J & M Sanitation standards and locations.

19. Developer/Owner/Applicant will comply with all federal, state, and local laws.

Travis Jeffers
1673 W. Shoreline Dr. Suite 200
Boise, ID 83702
tjeffers@m3companiesllc.com
(208) 949-0907

April 11, 2025

Planning and Zoning
City of Kuna
PO Box 13
Kuna, ID 83634

Subject: Design Review Submittal for Valor Social Club Phase 1

Dear Doug Hansen and Design Review Committee,

On behalf of Falcon Crest Club Partners, LLC, M3 Companies, LLC is thrilled to present the Valor Social Club Phase 1 for your design review consideration.

The Valor Social Club is being developed within the existing Falcon Crest Golf Course area, which continues to operate as a popular destination for golf enthusiasts. Spanning approximately 280.96 acres, the club is conveniently located off Cloverdale Road, between Kuna Road and Hubbard. Access will be easy via Cloverdale Road and West Tiercel Drive, leading north on Valor Club Drive, ensuring a smooth entry for all members and guests. We are carefully working around existing structures, such as the cart barn and maintenance facilities, to seamlessly integrate the new club with the golf course operations and provide a cohesive community space.

The design of the Valor Social Club will feature a blend of high-end architecture, exquisite landscaping, and premium finishes, creating an inviting and sophisticated environment. The overall aesthetic aims to harmoniously integrate modern architectural innovations with rustic and organic elements, resulting in a cohesive and welcoming atmosphere that resonates with the natural surroundings.

The same visionary team of architects and planners who successfully brought the Treasure Valley Social Club to life will also lead the development of the Valor Social Club. This Club Campus will build upon the unforgettable design aesthetics already prevalent throughout the community while

simultaneously honoring Kuna's rich agricultural heritage and paying tribute to the courageous individuals who have served our country.

Amenities offered in Phase 1 of the Valor Social Club will two primary structures. The first isa state-of-the-art Pro Shop and Cart Barn, providing members with the latest equipment and merchandise. The cart barn is approximately 7,295 square feet and sized to house approximately 90 golf carts, beverage carts, golf bag storage space, as well as areas to both work on carts as well as clean them. The pro-shop is approximately 3520 square feet and will have a check in and retail counter, along with retail space, fitting rooms and offices in the back.

The second structure is the Fitness and Social Club building, which totals 20,584 square feet and includes:

- A fully equipped fitness center that includes a free weight and cardio area along with a group exercise room and treatment room. Exercise spaces are designed for both indoor and outdoor use.

- Flexible community event spaces, perfectly adaptable for various gatherings, from private parties to community meetings.

- A food and beverage offering that will be able to serve food in a dining area that can be fully enclosed or open to the swimming pool, along with serving food at the swimming pool and to golfers.

- Indoor pickleball and golf simulator space, offering versatile options for recreational play that also include seating and televisions.

- Outside there is a large resort and lap pool, designed to accommodate community competitions and social events, encouraging both competitive swimming and leisurely relaxation.

- An outdoor spa, providing a serene environment for relaxation and rejuvenation.

- Expansive open and covered furnished patio spaces, ideal for lounging, dining, and socializing with family and friends.

In addition to the Cart Barn / Pro Shop and Fitness and Social Club, there are many outdoor amenities that will be included or existing facilities that will be renovated. These facilities include

- 6 outdoor pickleball courts and 2 tennis courts

-2 Bocce Courts

-An 18-hole putting course

-Remodeled putting greens and driving range spaces

-New parking lot & entry

-Multiple patios & seating areas

Enclosed with this letter, you will find the following submittal materials for your review:

- Completed Design Review and Planning and Zoning application forms
- A detailed Vicinity Map illustrating the Club's location
- Recorded Warranty Deed for property verification
- An Affidavit of Legal Interest confirming ownership
- Landscape Plans showcasing the planned greenery and outdoor aesthetics
- A Detailed Site Plan outlining the layout of the Club amenities
- Approved Civil Utility Plans indicating infrastructure readiness
- Idaho Power Map (Joint Trench Map)
- An Open Space Exhibit demonstrating designated hardscape and green areas
- Colored Renderings and Elevations providing visual representations of the Club's design

We kindly request you to confirm the receipt of this submittal and provide guidance on the subsequent steps, including any scheduled meetings or additional documentation required. Should you have any questions or need further information, please do not hesitate to contact me directly at (208) 949-0907 or tjeffers@m3companiesllc.com.

Thank you for your valuable time and consideration. We sincerely appreciate your assistance in reviewing our project, and we look forward to sharing our vision for the Valor Social Club with the Committee.

Sincerely,

Travis Jeffers
Project Manager
M3 Companies, LLC

PROJECT LOCATION

CLOVERDALE RIDGE ESTATES SUBDIVISION

S. CLOVERDALE RD.

W. DEER FLAT RD.

FUTURE VALOR GOLF VILLAGE SUBDIVISION

ROBINHOOD SUBDIVISION

VALOR GOLF VILLAGE SUBDIVISION

W. TIERCEL DR.

W. CUTTING HORSE RD.

S. COURAGE LN.

FUTURE VALOR GOLF VILLAGE SUBDIVISION

FALCON CREST SUBDIVISION

FUTURE FALCON CREST EAST SUBDIVISION

N

0 200 400

SCALE IN FEET

J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642

Phone: 208.376.7330
www.jub.com

PRELIMINARY PLANS

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NO.	REVISION	BY	APPD.	DATE

VALOR SOCIAL CLUB PHASE 1
KUNA, IDAHO

VICINITY MAP

FILE :	EX-01_VICINITYMAP
JUB PROJ. # :	10-23-019
DRAWN BY:	MPD
DESIGN BY:	MPD
CHECKED BY:	MEP

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 4/3/2025

SHEET NUMBER:

EX-01

Plot Date=4/3/2025 12:06 PM Plotted By: Matt Day
Date Created=4/3/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\MB\PROJECTS\10-23-019_VALORSOCIALCLUB\CAD\SITE_CONSTRUCTION_PHASE1\CAD\EXHIBITS\2025-04-03_DESIGNREVIEW\EXHIBITS\EX-01_VICINITYMAP.DWG



DEVELOPER:

M3 COMPANIES
1673 W. SHORELINE DR.
SUITE #200
BOISE, ID 83702
MARK TATE: (208) 939-6263

ENGINEER OF RECORD

J-U-B ENGINEERS
C/O MATTHEW DAY
2760 W. EXCURSION LN
SUITE #400
MERIDIAN, ID 83642
PHONE : (208) 376-7330

LEGEND

- W — EXISTING WATER MAIN
- SS — EXISTING SEWER MAIN
- PIRR — EXISTING PRESSURE IRRIGATION MAIN

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APPD.	DATE
	REVISION			

VALOR SOCIAL CLUB PHASE 1
KUNA, IDAHO

OVERALL SITE PLAN

FILE : EX-02_OVERALLSITEPLAN
JUB PROJ. # : 10-23-019
DRAWN BY: MPD
DESIGN BY: MPD
CHECKED BY: MEP

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 4/7/2025

SHEET NUMBER:
EX-02

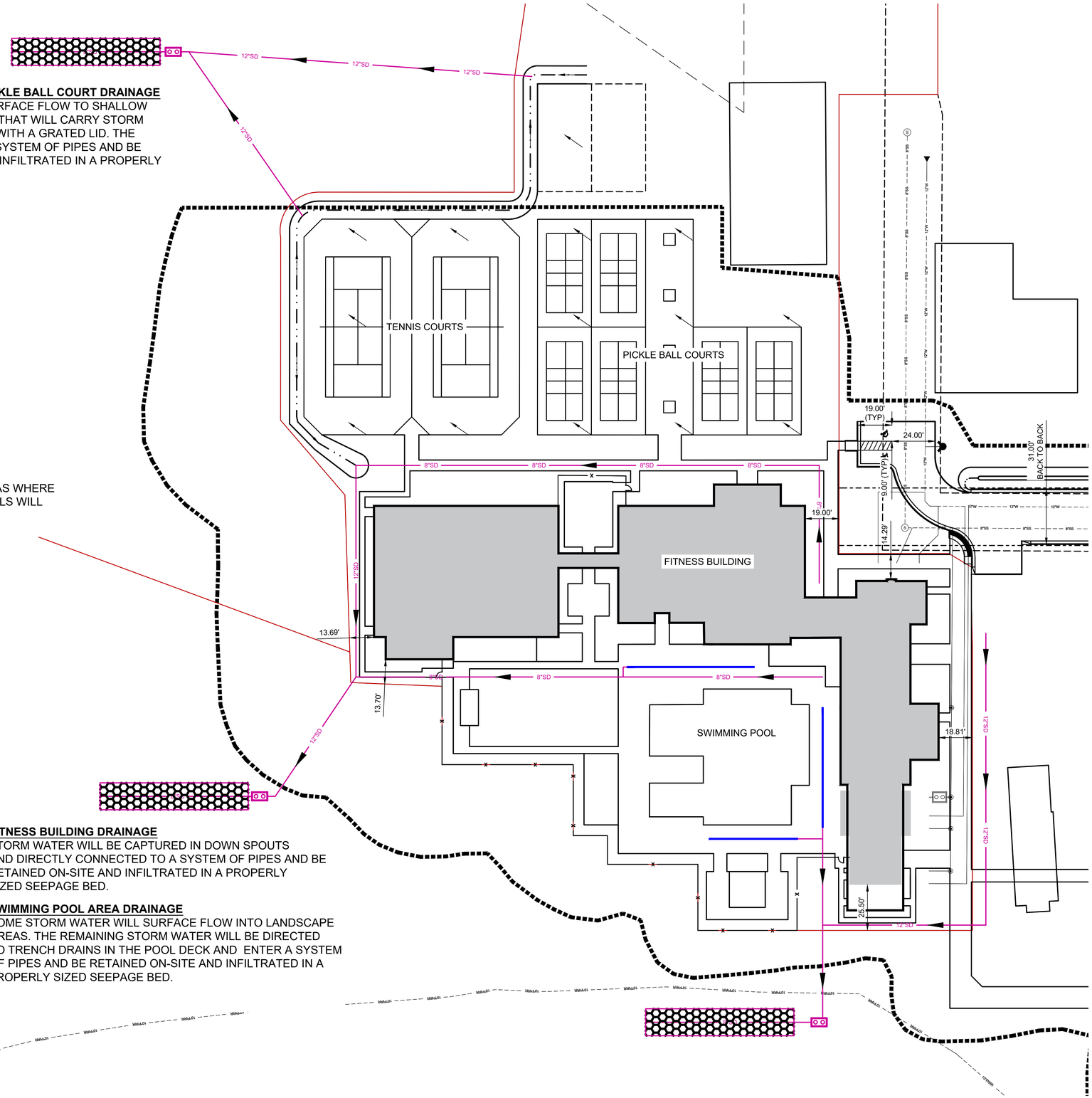
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TENNIS COURT AND PICKLE BALL COURT DRAINAGE
STORM WATER WILL SURFACE FLOW TO SHALLOW CONVEYANCE DITCHES THAT WILL CARRY STORM WATER TO A MANHOLE WITH A GRATED LID. THE RUNOFF WILL ENTER A SYSTEM OF PIPES AND BE RETAINED ON-SITE AND INFILTRATED IN A PROPERLY SIZED SEEPAGE BED.

REMAINING SITE DRAINAGE
SURFACE FLOW INTO LANDSCAPE AREAS WHERE WATER WILL BE INFILTRATED. DRY WELLS WILL BE ADDED ON A CASE BY CASE BASIS.

FITNESS BUILDING DRAINAGE
STORM WATER WILL BE CAPTURED IN DOWN SPOUTS AND DIRECTLY CONNECTED TO A SYSTEM OF PIPES AND BE RETAINED ON-SITE AND INFILTRATED IN A PROPERLY SIZED SEEPAGE BED.

SWIMMING POOL AREA DRAINAGE
SOME STORM WATER WILL SURFACE FLOW INTO LANDSCAPE AREAS. THE REMAINING STORM WATER WILL BE DIRECTED TO TRENCH DRAINS IN THE POOL DECK AND ENTER A SYSTEM OF PIPES AND BE RETAINED ON-SITE AND INFILTRATED IN A PROPERLY SIZED SEEPAGE BED.



0 50 100
SCALE IN FEET

J-U-B ENGINEERS, INC.
J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
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PRELIMINARY PLANS

NOT FOR CONSTRUCTION

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NO.	DESCRIPTION	BY	APPR.	DATE

REVISION

VALOR SOCIAL CLUB PHASE 1
KUNA, IDAHO

DRAINAGE PLAN PART A

FILE : EX-03_DRAINGEPLAN
JUB PROJ. # : 10-23-019
DRAWN BY: MPD
DESIGN BY: MPD
CHECKED BY: MEP
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/9/2025

SHEET NUMBER:
EX-03

Plot Date:4/10/2025 11:52 AM Plotted By: Matt Day
Date Created:4/7/2025 \\UB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-23-019_VALORSOCIALCLUB\CAD\SITE_CONSTRUCTION_PHASE1\CAD\EXHIBITS\2025-04-03_DESIGNREVIEWEXHIBITS\EX-03_DRAINGEPLAN.DWG

PARKING LOT & PROPOSED ROADWAY DRAINAGE
STORM WATER WILL SURFACE FLOW TO DROP INLETS AND ENTER A SYSTEM OF PIPES AND BE RETAINED ON-SITE AND INFILTRATED IN A PROPERLY SIZED SEEPAGE BED.

TRASH ENCLOSURE

25.00' BACK TO BACK

PARKING LOT

19.00' (TYP)

9.00' (TYP)

24.00' (TYP)

24.00' (TYP)

31.00' (TYP)

PRO SHOP/CART BARN DRAINAGE
STORM WATER WILL BE CAPTURED IN DOWN SPOUTS AND DIRECTLY CONNECTED TO A SYSTEM OF PIPES AND BE RETAINED ON-SITE AND INFILTRATED IN A PROPERLY SIZED SEEPAGE BED.

PRO SHOP/CART BARN
*ALL SETBACKS >100'

REMAINING SITE DRAINAGE
SURFACE FLOW INTO LANDSCAPE AREAS WHERE WATER WILL BE INFILTRATED. DRY WELLS WILL BE ADDED ON A CASE BY CASE BASIS.

PARKING LOT SPACE COUNT

PARKING SPACES PROVIDED	82
HANDICAP PARKING SPACE PROVIDED	4
TOTAL PARKING SPACE	86

0 50 100
SCALE IN FEET

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Suite 400
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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

VALOR SOCIAL CLUB PHASE 1
KUNA, IDAHO

DRAINAGE PLAN PART B

FILE: EX-04_DRAINGEPLAN
JUB PROJ. #: 10-23-019
DRAWN BY: MPD
DESIGN BY: MPD
CHECKED BY: MEP
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/9/2025

SHEET NUMBER:
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Plot Date:4/10/2025 11:53 AM Plotted By: Matt Day
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FENCE PLAN DETAIL SHEETS

LIMIT OF WORK

TENNIS COURTS

PICKLEBALL COURTS

SHEET L3.1

FUTURE PHASE 2

LIMIT OF WORK

FITNESS BUILDING

SWIMMING POOL AREA

FUTURE SOCIAL CLUB

SHEET L3.2

PRO SHOP / CART BARN

FUTURE DEVELOPMENT

LIMIT OF WORK

LIMIT OF WORK

SHEET L3.5

LIMIT OF WORK

PUTTING COURSE

BOCCE COURTS

SHEET L3.3

FUTURE DEVELOPEMENT

LIMIT OF WORK

LIMIT OF WORK

SHEET L3.4

SHEET L3.4

SHEET L3.5

Lot 21 Block 5 90908

Lot 22 Block 5 74548

Lot 19 Block 5 83432

PAR 3 GOLF COURSE

PAR 3 GOLF COURSE

DRIVING RANGE

LIMIT OF WORK

LIMIT OF WORK

PHASE 1 - OVERALL LANDSCAPE PLAN - L3.0

N

0' 40' 80' 120'

Scale: 1"=40'-0"

P T T D
otanical o on l e l e r s

Trees

Amelanchier 'Autumn Brilliance' Autumn Brilliance Serviceberry	3" Cal.	36	Standard
Cercis canadensis Eastern Redbud	3" Cal.	25	Standard
Prunus cerasifera 'Newport' Newport Purple Leaf Plum	3" Cal.	5	Standard
Pyrus calleryana 'Chanticleer' Chanticleer Pear	3" Cal.	25	Standard

ess Trees

Acer rubrum 'Scarsen' Scarlet Sentinel Maple	3" Cal.	10	Standard
Acer plamanoides 'Crimson King' Crimson King Maple	3" Cal.	30	Standard
Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	3" Cal.	34	Standard
Ginko biloba 'Autumn Gold' Autumn Gold Ginko	3" Cal.	10	Standard
Quercus rubra Red Oak	See Plan	7	Standard
Tilia x mongolica 'Harvest Gold' Harvest Gold Linden	3" Cal.	90	Standard
Ulmus japonica x pumila 'New Horizon' New Horizon Elm	3" Cal.	24	Standard

ani er Trees

Pinus nigra Austrian Pine	6-8' Ht. B&B	13	
Pinus flexilis 'Vanderwolf's' Vanderwolf's Pine	6-8' Ht. B&B	10	

ns

Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Japanese Barberry	3 Gal.	51
Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 Gal.	145
Buxus microphylla var. koreana x Buxus sempervirens Green Gem Boxwood	3 gal.	429
Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.	199
Cornus sericea 'Bailhalo' Ivory Halo Dogwood	3 gal.	203
Cornus sericea Red-twig Dogwood	3 gal.	146
Euonymus alatus 'Compactus' Dwarf Burning Bush	5 gal.	83
Euonymus fortunei 'Emerald & Gold' Emerald & Gold Euonymus	5 gal.	234
Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	5 gal.	177
Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	5 gal.	132
Juniperus chinensis 'Mint Julep' Mint Julep	3 Gal.	41
Pinus mugo 'Slowmound' Slowmound Pine	3 gal.	43
Photinia fraseri Fraser's Photinia	3 gal.	91
Physocarpus opulifolius Summer Wine Ninebark	5 gal.	140
Picea pungens 'Globosa' Globosa Spruce	5 gal.	41
Rosa fontula Autmn Copper Rose	3 gal.	11
Spiraea japonica 'Anthony Waterer' Anthony Waterer Spirea	5 gal.	160
Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.	194
Viburnum tomentosa 'Mohican' Mohican Viburnum	3 gal.	43
Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.	75

rounds ers

Arctostaphylos uva-ursi Kinnikinnick	3 gal.	12
Cerastium tomentosum Snow in Summer	3 gal.	388
Hypericum calycinum Aaron's Beard Low Carpet	3 gal.	118
Rosa x meidiland 'Grootendorst' Grootendorst Rose	3 gal.	62

rasses

Calamagrostis x acutiflora 'Overdam' Overdam Feather Reed Grass	3 gal.	46	
Helictotrichon sempervirens Blue Oat Grass	3 gal.	107	
Miscanthus sinensis 'Gracillimus' Gracillimus Maiden Grass	3 gal.	49	
Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	3 gal.	149	

P T

Descri tion

D

P

NOTES:
1. All trees, shrubs, ground-cover, perennials are shown to scale at full maturity.
2. Spacing of proposed vegetation is based off the landscape plans and can be measured directly off the plans.

VALOR SOCIAL CLUB
PHASE 1
Landscape Construction Documents
11102 S Cloverdale Rd, Kuna, ID 83634

GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0068f

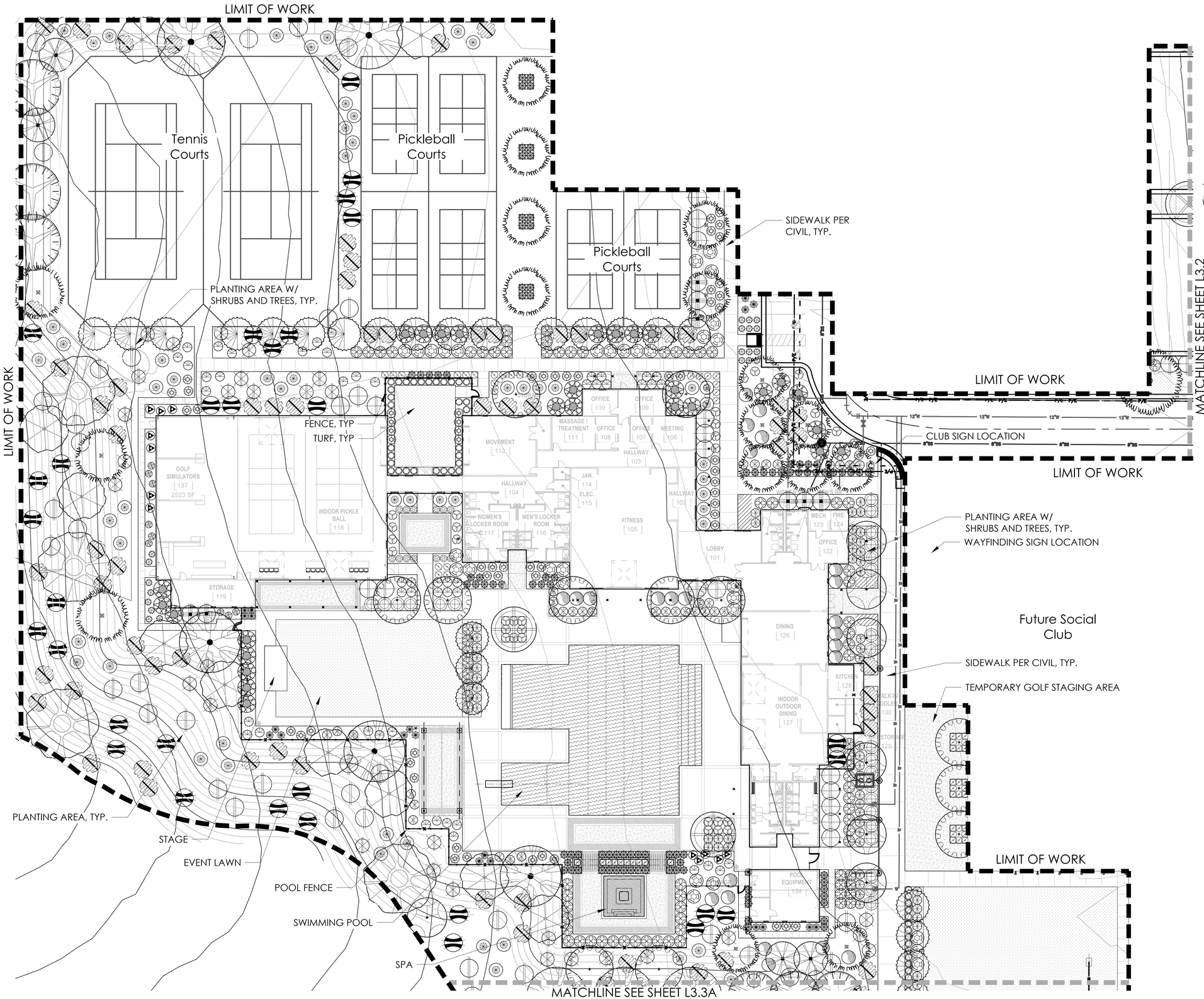
STATE OF IDAHO
RUSSELL GREEY
Preliminary
Not For Construction
LA - 16653
Expires:09/31/25
LICENSED LANDSCAPE ARCHITECT

revisions:

project #:
MTC112
scale:
As Shown
issued for:
REVIEW
drawn by:
TEAM
date:
02-21-2025
drawing:
Overall Landscape Plan

sheet #
L3.0
8 of xx

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PHASE 1 - LANDSCAPE PLAN - L3.1

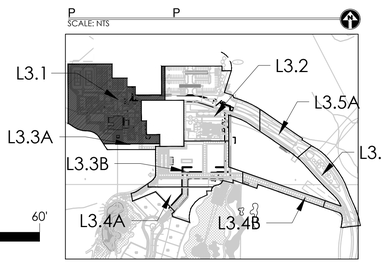
Scale: 1" = 20'-0"

P	T	T	otanical o on	i e	t	e ar s
lass Trees						
			Amelanchier 'Autumn Brilliance' Autumn Brilliance Serviceberry	2" Cal.	26	Standard
			Cercis canadensis Eastern Redbud	2" Cal.	25	Standard
			Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.	5	Standard
			Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.	25	Standard
lass Trees						
			Acer rubrum 'Scarsen' Scarlet Sentinel Maple	2" Cal.	10	Standard
			Acer plantanoides 'Crismon King' Crismon King Maple	2" Cal.	30	Standard
			Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.	54	Standard
			Ginko biloba 'Autumn Gold' Autumn Gold Ginko	2" Cal.	10	Standard
			Quercus rubra Red Oak	See Plan	7	Standard
			Tilia x mongolica 'Harvest Gold' Harvest Gold Linden	2" Cal.	90	Standard
			Ulmus japonica x pumila 'New Horizon' New Horizon Elm	2" Cal.	24	Standard
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			Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6'-8' HT. B&B	10	
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			Cerastium tomentosum Snow in Summer	3 gal.	388	
			Nepeta racemosa Walker's Low Catmint	3 gal.	118	
			Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	3 gal.	62	
rasses						
			Calamagrostis x acutiflora 'Overdam' Overdam Feather Reed Grass	3 gal.	46	
			Helictotrichon sempervirens Blue Oat grass	3 gal.	107	
			Miscanthus sinensis 'Gracillimus' Gracillimus Maiden Grass	3 gal.	49	
			Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	3 gal.	149	

P	T	Descri tion
		D
		P

NOTES:
1. All trees, shrubs, groundcover, perennials are drawn to scale at full maturity.
2. Spacing of proposed vegetation is based off the landscape plans and can be measured directly off the plans.

P P
SCALE: NTS



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landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0006f

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Preliminary
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LA - 16653
Expires 06/31/25

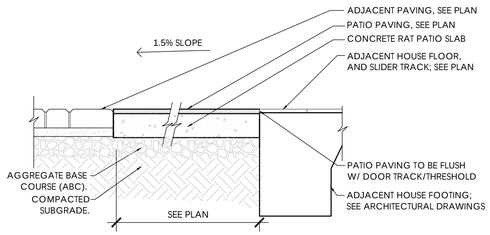
VALOR SOCIAL CLUB
PHASE 1
Landscape Construction Documents
11102 S Cloverdale Rd, Kuna, ID 83634

revisions:

project #: *MTC112*
scale: *As Shown*
issued for: *REVIEW*
drawn by: *TEAM*
date: *02-21-2025*
drawing: *Landscape Plan*

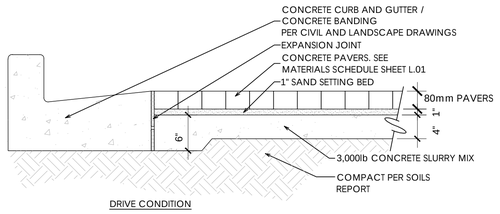
sheet #
L3.1
9 of xx

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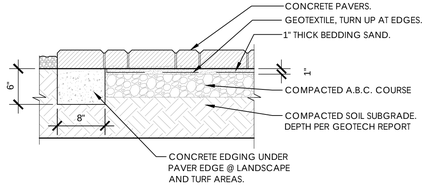
1.5 Patio Paving @ Door Threshold Detail

Scale: *1"=1'-0"*



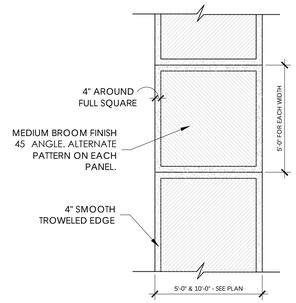
1.4 Concrete Paver Detail @ Drive Condition

Scale: *1"=1'-0"*



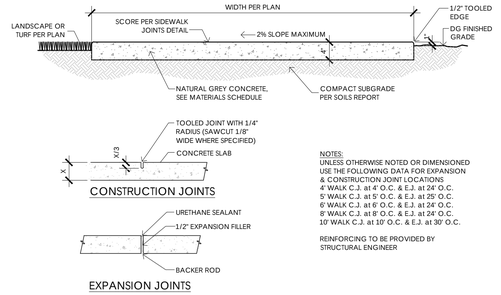
1.3 Concrete Paver Detail W/ Edging

Scale: *1"=1'-0"*



1.2 Sidewalk pattern

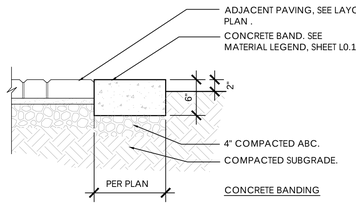
Scale: *1/4"=1'-0"*



1.1 Typical Sidewalk

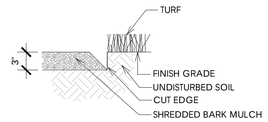
Scale: *3/4"=1'-0"*

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1.10 Concrete Banding

Scale: *1"=1'-0"*

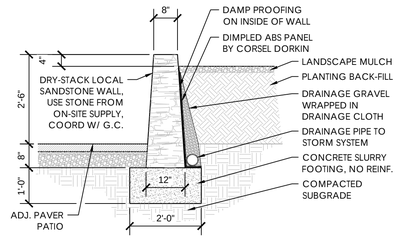


NOTES:

1. MULCH COLOR: PREMIUM BLEND.
2. CREATE A 45 DEGREE ANGLE WHEN SPADING THE BEDS TO HELP MINIMIZE THE AMOUNT OF FUTURE WEEDS AND TO HELP WITH TURF MAINTENANCE.

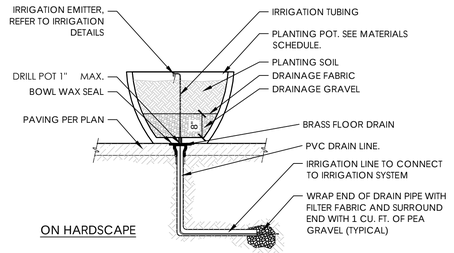
1.9 Turf Edge Detail

Scale: *1"=1'-0"*



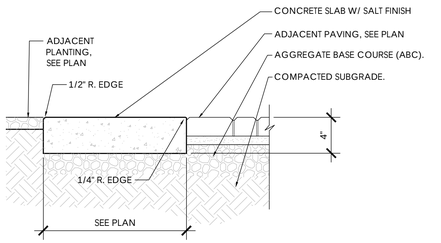
1.8 Raised Planter @ Putting Course

Scale: *1/2" = 1'-0"*



1.7 Typ Planter Pot

Scale: *1/2"=1'-0" (where applies)*



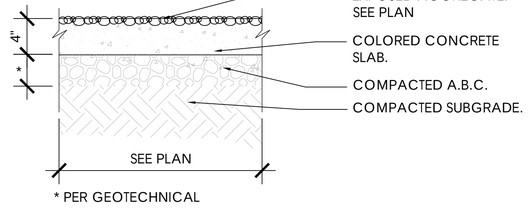
1.6 Concrete Slab

Scale: *1"=1'-0"*

STATE OF IDAHO
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LICENSED LANDSCAPE ARCHITECT
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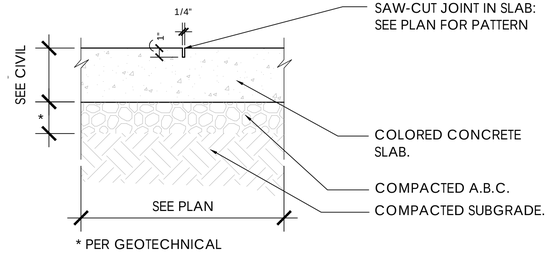
1.13 Slot Drain in Pool Deck

Scale: *1-1/2"=1'-0"*



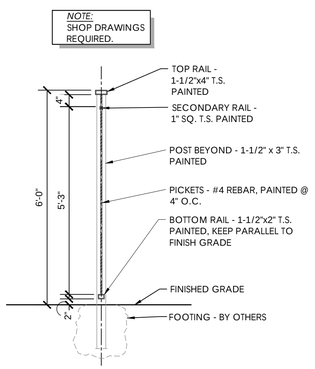
1.12 Aggregate Concrete Slab Detail

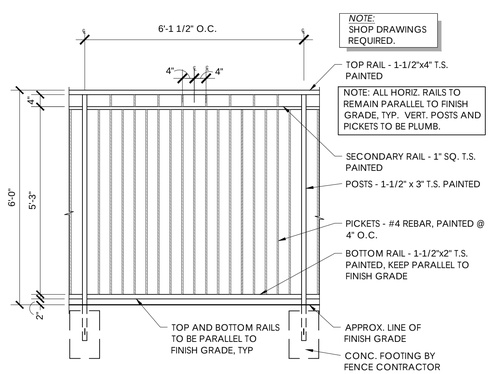
Scale: *1-1/2"=1'-0"*



1.11 Concrete Slab - Saw-Cut Joint Detail

Scale: *1-1/2"=1'-0"*





1.16 Standard Pool Fence - Elevation / Section

Scale: *1/2"=1'-0"*

GATE HARDWARE SPECIFICATIONS:

-KEY CODE LEVER:
KABA
SIMPLEX LP1000

-PANIC BAR:
VON DUPRIN
98/99 RIM EXIT DEVICE

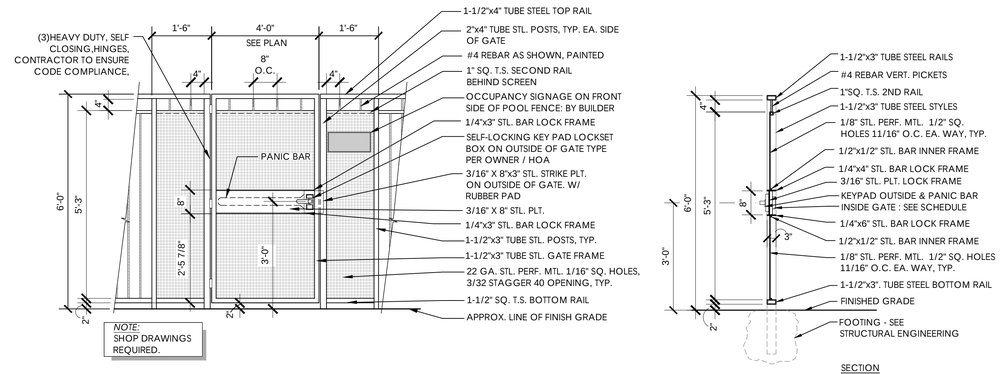
-SELF CLOSING GATE HINGE:
D&D TECHNOLOGIES
TRUECLOSE HEAVY DUTY FOR METAL GATES

SEE SPECIFICATION SHEETS SUPPLIED

SEE ALSO MATERIAL SCHEDULE ON L0.1

1.15 Pool Gate Notes

Scale: *N.T.S.*



1.14 Single Pool Gate

Scale: *1/2"=1'-0"*

VALOR SOCIAL CLUB
PHASE 1

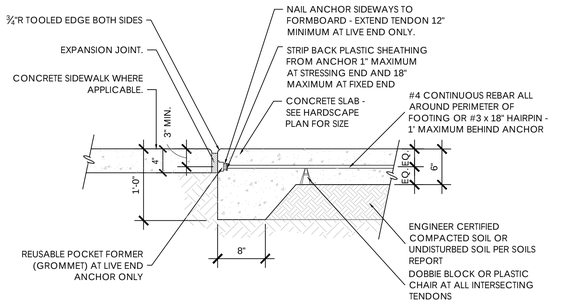
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project #: *MTC112*
scale: *AS NOTED*
issued for: *REVIEW*
drawn by: *TEAM*
date: *02-21-2025*
drawing: *HARDSCAPE DETAILS*

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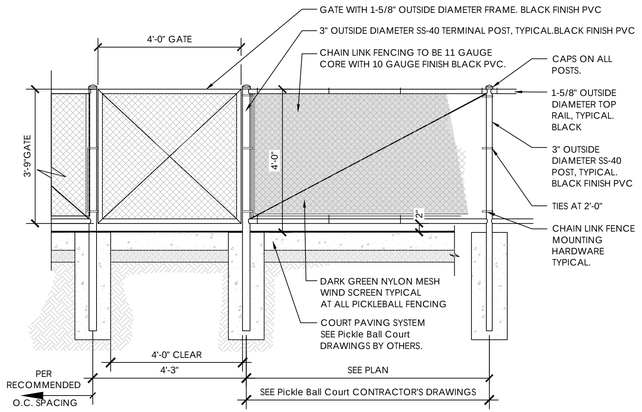
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NOTE:
1. CONTRACTOR TO SUBMIT COLOR SCHEDULE OF TENNIS COURT COLORS TO LANDSCAPE ARCHITECT AND OWNER'S REP. FOR REVIEW AND APPROVAL.
2. ALL FENCE POSTS, RAILS, AND MOUNTING HARDWARE TO BE PAINTED BLACK COLOR.
3. CONTRACTOR SHALL USE 1 1/8" x 11 7/8" TIBERSTRAND FORMBOARD OR APPROVED EQUAL AT FORMED EDGE.
4. CONCRETE SHALL RECEIVE A MEDIUM BROOM FINISH CONSISTENT THROUGHOUT.

2.3 *Exp. Joint @ Fence Post- Plan*

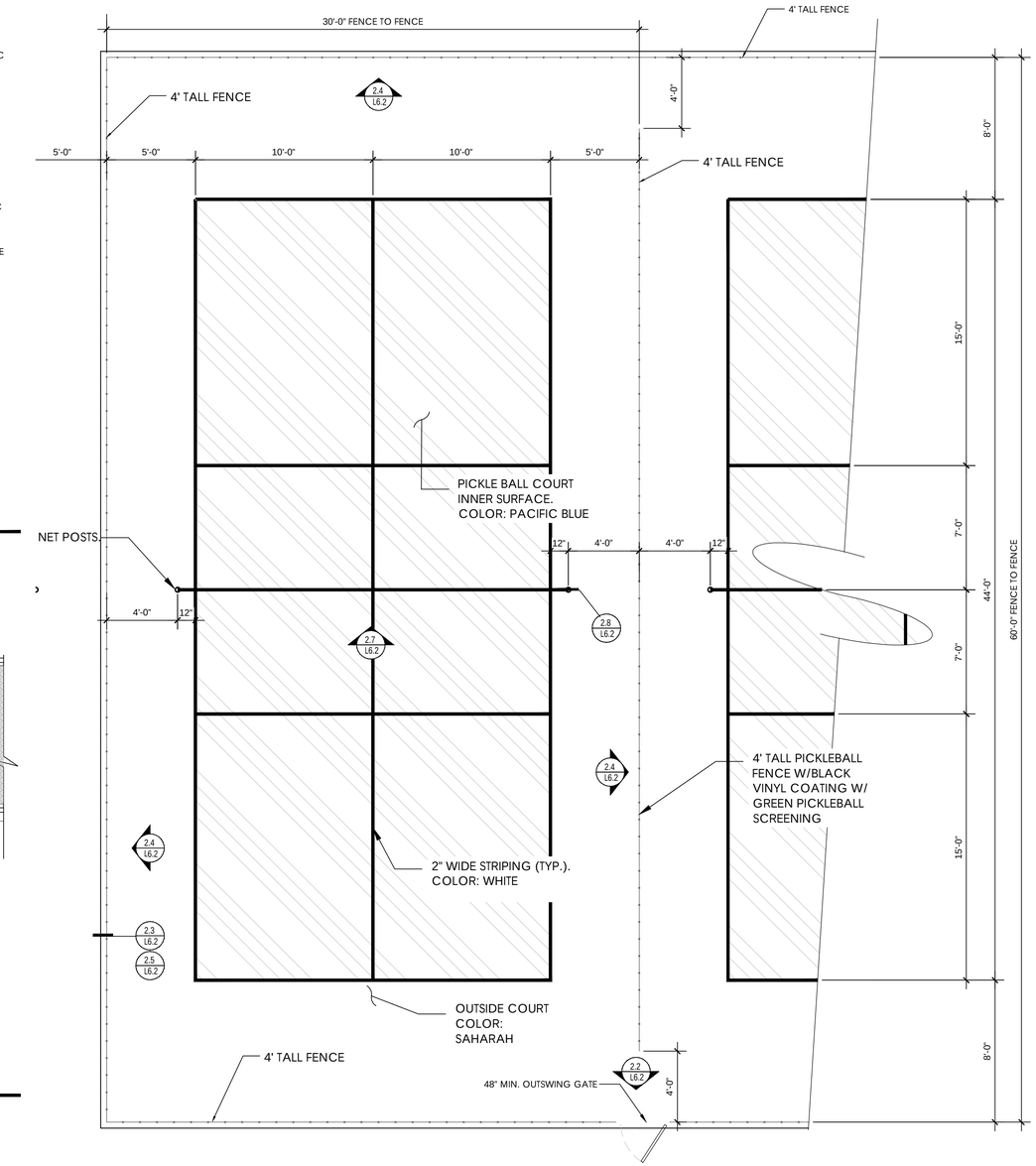
Scale: *1"=1'-0"* *Design intent only. see court manuf. drawings*



NOTE:
LANDSCAPE PICKLEBALL DRAWINGS ARE FOR DESIGN INTENT ONLY. PLEASE REFER TO PICKLE BALL COURT CONTRACTORS DRAWINGS AND MANUFACTURER'S INSTRUCTIONS FOR EXACT SIZE AND INSTALLATION APPLICATIONS, TYPICAL.

2.2 *4' Tall Pickelbll Fence Gate Detail*

Scale: *1/2"=1'-0"* *Design intent only. see court manuf. drawings*



2.1 *Typical Pickleball Court - Plan*

Scale: *1/4"=1'-0"* *Design intent only. see court manuf. drawings*

2.5 *Fence Post Detail*

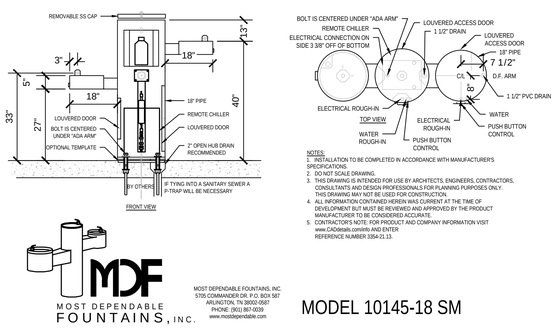
Scale: *1/2"=1'-0"* *Design intent only. see court manuf. drawings*

NOTE:
BLACK VINYL TYPICAL AT ALL PICKLEBALL FENCING

NOTE:
PICKLE BALL COURT DRAWINGS ARE FOR DESIGN INTENT ONLY. PLEASE REFER TO PICKLE BALL COURT CONTRACTORS DRAWINGS AND MANUFACTURER'S INSTRUCTIONS FOR EXACT SIZE AND INSTALLATION APPLICATIONS, TYPICAL.

2.4 *Standard 4' Tall Pickelbll Fence Detail*

Scale: *1/2"=1'-0"* *Design intent only. see court manuf. drawings*



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/mfo AND ENTER REFERENCE NUMBER 3354-21.13.

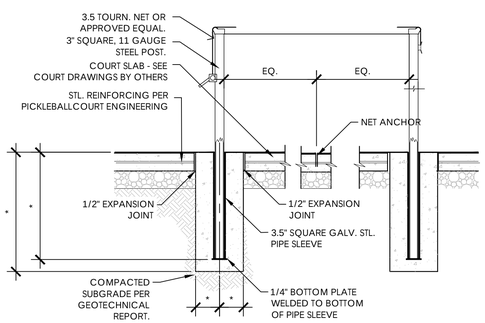
MOST DEPENDABLE FOUNTAINS, INC.

MOST DEPENDABLE FOUNTAINS, INC.
5705 COMMANDER DR. P.O. BOX 567
ARLINGTON, TN 38002-0567
PHONE: (901) 867-0039
www.mostdependable.com

MODEL 10145-18 SM

2.9 *Drinking Fountrain Details*

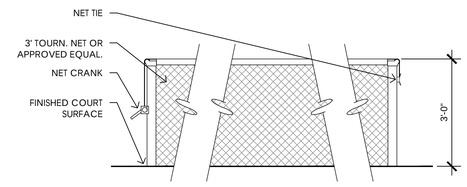
Scale: *1/2"=1'-0"* *Design intent only. see manuf. drawings*



NOTE:
LANDSCAPE PICKLEBALL DRAWINGS ARE FOR DESIGN INTENT ONLY. * PLEASE REFER TO Pickle Ball Court CONTRACTORS DRAWINGS AND MANUFACTURER'S INSTRUCTIONS FOR EXACT SIZE AND INSTALLATION APPLICATIONS, TYPICAL.

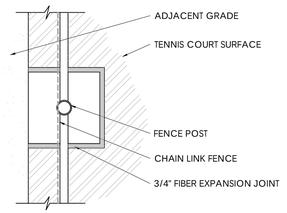
2.8 *Net Post Detail*

Scale: *1/2"=1'-0"* *Design intent only. see court manuf. drawings*



2.7 *Net Detail - Elevation*

Scale: *1/2"=1'-0"* *Design intent only. see court manuf. drawings*



2.6 *Exp. Joint @ Fence Post- Plan*

Scale: *1"=1'-0"* *Design intent only. see court manuf. drawings*

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VALOR SOCIAL CLUB
PHASE 1

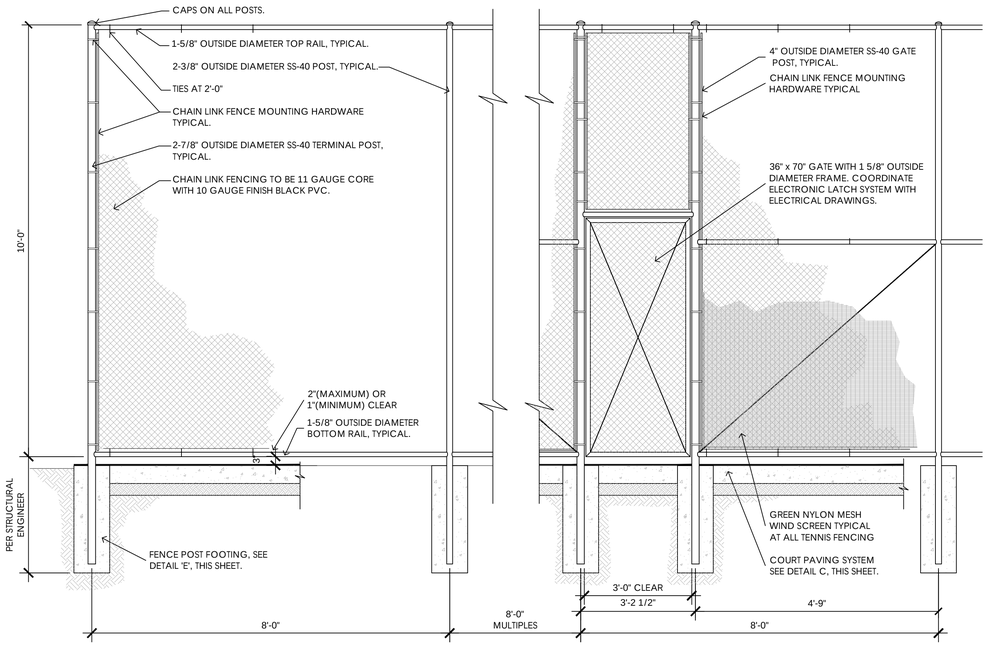
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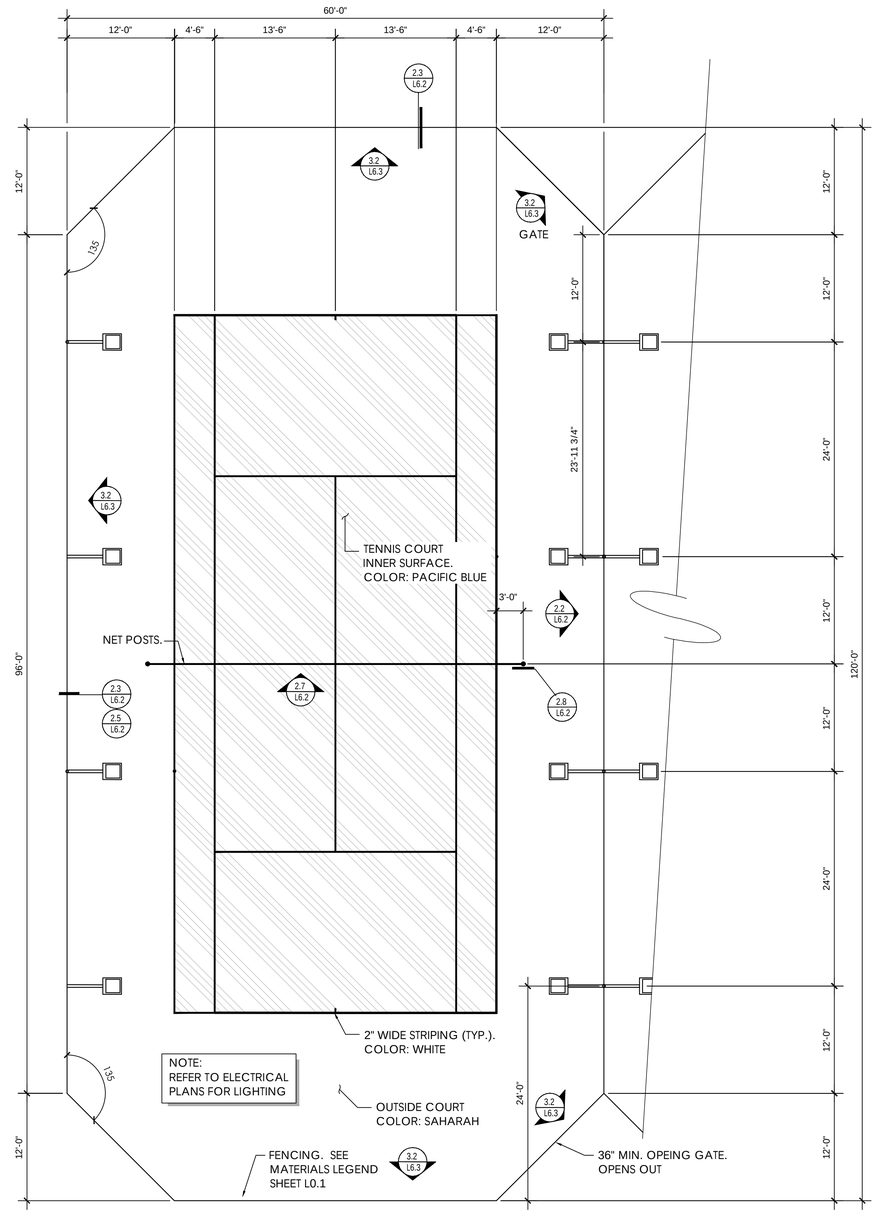
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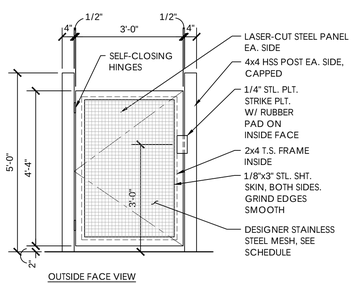
3.2 10' Tall Tennis Fence / Gate Detail

Scale: *1/2"=1'-0"* *Design intent only. see court manuf. drawings*



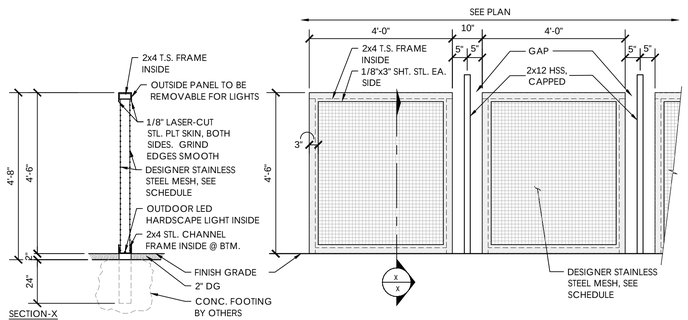
3.1 Typical Tennis Court - Plan

Scale: *1/8"=1'-0"* *Design intent only. see court manuf. drawings*



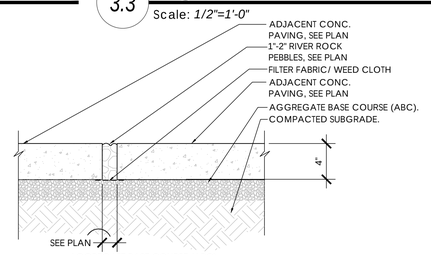
3.4 Yoga Yard Gate Elevation

Scale: *1/2"=1'-0"*



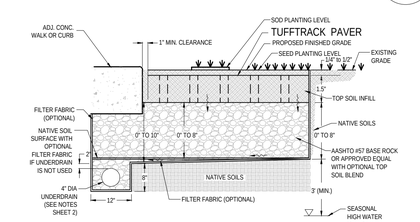
3.3 Yoga Yard Screen Fence

Scale: *1/2"=1'-0"*



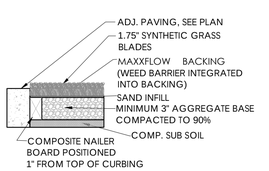
3.8 Concrete Stepping Pads W/ DG

Scale: *1"=1'-0"*



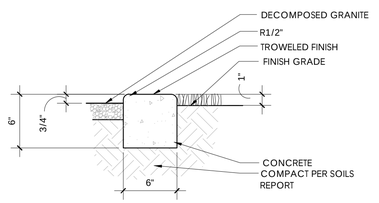
3.7 DG Emergency Lane Detail

Scale: *Not To Scale* *See manuf. directions*



3.6 Sythetic Turf Edge Detail

Scale: *1-1/2"=1'-0"* *See manuf. directions*



3.5 Yoga Lawn Conc. Header

Scale: *1-1/2"=1'-0"*

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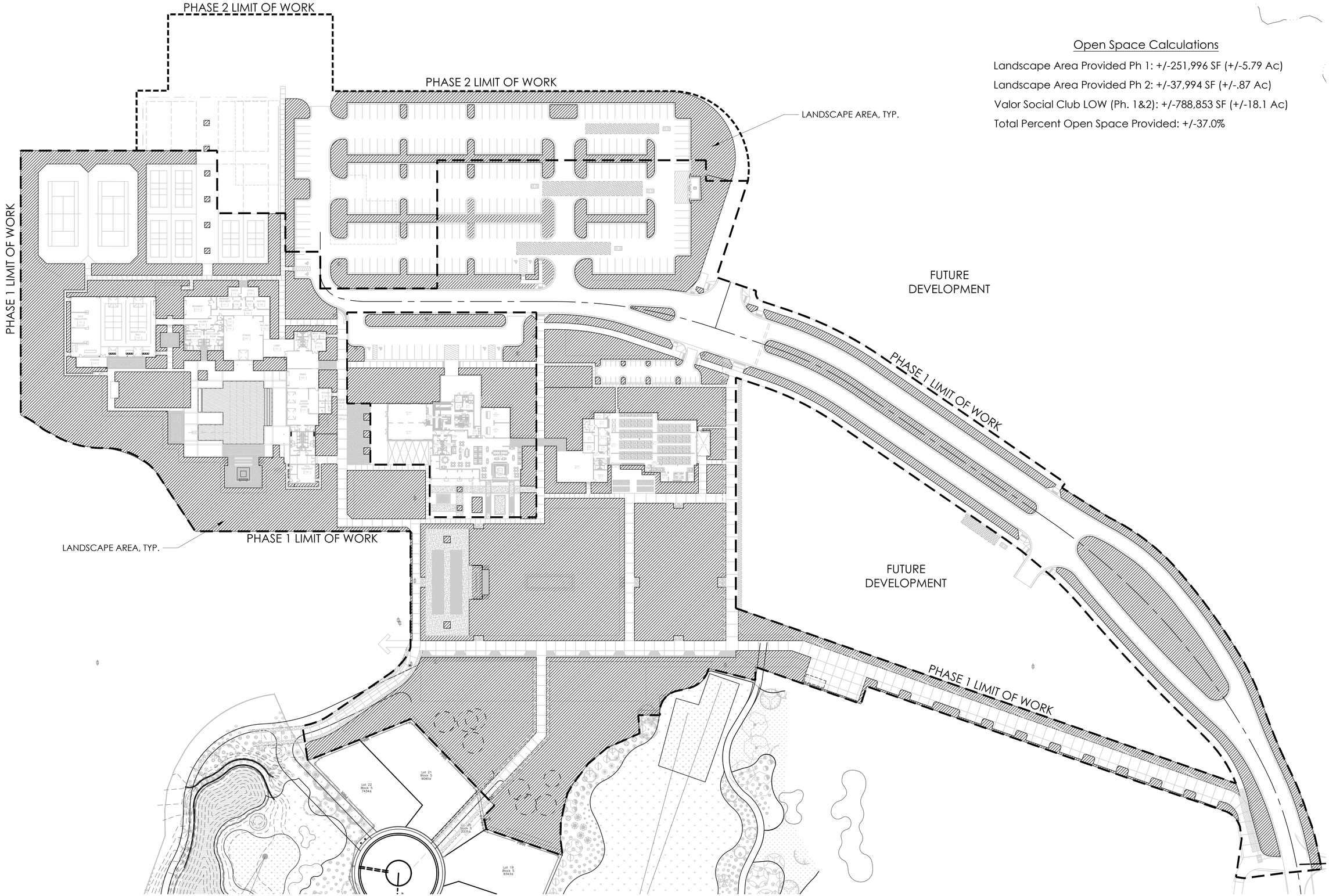
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PHASE 1
Landscape Construction Documents
11102 S Cloverdale Rd, Kuna, ID 83634

revisions:

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drawn by: *TEAM*
date: *02-21-2025*
drawing: *SPORT COURT DETAILS*

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of xx

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Open Space Calculations

Landscape Area Provided Ph 1: +/-251,996 SF (+/-5.79 Ac)

Landscape Area Provided Ph 2: +/-37,994 SF (+/-.87 Ac)

Valor Social Club LOW (Ph. 1&2): +/-788,853 SF (+/-18.1 Ac)

Total Percent Open Space Provided: +/-37.0%

OVERALL LANDSCAPE / OPEN SPACE OF VALOR SOCIAL CLUB

0' 40' 80' 120'

Scale: 1" = 40'-0"

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issued for: REVIEW
drawn by: TEAM
date: 02-21-2025
drawing: Landscape Plan

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LANDSCAPE PLANS FOR

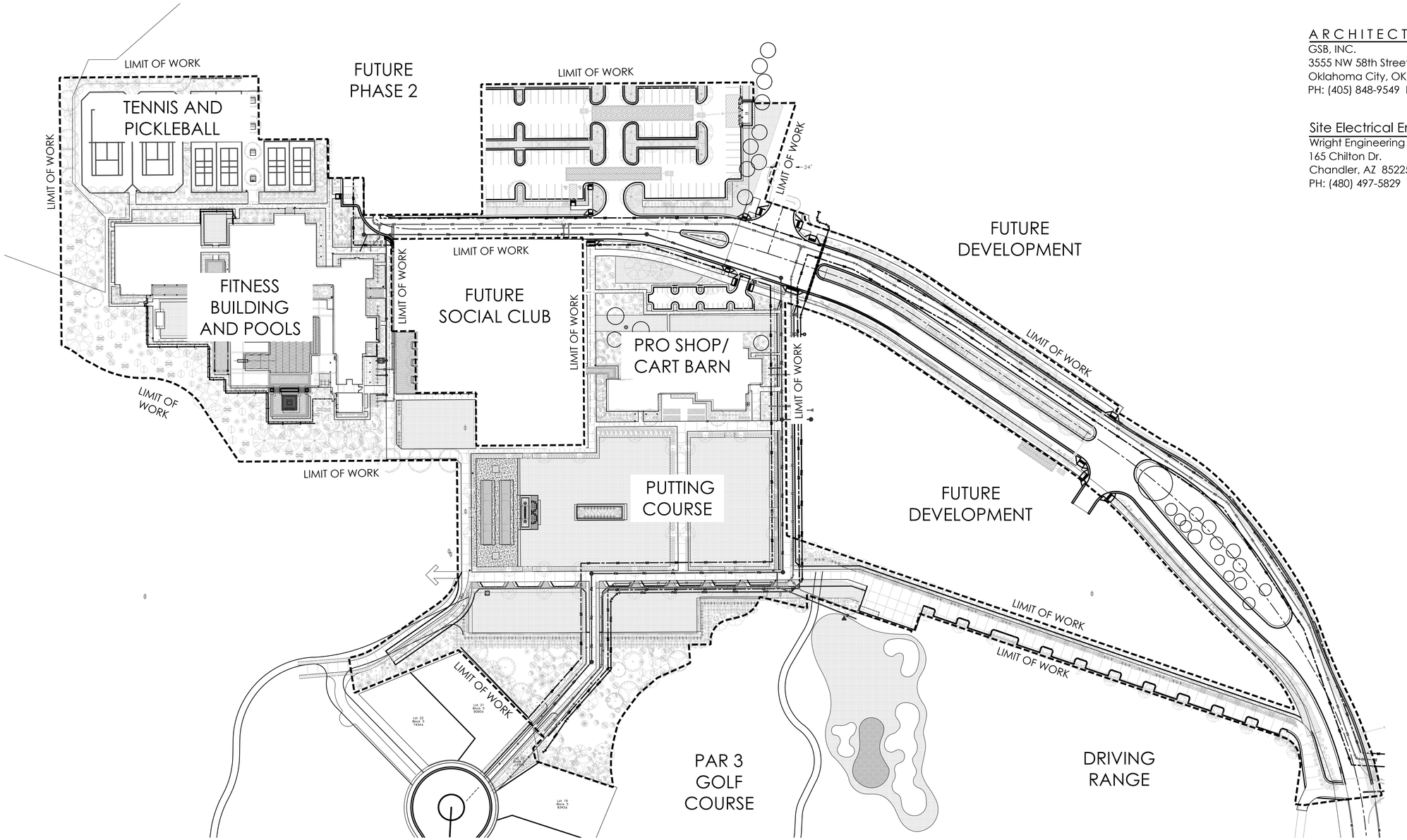
VALOR SOCIAL CLUB PHASE 1

11102 S CLOVERDALE RD, KUNA, ID 83634

PARCEL NUMBER: **S1415336500**

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Hardscape Details	L6.1-L6.9
Planting Details	L7.1
Planting Specifications	L8.1
Electrical Cover Sheet	SE1.1
Electrical Plans	SE2.1-2.6
Electrical Details	SE3.1



VALOR SOCIAL CLUB PHASE 1 - OVERALL PLAN

0' 60' 120' 180'

Scale: 1" = 60'-0"

DEVELOPER
M3 COMPANIES
1087 W. River Street Suite 310
Boise, ID 83702
PH:(208) 939-6263 Fax: 208-939-6752

CIVIL ENGINEERS
J-U-B ENGINEERS, INC.
2760 W. Excursion Lane, Suite 400
Meridian, ID 83642
PH: (208) 376-7330 Fax: 208-323-9336

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7144 E. Stetson Drive, Suite 205
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PH: (480) 609-0009 Fax: (480) 609-0068

ARCHITECT
GSB, INC.
3555 NW 58th Street, Suite 700-W
Oklahoma City, OK 73112
PH: (405) 848-9549 Fax: (405) 848-9783

Site Electrical Engineer
Wright Engineering
165 Chilton Dr.
Chandler, AZ 85225
PH: (480) 497-5829

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GRADING GENERAL NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
   A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
   B) IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
      i) TURF, AND ANNUAL AREAS (6" DEPTH).
      ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
6. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
7. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

HARDSCAPE GENERAL NOTES:

1. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. REFER TO CIVIL PLANS PREPARED BY MASON STANFIELD AND JUB ENGINEERS, INC. FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
3. ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY CIVIL ENGINEER. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
5. THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT , OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.
6. IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
7. UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE (VARIES), 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" (VARIES) ON CENTER AND EXPANSION JOINTS AT 20'-0" (VARIES) ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

PLANTING GENERAL NOTES:

1. THE CONTRACTOR SHALL REVIEW PLANTING PLANS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 3 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION. AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 3 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
4. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
7. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
8. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT.
9. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
10. TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS/SEEPAGE BEDS/IDAHO POWER APPURTENANCES/ FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
11. ALL SPECIMEN TREES, SHRUBS AND GROUNDCOVER SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
12. THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION, IF APPLICABLE.
13. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
14. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
15. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION AND 90 DAY MAINTENANCE AFTER SUBSTANTIAL COMPLETION PRIOR TO TURNOVER TO HOME OWNER'S ASSOCIATION (HOA).
16. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
17. ALL PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
18. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

GENERAL NOTES:

1. THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
2. INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "LANDSCAPE ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "LANDSCAPE ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "LANDSCAPE ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
3. ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
4. EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: JUB ENGINEERS, INC. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
6. FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
   A) UTILITY DIG LINE SERVICE OF IDAHO 1-800-342-1585
   B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
   C) OVERHEAD UTILITIES
7. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
8. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
9. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
10. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
12. BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
13. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
15. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
16. THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
17. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
18. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
19. MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

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STATE OF IDAHO
RUSSELL GREEY
LICENSED LANDSCAPE ARCHITECT
LA 10653
Expires 09/31/25

Preliminary
Not For Construction

VALOR SOCIAL CLUB
PHASE 1
Landscape Construction Documents
11102 S Cloverdale Rd, Kuna, ID 83634

revisions:
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date: 02-21-2025
drawing: General Notes

sheet #
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MATERIAL SCHEDULE:

KEY	DESCRIPTION	SUPPLIER	MODEL / SIZE	COLOR/FINISH	COMMENTS
2. 10	WHIRLPOOL SPA	SEE POOL DRAWINGS BY OTHERS			SEE DETAIL: 1.6/L6.1
	-WATERLINE TILE	NPT	ELYSIUM, 2x4	PEACOCK, GROUT: LATICRETE, BRIGHT WHITE, #44	
	-POOL STEP TILE	NPT	3x3 COBALT, BX250 UNGLAZED	COBALT BLUE, GROUT: LATICRETE, BRIGHT WHITE, #44	
	-POOL LANE LINE TILE	NPT	6x6 SOLIDS: COBALT, M6764C	COBALT BLUE, GROUT: LATICRETE, BRIGHT WHITE, #44	
	-POOL BEACH ENTRY TILE	MONTERRREY TILE	LANDAMARK CERAMIC, VISION COLOR, 12x12	STAR WHITE, MOSAIC; GROUT: LATICRETE, BRIGHT WHITE, #44	
	-POOL PLASTER	HYDRAZZO	PEBBLE SHEEN EQUAL	ARCTIC WHITE	PER MANUFACTURER'S WRITTEN INSTRUCTIONS
2. 11	PICKLEBALL COURT				SEE DETAIL: 2.1/L6.2
	-SPORTS COURT	SPORTS CONTRACTOR	SEE COURT BUILDER DRAWINGS BY OTHERS		
2. 12	PICKLEBALL FENCE				SEE DETAIL: 2.4/L6.2
	-SPORTS COURT	SPORTS CONTRACTOR	SEE COURT BUILDER DRAWINGS BY OTHERS		
2. 13	PICKLEBALL GATE				SEE DETAIL: 2.2/L6.2
	-SPORTS COURT	SPORTS CONTRACTOR	SEE COURT BUILDER DRAWINGS BY OTHERS		
2. 14	TENNIS COURT				SEE DETAIL: 3.1/L6.3
	-SPORTS COURT	SPORTS CONTRACTOR	SEE COURT BUILDER DRAWINGS BY OTHERS		
2. 15	TENNIS FENCE				SEE DETAIL: 3.2/L6.3
	-SPORTS COURT	SPORTS CONTRACTOR	SEE COURT BUILDER DRAWINGS BY OTHERS		
2. 16	TENNIS GATE				SEE DETAIL: 3.2/L6.3
	-SPORTS COURT	SPORTS CONTRACTOR	SEE COURT BUILDER DRAWINGS BY OTHERS		
2. 17	BOCCE COURT				SEE DETAIL: 4.1-4.5/L6.4
	-CURBS	CONTRACTOR	18"x6"	DAVIS: MESQUITE#677,	
	-BUMPER	TREX OR EQUAL	2x4 TRIM BOARD	COLOR: BISCAYNE	
	-PLAY FIELD	TBD	CRUSHED OYSTER SHELL	GOLD	
	-LIGHTS	KICHLER	3/4"x3"x12" HARDSCAPE LIGHT	BLACK	SEE DETAIL: 4.3/L6.4
2. 18	FLAGPOLE - EXISTING AREA				L5.3 LIGHTING PLAN
	-UPLIGHT FIXTURE	VISTA PROFESSIONAL	UPLIGHT/MODEL NO. 5272/10 W LED LAMP/CLEAR LENS/SPOT	COLOR: DARK BRONZE	PROVIDE PRODUCT SUBMITTAL
	-FLAGS	FEDERAL FLAGS	USA/IDAHO/VALOR CUSTOM FLAG - 4X6 SIZE	VALOR CUSTOM FLAG SIZE: 4X6, LETTERS: BLACK	INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS
	-FLAG POLES	EXISTING, LEAVE IN PLACE			
2. 19	TRASH ENCLOSURE				SEE DETAIL 1XXXXXXX/L6.X
	-WALL	CONTRACTOR	8x8x16 STANDARD CMU	COLOR: GRAY; STUCCO FINISH: PAINT: TBD	
	-CAP	CONTRACTOR	STEEL CAP PER DETAILS	PAINTED SW7069 IRON ORE	
	-TRELLIS AND GATES	CONTRACTOR	STEEL PER DETAILS	PAINTED SW7069 IRON ORE	SEE STRUCTURAL ENGINEERING
2. 20	PUTTING GREEN TV STAND				SEE DETAILS: 8.1-8.6/L6.8
	-STEEL STRUCTURE	CONTRACTOR	SEE DETAILS	PAINTED: SW 7069 IRON ORE	
2. 21	RAISED PLANTER				SEE DETAILS: 8.8/L6.8
	-TIMBER PLANTER	CONTRACTOR	ROUGH-SAWN 8x8 BEAMS	STAINED AND SEALED	
3.1	PLANTING AREA				
	-MULCH	CONTRACTOR	MULCH	3/4" MINUS BLACK AND TAN ROCK MULCH	
3.2	LAWN AREA				
	-SOD	CONTRACTOR	FESCUE SOD		
3. 3	SYNTHETIC TURF				INSTALL PER MANUF. DIRECTIONS
	-EXERCISE / EVENT LAWNS	SYNLAWN	PLAY PLATINUM 2" W/ THATCH		
4.1	PLANTER POT				SEE DETAIL 1.7/L6.1
	-POTS	TBD	TBD	TBD	DAMP PROOF INTERIOR W/ 1" DIA. DRAIN HOLE IN BOTTOM
4.2	TRASH RECEPTICLE				
	-WASTE CAN	TEXACRAFT	PORTICO 24" SQ. W/ LINER, M24CFA-RECP	BLACK/ W/ LINER AND LID	
4.3	FOOD TRUCK AREA				
	-TRUCK PARKING				
4.4	DRINKING FOUNTAIN				SEE DETAIL 2.9/L6.2
	-WATER STATION	MOST RELIABLE FOUNTAINS	10145-18 SMSS CHILLED	TEXTURED BLACK	

KEY	DESCRIPTION	SUPPLIER	MODEL / SIZE	COLOR/FINISH	COMMENTS
1.1	CONCRETE CART PATH				SEE DETAIL: 1.1/L6.1
	-UNCOLORED CONCRETE	CONTRACTOR	4" THICK CONCRETE	UNCOLORED , 45 DEG. BROOM FINISH	
1.2	CONCRETE BANDING				SEE DETAIL: 1.10/L6.1
	-UNCOLORED CONCRETE	CONTRACTOR	4" THICK CONCRETE	SMOOTH FINISH	
1.3	ACID FINISH CONCRETE SLAB				SEE DETAIL: 1.6/L6.1
	-COLORED CONCRETE	CONTRACTOR	4" THICK CONCRETE	DAVIS: MESQUITE#677, ACID FINISH	
1.4	EXPOSED AGGREGATE CONCRETE				SEE DETAIL: 1.12/L6.1
	-AGGREGATE	CONTRACTOR	3/8" DIA. RIVER ROCK	SCREENED, WASHED, DOUBLE SEEDED	
	-COLORED CONCRETE	CONTRACTOR	4" THICK CONCRETE	DAVIS: MESQUITE#677,, SMOOTH FINISH	
1.5	SALT FINISH CONCRETE				SEE DETAIL: 1.10/L6.1
	-COLORED CONCRETE	CONTRACTOR	4" THICK CONCRETE	DAVIS: MESQUITE#677,, SALT FINISH	
1.6	SAW-CUT CONCRETE JOINT				SEE DETAIL: 1.11/L6.1
	-CONCRETE ACCENT JOINT	CONTRACTOR	CONCRET BLADE WIDTH	SEE PLAN FOR PATTERN	
1.7	POOL COPING				SEE DETAIL: 6.3/L6.6
	-CONCRETE PAVER POOL COPING	BELGARD	MELVILLE COPING W/ EASED EDGE: 15.75x25x3.5	COLOR: RIO	
1.8	CONCRETE HEADER				SEE DETAIL: 3.5/L6.3
	-LANDSCAPE HEADER	CONTRACTOR	6x6xCONT	UNCOLORED CONCRETE, TROWELED	
1.9	CONCRETE STEP PAD				SEE DETAIL: 3.8/L6.3
	-UNCOLORED CONCRETE	CONTRACTOR	4" THICK CONCRETE	UNCOLORED, SMOOTH FINISH	
1. 10	DECK SLOT DRAIN		(OR APPROVED EQUAL)	SEE CIVIL DRAWINGS	SEE DETAIL: 1.13/L6.1
	-DECK DRAIN COVER	VODALAND	2097-1T-100 4" STAINLESS STL.	STAINLESS STEEL	PROVIDE ADA HEEL PROOF COVER
1. 11	EMERGENCY LANE SIDEWALK				SEE DETAIL: 1.1/L6.1
	-UNCOLORED CONCRETE	CONTRACTOR	6" THICK, 3000LB. CONCRETE	UNCOLORED, BROOM FINISH	
1. 12	EMERGENCY VEHICLE REINFORCED GRAVEL DRIVE AREA				SEE DETAIL: 3.7/L6.3
	-EMERGENCY LANE PAVERS	NDSPro	TUFFTRACK PAVER PANEL: 24x24x1.5	INSTALL PER MANUF. DETAILS	INSTALL O/ 8" DRAINAGE GRAVEL AS SHOWN
1. 13	STEEL TURF HEADER				SEE DETAIL: 8.7/L6.8
	-HEADER	CONTRACTOR	1/4"x6" STEEL BAR	SEE DETAILS	
1. 14	FLAGSTONE PAVING				SEE DETAIL: 8.8/L6.8
	-PED PAVING	CONTRACTOR	1-1/2" THICK FLAGSTONE	GREY QUARTZITE	
1.15	CONCRETE PUTTING GREEN HEADER				SEE DETAIL: 3.5/L6.3
	-LANDSCAPE HEADER	CONTRACTOR	6x12xCONT	UNCOLORED CONCRETE, TROWELED	
1.16	CONCRETE PAVERS				SEE DETAIL: 1.3/L6.1
	-PAVING	BELGARD	DIMENSIONS SMALL 3-PIECE	COLOR: RIO; RANDOM PATTERN	
2.1	YOGA AREA FENCE				SEE DETAIL: 3.3-3.4/L6.3
	-POSTS	CONTRACTOR	2x12 HSS, CAPPED	PAINTED: SW 7069 IRON ORE	
	-INTERNAL FRAME	CONTRACTOR	2x4HSS INTERNAL FRAME	PAINTED: SW 7069 IRON ORE	
	-WIRE MESH PANELS	McNICHOLS	ITEM 3181460048 - 48" x 96"	STAINLESS STEEL, TALICA 8146, TYPE 316	TWIN WIRE FLAT TOP WEAVE
	-LIGHTS	WAC LIGHTING	8012- 1 FT., 27-2700K - 90	1.5 W/FT., (3) PER PANEL, PROVIDE CONNECTORS IN EA. UNIT	PROVIDE APPROPRIATE TRANSFORMER FOR ALL PANELS
2.2	YOGA AREA GATE				SEE DETAIL: 3.4/L6.3
	-POSTS	CONTRACTOR	4x4 HSS, CAPPED	PAINTED: SW 7069 IRON ORE	
	-INTERNAL FRAME	CONTRACTOR	2x4HSS INTERNAL FRAME	PAINTED: SW 7069 IRON ORE	
	-WIRE MESH PANELS	McNICHOLS	ITEM 3181460048 - 48" x 96"	STAINLESS STEEL, TALICA 8146, TYPE 316	TWIN WIRE FLAT TOP WEAVE
2.3	SWIMMING POOL FENCE				SEE DETAIL: 1.16/L6.1
	-POSTS	CONTRACTOR	1-1/2"x3" HSS	PAINTED: SW 7069 IRON ORE	
	-TOP RAIL	CONTRACTOR	1-1/2"x4" HSS	PAINTED: SW 7069 IRON ORE	
	-BOTTOM RAIL	CONTRACTOR	1-1/2"x2" HSS	PAINTED: SW 7069 IRON ORE	
	-SECONDARY TOP RAIL	CONTRACTOR	1" SQUARE HSS	PAINTED: SW 7069 IRON ORE	
	-PICKETS	CONTRACTOR	#4 REBAR @ 4"O.C.	PAINTED: SW 7069 IRON ORE	
2.4	36" SWIMMING POOL GATE				SEE DETAIL: 1.14/L6.1
	-POSTS	CONTRACTOR	2"x4" HSS	PAINTED: SW 7069 IRON ORE	
	-FRAME	CONTRACTOR	1-1/2"x3" HSS	PAINTED: SW 7069 IRON ORE	
	-SECONDARY TOP RAIL	CONTRACTOR	1" SQUARE HSS	PAINTED: SW 7069 IRON ORE	
	-EXIT BAR PLATE	CONTRACTOR	3/16" STL. PLT.	PAINTED: SW 7069 IRON ORE	
	-EXIT BAR TOP & BTM PLATES	CONTRACTOR	1/4" STL. PLT.	PAINTED: SW 7069 IRON ORE	
	-PICKETS	CONTRACTOR	#4 REBAR @ 4"O.C.	PAINTED: SW 7069 IRON ORE	
2.5	48" SWIMMING POOL GATE				SEE DETAIL: 1.6/L6.1
	-POSTS	CONTRACTOR	2"x4" HSS	PAINTED: SW 7069 IRON ORE	
	-FRAME	CONTRACTOR	1-1/2"x3" HSS	PAINTED: SW 7069 IRON ORE	
	-SECONDARY TOP RAIL	CONTRACTOR	1" SQUARE HSS	PAINTED: SW 7069 IRON ORE	
	-EXIT BAR PLATE	CONTRACTOR	3/16" STL. PLT.	PAINTED: SW 7069 IRON ORE	
	-EXIT BAR TOP & BTM PLATES	CONTRACTOR	1/4" STL. PLT.	PAINTED: SW 7069 IRON ORE	
	-PICKETS	CONTRACTOR	#4 REBAR @ 4"O.C.	PAINTED: SW 7069 IRON ORE	
2.6	SWIMMING POOL TRELLIS				SEE DETAIL: 5.1-5.4/L6.5
	-WALLS	SUNROC (OR EQUAL)	8x4x16 SLUMP BLOCK	SANDAL	SEE ENGINEERING
	-BEAMS	CONTRACTOR	6x12 R/S BEAMS	SW3532 HILL COUNTRY	SEE ENGINEERING
	-RAFTERS	CONTRACTOR	4x8 R/S	SW3532 HILL COUNTRY	SEE ENGINEERING
2.7	SWIMMING POOL RAMADA				SEE DETAIL: 7.1-7.4/L6.7
	-COLUMNS	SUNROC (OR EQUAL)	8x4x16 SLUMP BLOCK	TBD	SEE ENGINEERING
	-BEAMS	TBD	GLU-LAM BEAMS	SW3532 HILL COUNTRY	SEE ENGINEERING
	-ROOFING	WESTERN STATES	CORRUGATED	CORTEN AZP RAW	SEE ENGINEERING
	-RAFTERS	TBD	SEE DETAILS	SW3532 HILL COUNTRY	SEE ENGINEERING
2.8	SWIMMING POOL	SEE POOL DRAWINGS BY OTHERS			SEE DETAIL: 3.1-6.2/L6.6
	-WATERLINE TILE	NPT	ELYSIUM, 2x4	PEACOCK, GROUT: LATICRETE, BRIGHT WHITE, #44	
	-POOL STEP TILE	NPT	3x3 COBALT, BX250 UNGLAZED	COBALT BLUE, GROUT: LATICRETE, BRIGHT WHITE, #44	
	-POOL LANE LINE TILE	NPT	6x6 SOLIDS: COBALT, M6764C	COBALT BLUE, GROUT: LATICRETE, BRIGHT WHITE, #44	
	-POOL BEACH ENTRY TILE	MONTERRREY TILE	LANDAMARK CERAMIC, VISION COLOR, 12x12	STAR WHITE, MOSAIC; GROUT: LATICRETE, BRIGHT WHITE, #44	
	-POOL PLASTER	HYDRAZZO	PEBBLE SHEEN EQUAL	ARCTIC WHITE	PER MANUFACTURER'S WRITTEN INSTRUCTIONS
2.9	DIVING BOARD				SEE DETAIL: 1.1/L6.1
	-SPRINGBOARD	POOL CONTRACTOR	TBD	TBD	

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RUSSELL GREEY
LICENSED LANDSCAPE ARCHITECT
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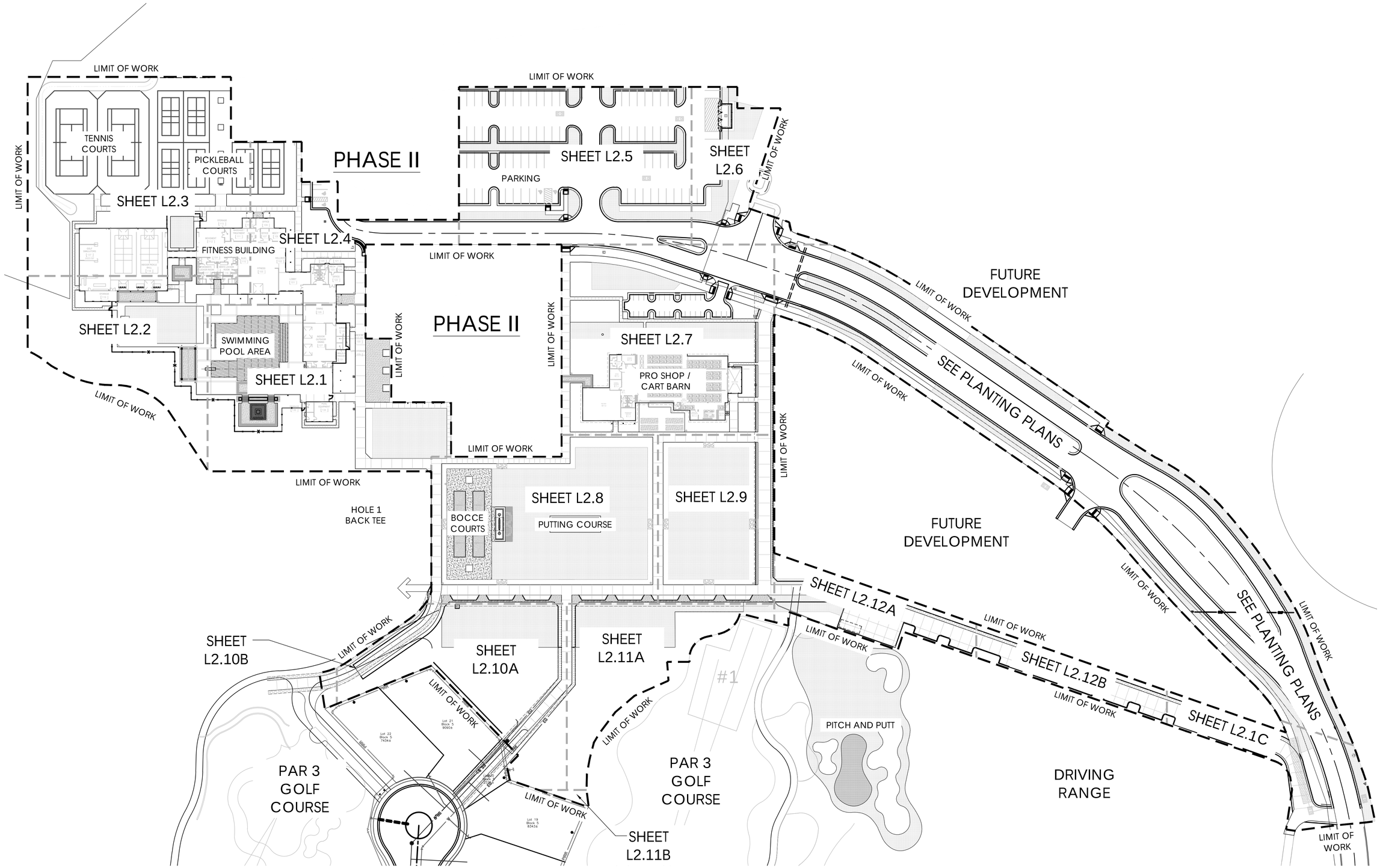
VALOR SOCIAL CLUB
PHASE 1
Landscape Construction Documents
11102 S Cloverdale Rd, Kuna, ID 83634

revisions:

project #: MTC112
scale: NTS
issued for: REVIEW
drawn by: TEAM
date: 02-21-2025
drawing: General Notes

sheet #
L0.2
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PHASE 1 - OVERALL LAYOUT PLAN - L2.0

0' 40' 80' 120'

Scale: 1"=40'-0"

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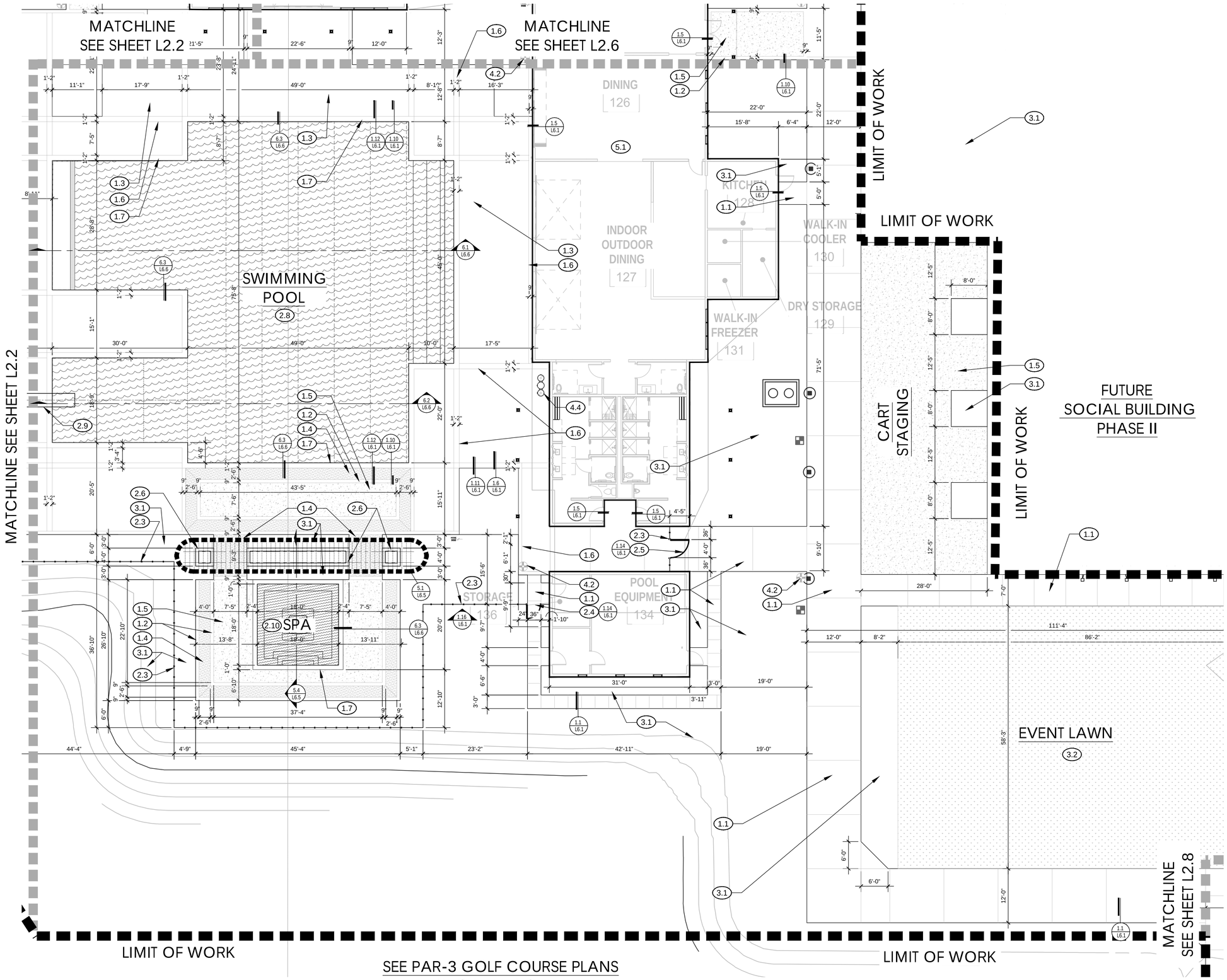
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revisions:

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drawing: Overall Layout Plan

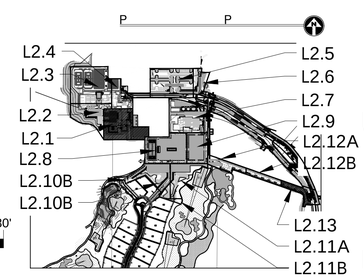
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PHASE 1 - LAYOUT PLAN - L2.1

Scale: 1" = 10'-0"



KEY NOTES:
REFER TO MATERIAL SCHEDULE
ON SHEET L0.1, AND DETAILS ON SHEETS L6.1 - L6.6
FOR MORE INFORMATION.

1.1 CONCRETE SIDEWALK AND CART PATH.
1.2 CONCRETE BAND.
1.3 ACID FINISH CONCRETE
1.4 EXPOSED AGGREGATE CONCRETE.
1.5 COLORED SALT FINISH CONCRETE
1.6 SAW CUT ACCENT JOINT.
1.7 POOL COPING.
1.8 CONCRETE LANDSCAPE HEADER
1.9 CONCRETE STEP PAD
1.10 DECK SLOT DRAIN
1.11 CONCRETE EMERGENCY LANE
1.12 REINFORCED GRAVEL EMERGENCY VEHICLE DRIVE AREA
1.13 STEEL TURF HEADER
1.14 FLAGSTONE PAVING
1.15 CONCRETE PUTTING TURF HEADER
1.16 CONCRETE PAVERS
2.1 YOGA FENCE
2.2 YOGA GATE
2.3 POOL FENCE.
2.4 36" POOL GATE
2.5 48" POOL GATE
2.6 SWIMMING POOL TRELLIS.
2.7 SWIMMING POOL RAMADA
2.8 SWIMMING / LAP POOL: PER POOL CONSULTANT PLANS.
2.9 DIVING BOARD
2.10 WHIRLPOOL SPA: PER POOL CONSULTANT PLANS.
2.11 PICKLEBALL COURT.
2.12 PICKLEBALL FENCE.
2.13 PICKLEBALL GATE.
2.14 TENNIS COURTS.
2.15 TENNIS FENCE.
2.16 TENNIS GATE.
2.17 BOCCE COURT
2.18 EXISTING FLAG POLE AND PAVING
2.19 TRASH ENCLOSURE GATES & OVERHEAD TRELLIS.
2.20 PUTTING GREEN TV STAND
2.21 STONE RAISED PLANTER
3.1 LANDSCAPE AREA. PER PLANTING PLANS.
3.2 LAWN AREA. PER PLANTING PLANS.
3.3 ARTIFICIAL TURF
4.1 PLANTER POTS
4.2 TRASH RECEPTACLE.
4.3 FOOD TRUCK PARKING AREA
4.5 DRINKING FOUNTAIN/ BOTTLE FILLER
5.1 FITNESS BUILDING: PER ARCHITECTURAL PLANS.
5.2 POOL BUILDING: PER ARCHITECTURAL PLANS.
5.3 CART BARN / PRO-SHOP BUILDING: PER ARCHITECTURAL PLANS.
5.4 AUTO PARKING LOT/SPACES: PER CIVIL PLANS.
5.5 CART PARKING LOT/SPACES: PER CIVIL PLANS.
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LICENSED LANDSCAPE ARCHITECT
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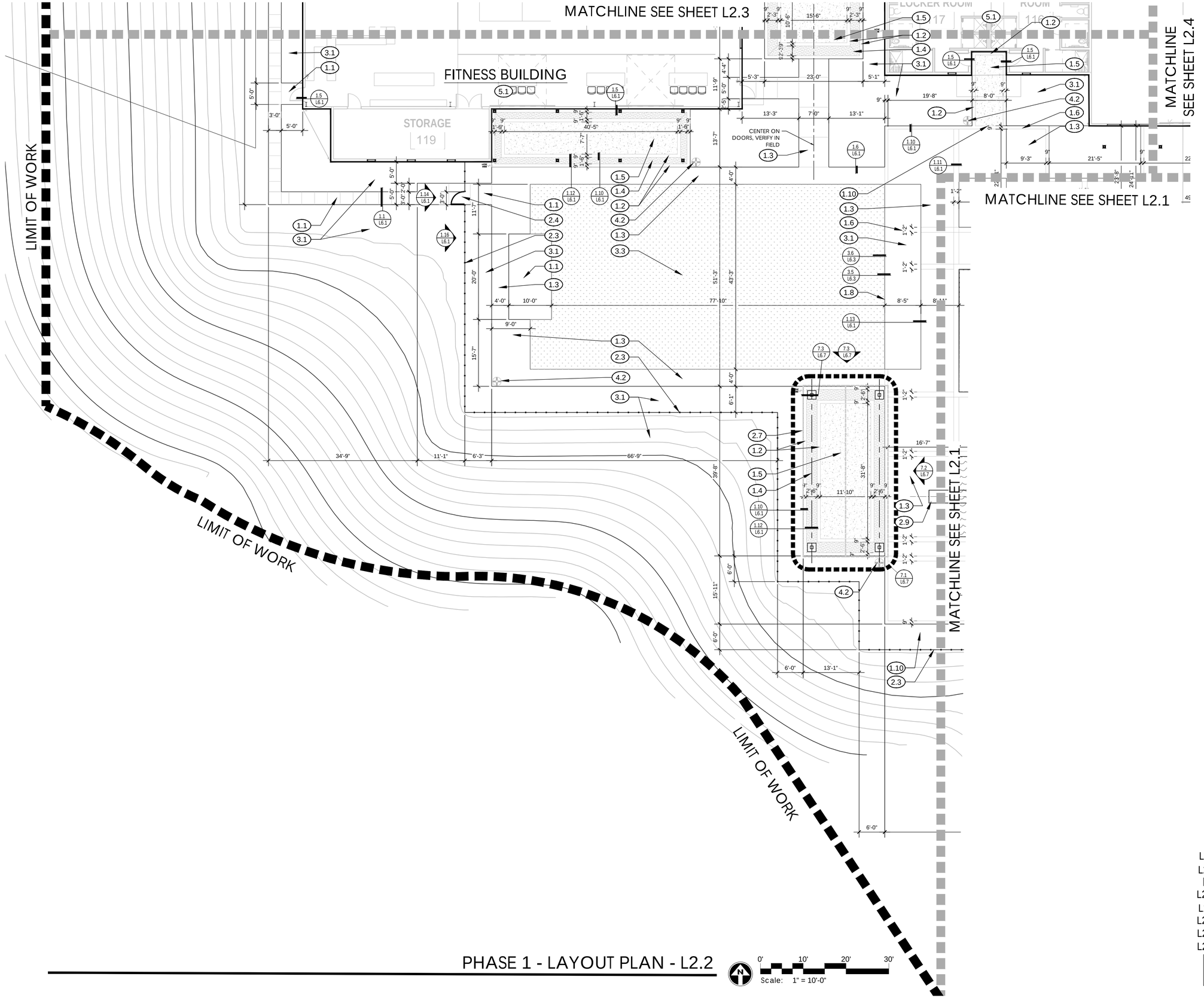
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PHASE 1
Landscape Construction Documents
11102 S Cloverdale Rd, Kuna, ID 83634

revisions:

project #: MTC112
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 02-21-2025
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KEY NOTES:

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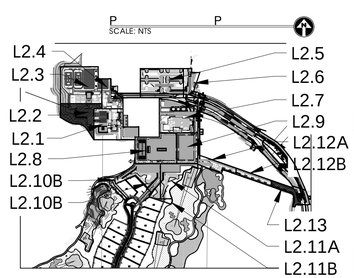
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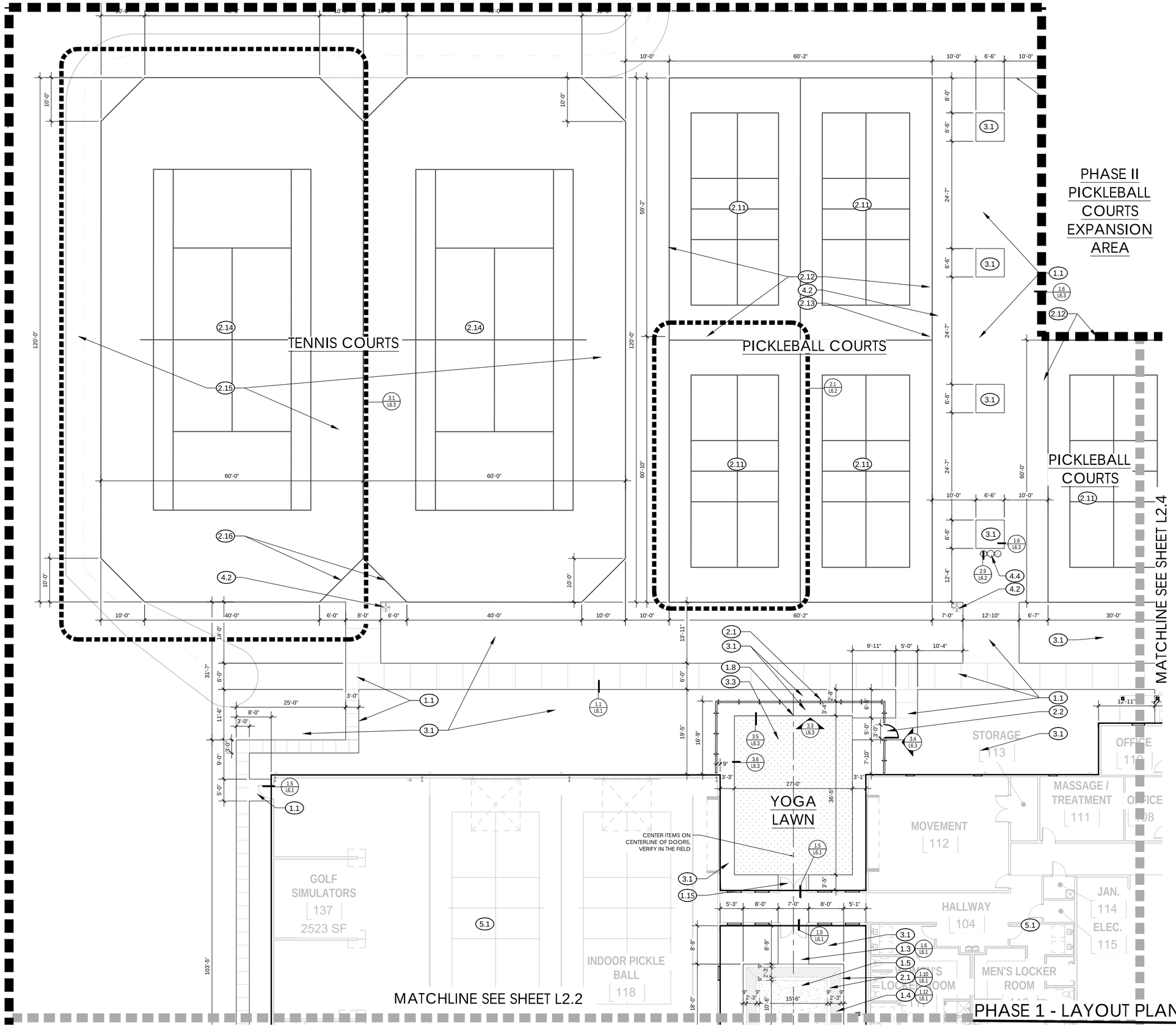
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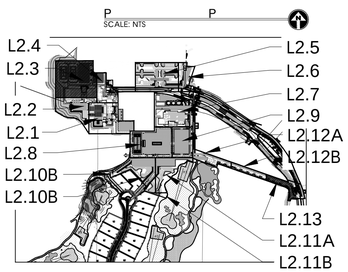
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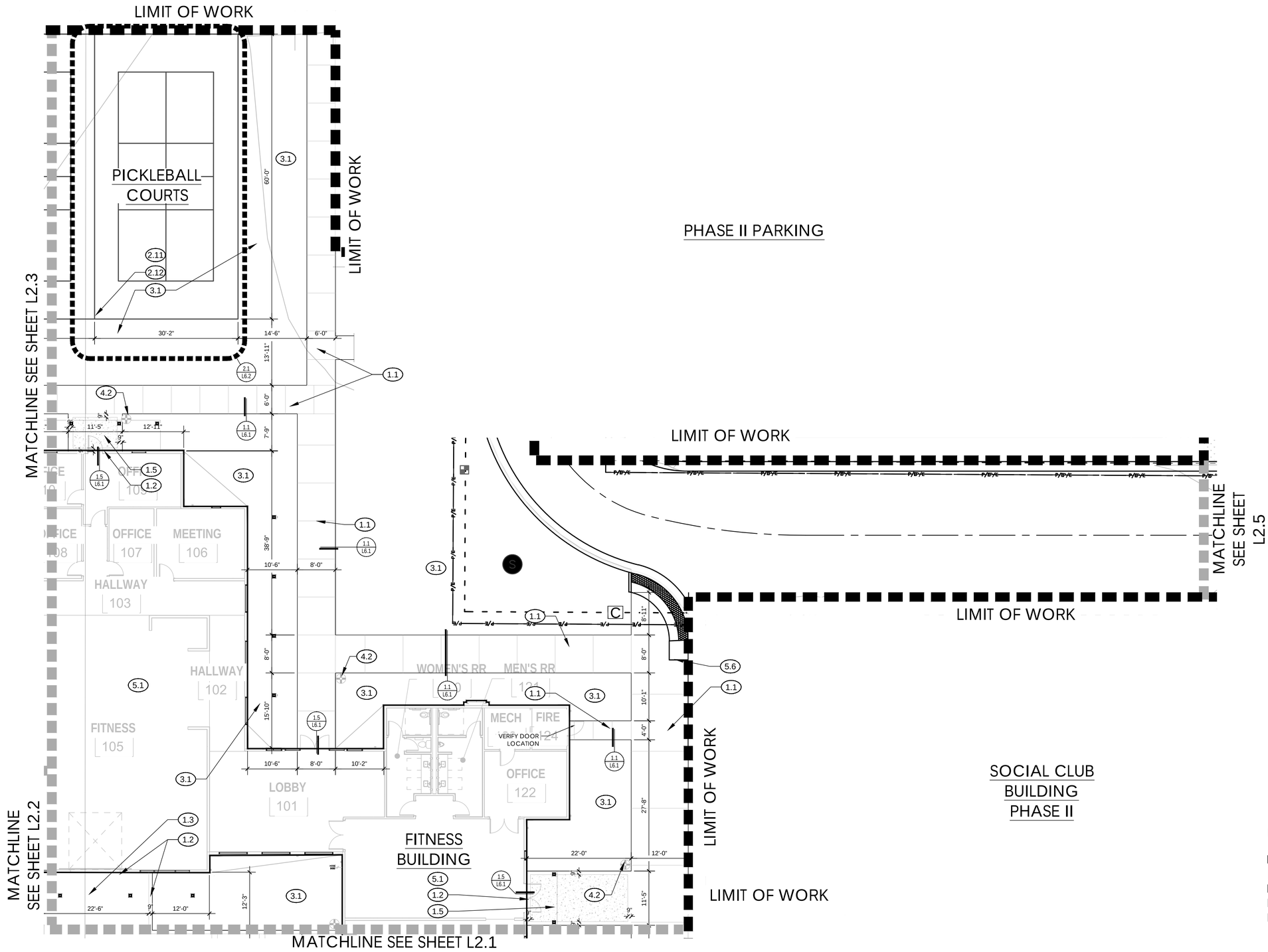
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PHASE 1 - LAYOUT PLAN - L2.3

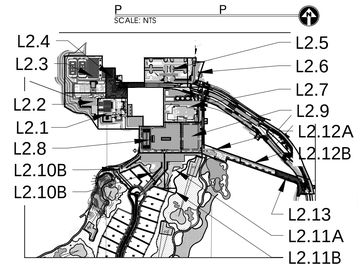
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PHASE II PARKING

LIMIT OF WORK

PARKING

PARKING

PARKING

PARKING

MATCHLINE SEE SHEET L2.4

MATCHLINE SEE SHEET L2.6

MATCHLINE SEE SHEET L2.7

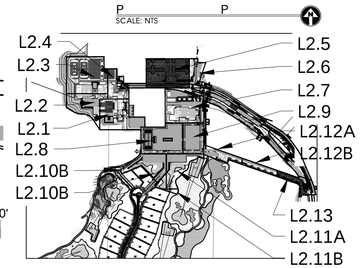
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LIMIT OF WORK

PHASE 1 - LAYOUT PLAN - L2.5

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SCALE: NTS



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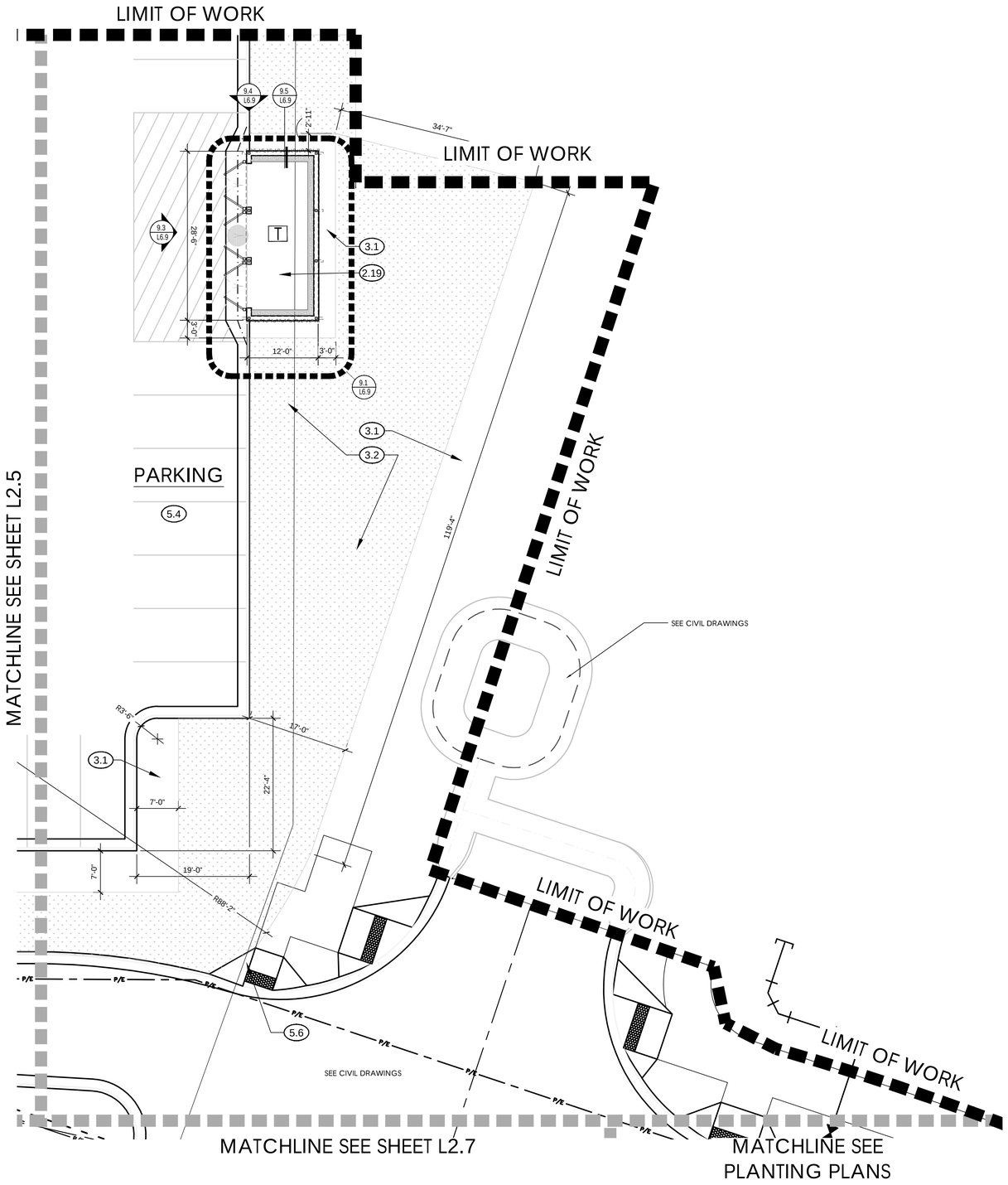
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PHASE 1 - LAYOUT PLAN - L2.6

0' 10' 20' 30'

Scale: 1" = 10'-0"

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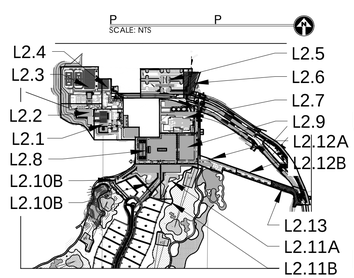
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MATCHLINE SEE SHEET L2.5

SEE SHEET L2.6

MATCHLINE SEE PLANTING PLANS

LIMIT OF WORK

LIMIT OF WORK

CART PARKING

CART BARN

PRO SHOP AND GOLF OFFICES

ELECTRICAL 121
STORAGE 108
ACCOUNTING 107
OFFICE 106
CLUB STORAGE 109
GENERAL MANAGER 105
FITTING 110
CLEAN UP 112
CORR. 104
WOMEN 103
MEN 102
MEMBERSHIP DIRECTOR 101
UNISEX RESTROOM 114
IRRIGATION MANAGEMENT 115
MAINTENANCE 116
WASH DOWN 116
FIRE PUMP 120

MATCHLINE SEE SHEET L2.8

SEE SHEET L2.8

PHASE 1 - LAYOUT PLAN - L2.7

Scale: 1" = 10'-0"

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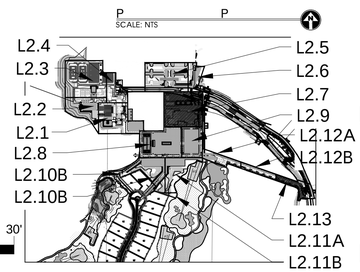
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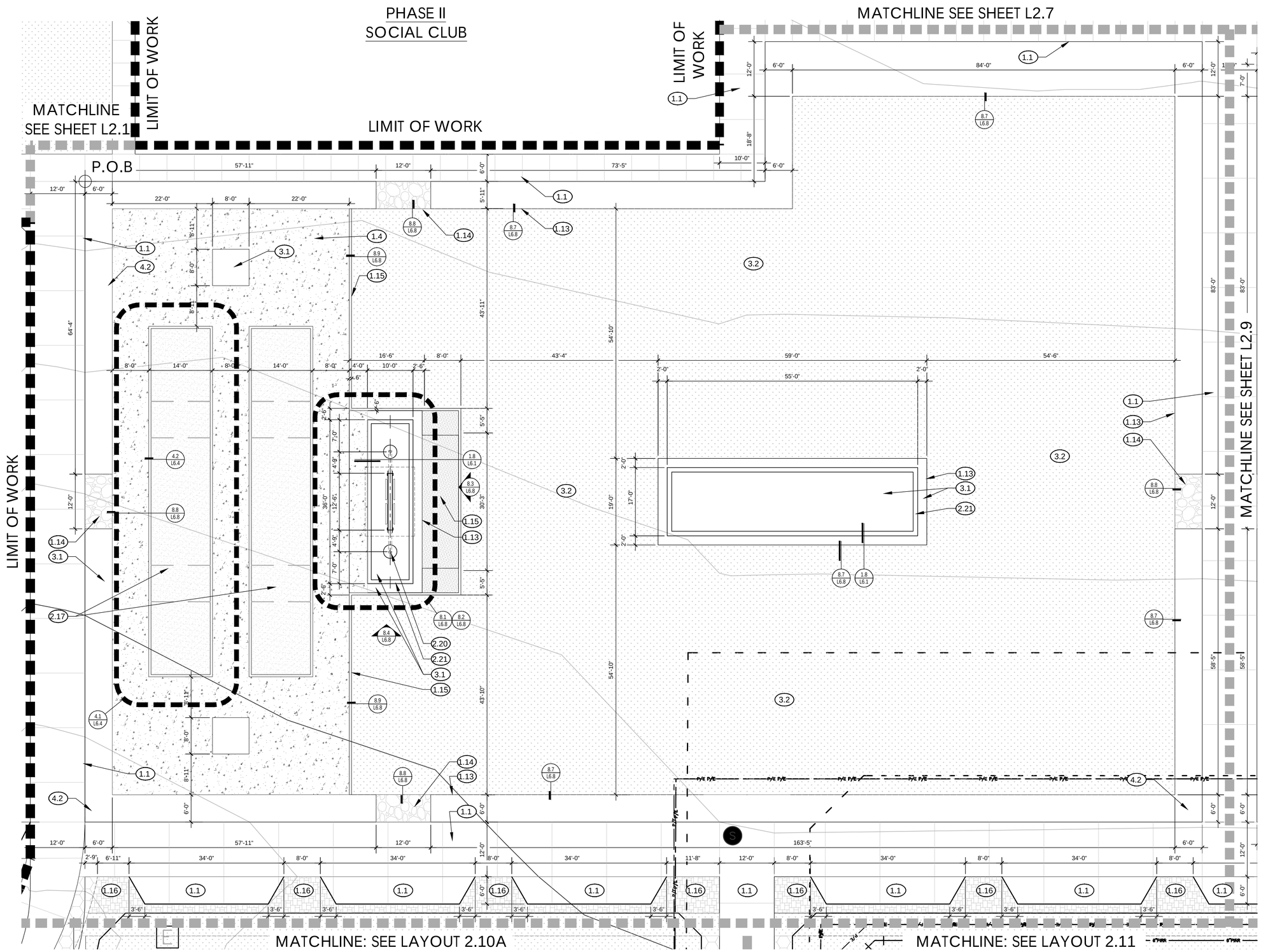
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issued for: REVIEW
drawn by: TEAM
date: 02-21-2025
drawing: LAYOUT PLAN

P SCALE: NTS P



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L2.7
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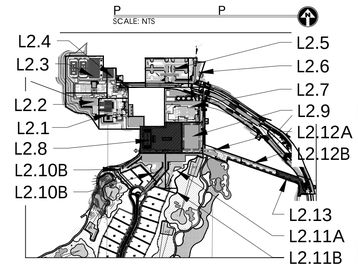
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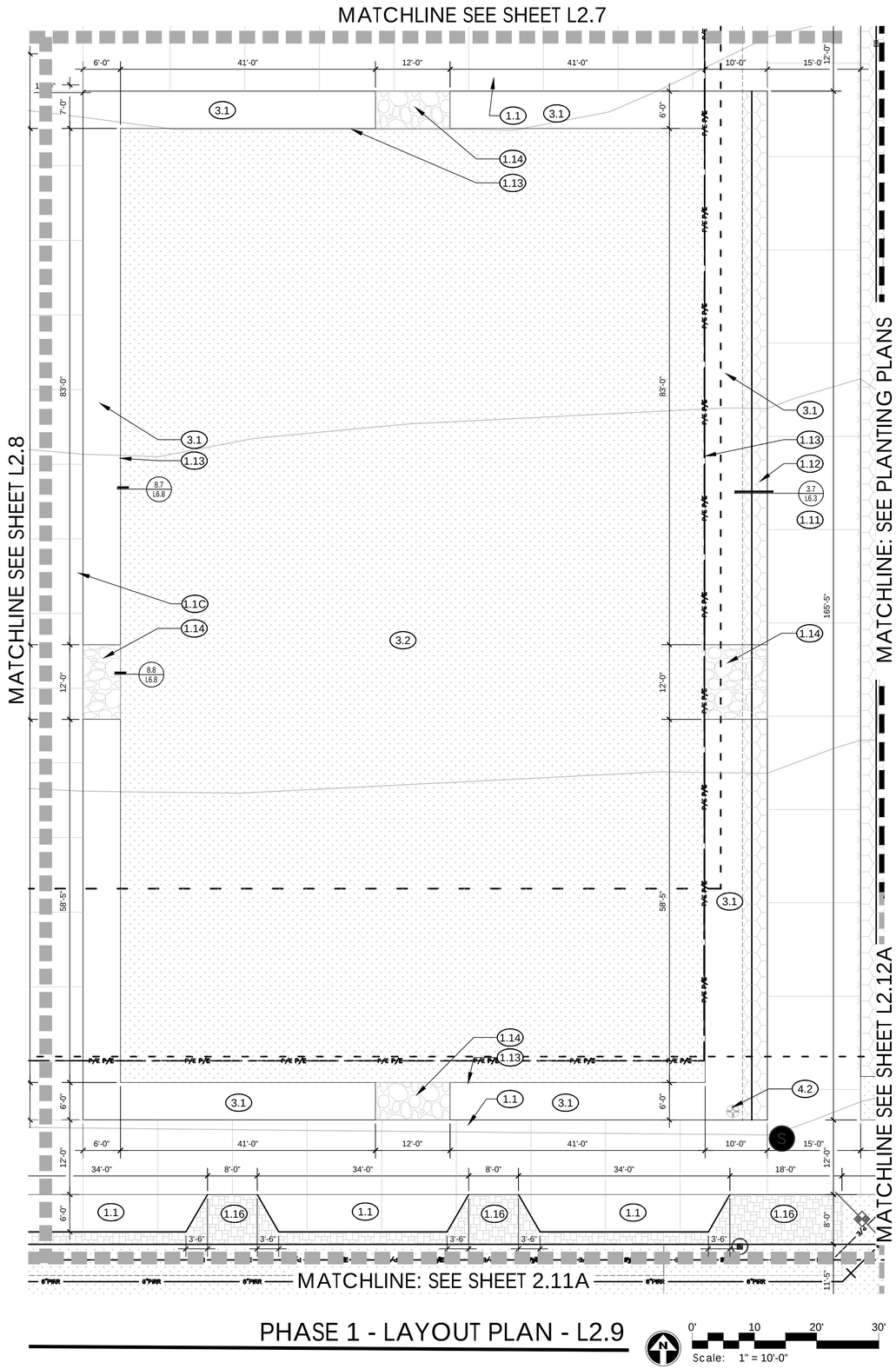
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PHASE 1 - LAYOUT PLAN - L2.9

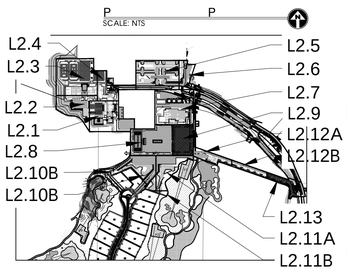
0' 10 20' 30'

Scale: 1" = 10'-0"

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L2.9
9 of xx

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MATCHLINE SEE SHEET L2.7

MATCHLINE SEE SHEET L2.10B

LIMIT OF WORK

LIMIT OF WORK

4'-0"

12'-0"

20'-0" EMERGENCY LANE

4'-0"

1.11

1.12

3.7 / L6.3

50'-6"

1.9 / L6.1

3.2

135'-2"

4'-0"

1.11

1.12

3.7 / L6.3

1.9 / L6.1

3.1

KEYSTONE RETAINING WALL, SEE CIVIL PLANS

LIMIT OF WORK

PWR

PWR

PWR

PWR

MATCHLINE SEE SHEET L2.11

1.11

1.12

4'-0"

12'-0"

4'-0"

20'-0" EMERGENCY LANE

3.7 / L6.3

3.1

LIMIT OF WORK

MATCHLINE SEE SHEET L2.11

SEE ROBINHOOD COMMUNITY DRAWINGS

1.11

1.12

LIMIT OF WORK

4'-0"

12'-0"

4'-0"

3.7 / L6.3

MATCHLINE SEE SHEET L2.10A

LIMIT OF WORK

PHASE 1 - LAYOUT PLAN - L2.10B

Scale: 1" = 10'-0"

PHASE 1 - LAYOUT PLAN - L2.10A

Scale: 1" = 10'-0"

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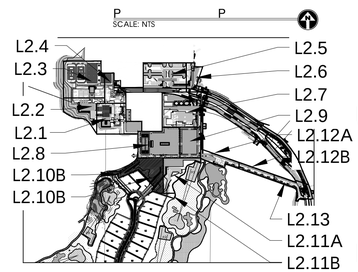
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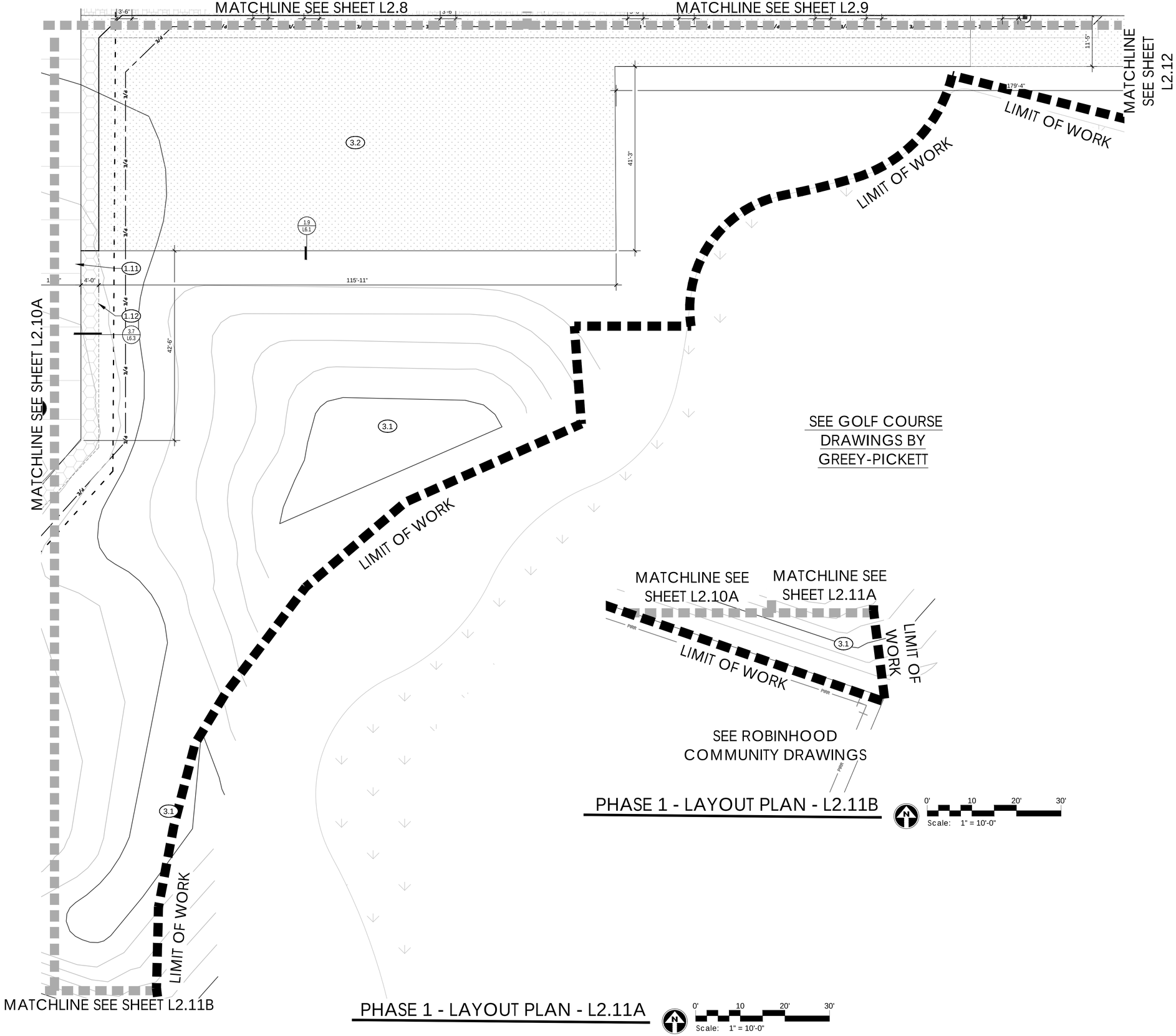
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drawing: LAYOUT PLAN



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L2.10
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DRAWINGS BY
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PHASE 1 - LAYOUT PLAN - L2.11B

0' 10 20' 30'
Scale: 1" = 10'-0"

PHASE 1 - LAYOUT PLAN - L2.11A

0' 10 20' 30'
Scale: 1" = 10'-0"

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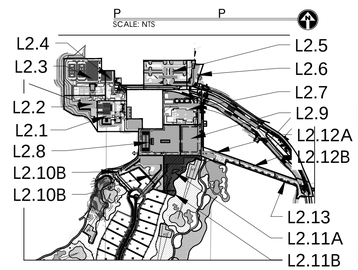
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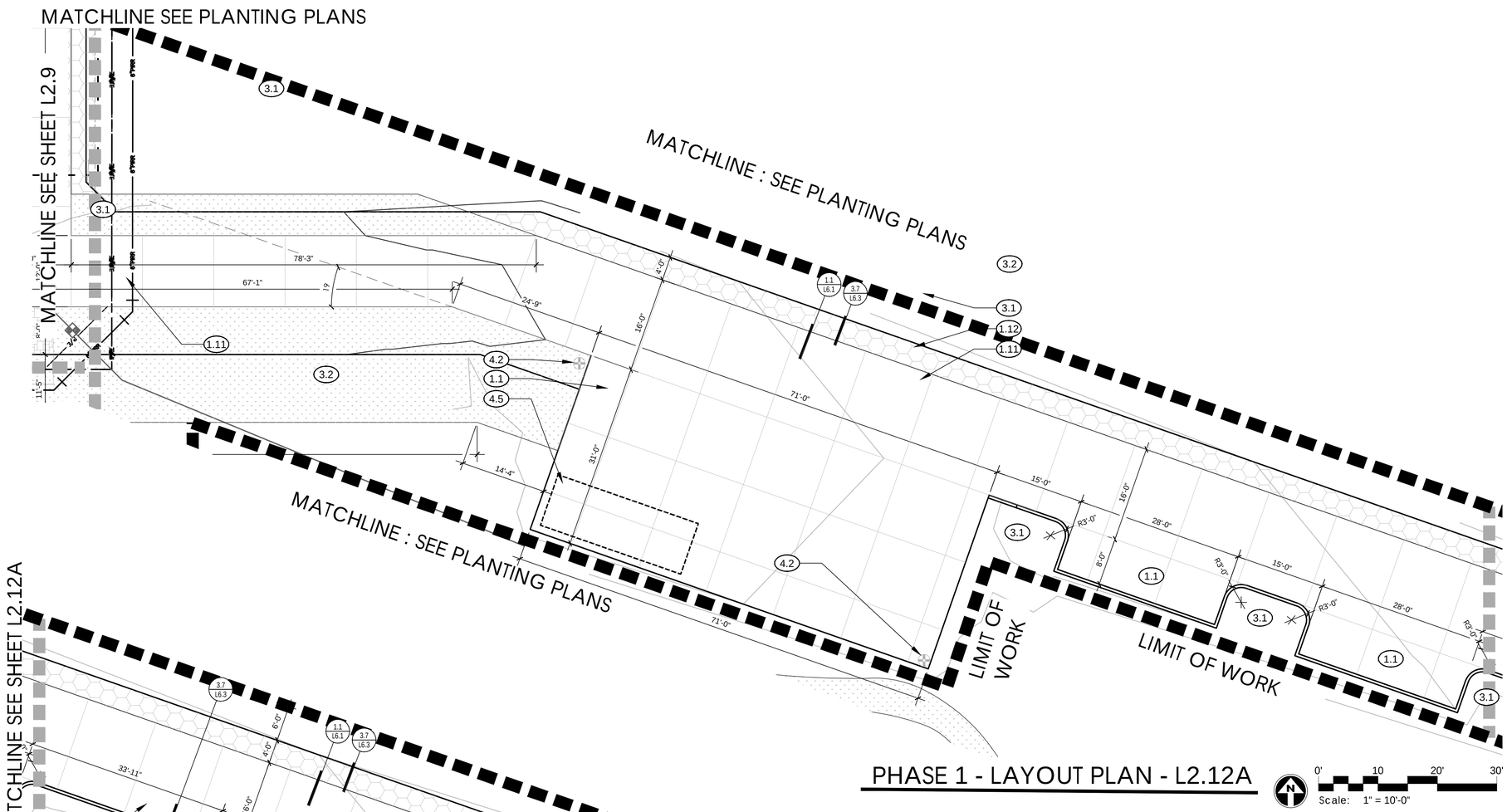
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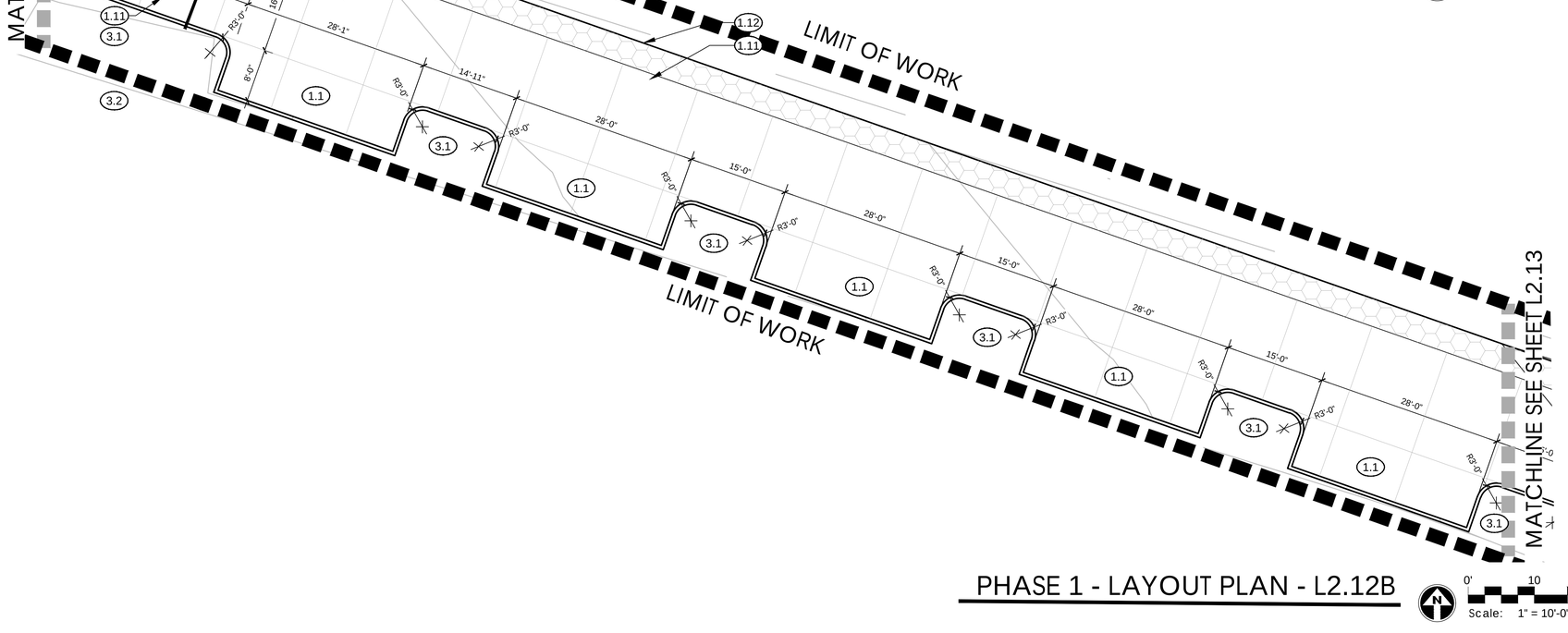
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PHASE 1 - LAYOUT PLAN - L2.12A

0' 10' 20' 30'

Scale: 1" = 10'-0"



PHASE 1 - LAYOUT PLAN - L2.12B

0' 10' 20' 30'

Scale: 1" = 10'-0"

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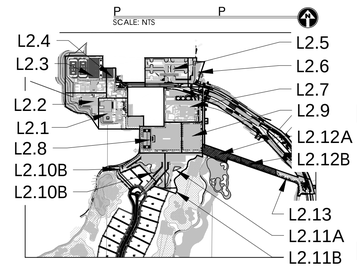
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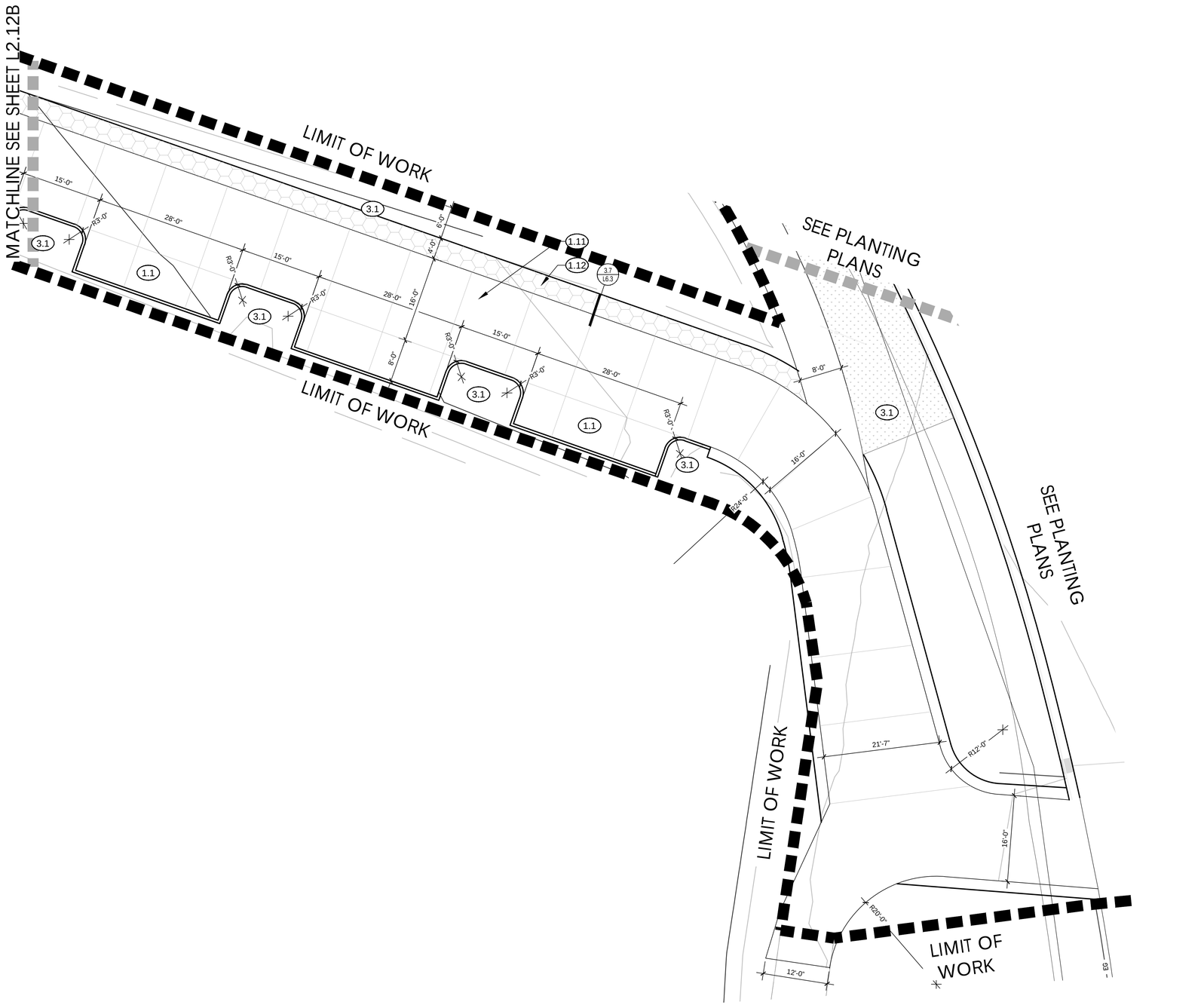
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PHASE 1 - LAYOUT PLAN - L2.13

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5.6 HANDICAP RAMPS: PER CIVIL PLANS.

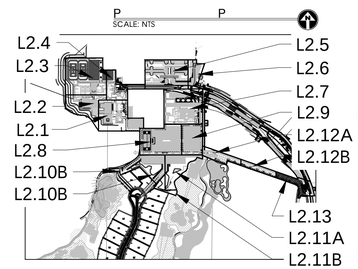
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STATE OF IDAHO
RUSSELL GREEY
LICENSED LANDSCAPE ARCHITECT
Expires 09/31/25
Preliminary
Not For Construction
LA - 16653

VALOR SOCIAL CLUB
PHASE 1
Landscape Construction Documents
11102 S Cloverdale Rd, Kuna, ID 83634

revisions:

project #: MTC112
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 02-21-2025
drawing: LAYOUT PLAN



sheet #
L2.13
9 of xx

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LIMIT OF WORK

TENNIS COURTS

PICKLEBALL COURTS

SHEET L3.1

FUTURE PHASE 2

LIMIT OF WORK

FITNESS BUILDING

SWIMMING POOL AREA

FUTURE SOCIAL CLUB

SHEET L3.2

PRO SHOP / CART BARN

FUTURE DEVELOPMENT

LIMIT OF WORK

LIMIT OF WORK

SHEET L3.5

LIMIT OF WORK

PUTTING COURSE

BOCCE COURTS

SHEET L3.3

FUTURE DEVELOPEMENT

LIMIT OF WORK

LIMIT OF WORK

SHEET L3.4

SHEET L3.4

SHEET L3.5

Lot 21 Block 5 90908

Lot 22 Block 5 74548

Lot 19 Block 5 83432

PAR 3 GOLF COURSE

PAR 3 GOLF COURSE

DRIVING RANGE

LIMIT OF WORK

LIMIT OF WORK

P T T D

otanical o on l e l e ar s

Trees

Amelanchier 'Autumn Brilliance' Autumn Brilliance Serviceberry	3" Cal.	36	Standard
Cercis canadensis Eastern Redbud	3" Cal.	25	Standard
Prunus cerasifera 'Newport' Newport Purple Leaf Plum	3" Cal.	5	Standard
Pyrus calleryana 'Chanticleer' Chanticleer Pear	3" Cal.	25	Standard

Trees

Acer rubrum 'Scarsen' Scarlet Sentinel Maple	3" Cal.	10	Standard
Acer plamanoides 'Crimson King' Crimson King Maple	3" Cal.	30	Standard
Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	3" Cal.	34	Standard
Gindo biloba 'Autumn Gold' Autumn Gold Ginko	3" Cal.	10	Standard
Quercus rubra Red Oak	See Plan	7	Standard
Tilia x mongolica 'Harvest Gold' Harvest Gold Linden	3" Cal.	90	Standard
Ulmus japonica x pumila 'New Horizon' New Horizon Elm	3" Cal.	24	Standard

ons er Trees

Pinus nigra Austrian Pine	6-8' Ht. B&B	13	
Pinus flexilis 'Vanderwolf's' Vanderwolfs Pine	6-8' Ht. B&B	10	

ns

Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Japanese Barberry	3 Gal.	51	
Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 Gal.	145	
Buxus microphylla var. koreana x Buxus sempervirens Green Gem Boxwood	3 gal.	429	
Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.	199	
Cornus sericea 'Bailhalo' Ivory Halo Dogwood	3 gal.	203	
Cornus sericea Red Twig Dogwood	3 gal.	146	
Euonymus alatus 'Compactus' Dwarf Burning Bush	5 gal.	83	
Euonymus fortunei 'Emerald & Gold' Emerald & Gold Euonymus	5 gal.	234	
Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	5 gal.	177	
Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	5 gal.	132	
Juniperus chinensis 'Mint Julep' Mint Julep	3 Gal.	41	
Pinus mugo 'Slowmound' Slowmound Pine	3 gal.	43	
Rhatinia fraseri Fraseri Photinia	3 gal.	91	
Physocarpus opulifolius Summer Wine Ninebark	3 gal.	140	
Picea pungens 'Globosa' Globosa Spruce	3 gal.	41	
Rosa fiorida Archtitc Copper Rose	3 gal.	11	
Spiraea japonica 'Anthony Waterer' Anthony Waterer Spirea	3 gal.	160	
Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.	194	
Viburnum lantana 'Mohican' Mohican Viburnum	3 gal.	43	
Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.	75	

rounds ers

Arctostaphylos uva-ursi Kinnikinnick	3 gal.	12	
Cerastium tomentosum Snow in Summer	3 gal.	388	
Hypericum calycinum Aaron's Beard Low Carpet	3 gal.	118	
Rosa x meidiland 'Grootendorst' Grootendorst Rose	3 gal.	62	

rasses

Calamagrostis x acutiflora 'Karl Foerster' Overdam Feather Reed Grass	3 gal.	46	
Helictotrichon sempervirens Blue Oat Grass	3 gal.	107	
Miscanthus sinensis 'Gracillimus' Gracillimus Maiden Grass	3 gal.	49	
Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	3 gal.	149	

P T

Descri tion

D

P

NOTES:
1. All trees, shrubs, ground cover, perennials are shown to scale at full maturity.
2. Spacing of proposed vegetation is based off the landscape plans and can be measured directly off the plans.

PHASE 1 - OVERALL LANDSCAPE PLAN - L3.0

0' 40' 80' 120'

Scale: 1"=40'-0"

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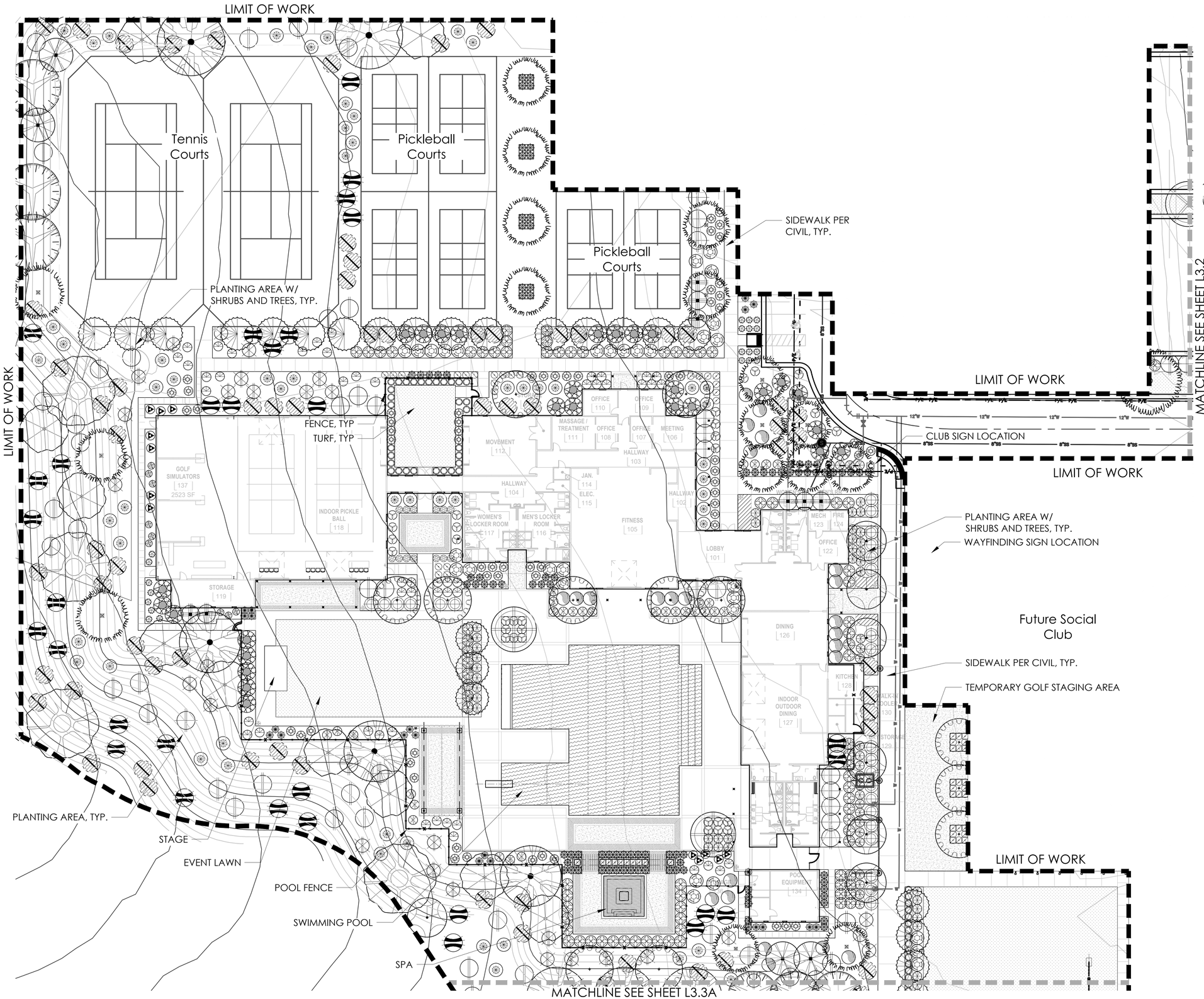
VALOR SOCIAL CLUB
PHASE 1
Landscape Construction Documents
11102 S Cloverdale Rd, Kuna, ID 83634

revisions:

project #: MTC112
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 02-21-2025
drawing: Overall Landscape Plan

sheet #
L3.0
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PHASE 1 - LANDSCAPE PLAN - L3.1

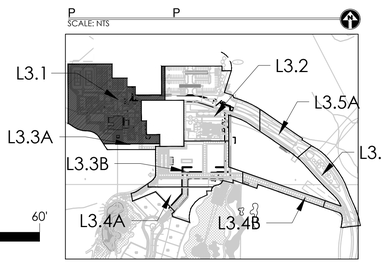
Scale: 1" = 20'-0"

P	T	T	otanical o on	i e	t	e ar s
lass Trees						
			Amelanchier 'Autumn Brilliance' Autumn Brilliance Serviceberry	2" Cal.	26	Standard
			Cercis canadensis Eastern Redbud	2" Cal.	25	Standard
			Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.	5	Standard
			Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.	25	Standard
lass Trees						
			Acer rubrum 'Scarsen' Scarlet Sentinel Maple	2" Cal.	10	Standard
			Acer plantanoides 'Crismon King' Crismon King Maple	2" Cal.	30	Standard
			Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.	54	Standard
			Ginko biloba 'Autumn Gold' Autumn Gold Ginko	2" Cal.	10	Standard
			Quercus rubra Red Oak	See Plan	7	Standard
			Tilia x mongolica 'Harvest Gold' Harvest Gold Linden	2" Cal.	90	Standard
			Ulmus japonica x pumila 'New Horizon' New Horizon Elm	2" Cal.	24	Standard
oni er Trees						
			Pinus nigra Austrian Pine	6'-8' HT. B&B	13	
			Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6'-8' HT. B&B	10	
ru s						
			Berberis thunbergii "Crimson Pygmy' Crimson Pygmy Japanese Barberry	3 Gal.	51	
			Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 Gal.	145	
			Buxus microphylla var. koreana x Buxus sempervirens Green Gem Boxwood	3 gal.	429	
			Caryopteris × clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.	199	
			Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.	203	
			Cornus sericea Red-twig Dogwood	3 gal.	146	
			Euonymus alatus 'Compactus' Dwarf Burning Bush	5 gal.	83	
			Euonymus fortunei 'Emerald & Gold' Emerald & Gold Euonymus	3 gal.	234	
			Euonymus kiautschovicus 'Manhattan' Manhatten Euonymus	3 gal.	177	
			Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.	132	
			Juniperus chinensis 'Mint Julep' Mint Julep	3 Gal.	41	
			Pinus mugo 'Slowmound' Slowmound Pine	3 gal.	43	
			Photinia fraseri Fraser's Photinia	3 gal.	91	
			Physocarpus opulifolius Summer Wine Ninebark	3 gal.	140	
			Picea pungens 'Globosa' Globosa Spruce	3 gal.	41	
			Rosa foetida Austrian Copper Rose	3 gal.	11	
			Spiraea japonica 'Anthony Waterer' Anthony Waterer Spirea	3 gal.	160	
			Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.	194	
			Viburnum lantana 'Mohican' Mohican Viburnum	3 gal.	43	
			Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.	75	
roundco ers						
			Arctostaphylos uva-ursi Kinnikinnick	3 gal.	12	
			Cerastium tomentosum Snow in Summer	3 gal.	388	
			Nepeta racemosa Walker's Low Catmint	3 gal.	118	
			Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	3 gal.	62	
rasses						
			Calamagrostis x acutiflora 'Overdam' Overdam Feather Reed Grass	3 gal.	46	
			Helictotrichon sempervirens Blue Oat grass	3 gal.	107	
			Miscanthus sinensis 'Gracillimus' Gracillimus Maiden Grass	3 gal.	49	
			Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	3 gal.	149	

P	T	Descri tion
		D
		P

NOTES:
1. All trees, shrubs, groundcover, perennials are drawn to scale at full maturity.
2. Spacing of proposed vegetation is based off the landscape plans and can be measured directly off the plans.

P P
SCALE: NTS



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VALOR SOCIAL CLUB
PHASE 1
Landscape Construction Documents
11102 S Cloverdale Rd, Kuna, ID 83634

revisions:

project #: *MTC112*
scale: *As Shown*
issued for: *REVIEW*
drawn by: *TEAM*
date: *02-21-2025*
drawing: *Landscape Plan*

sheet #
L3.1
9 of xx

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LIMIT OF WORK

PLANTING AREA W/ TURF AND TREES, TYP.

TRASH ENCLOSURES

PLANTING AREA W/ SHRUBS AND TREES, TYP.

EXISTING GROUP OF EVERGREEN / CONIFER TREES - +/-20' TALL

HANDICAP STALLS, TYP.

PLANTING AREA W/ TURF AND TREES, TYP.

MATCHLINE SEE SHEET L3.1

SIDEWALK PER CIVIL, TYP.

-TURF, TYP

CLUB SIGNAGE LOCATION

LIMIT OF WORK

PLANTING AREA W/ TURF AND TREES, TYP.

TURF, TYP

WAYFINDING SIGN LOCATION

SIDEWALK PER CIVIL, TYP.

WAYFINDING SIGN LOCATION

EXISTING GROUP OF SEQUOIA TREES (3) - +/-35' TALL (SYMBOLS ARE APPROX. LOCATION)

EXISTING FLAG POLE

PLANTING AREA W/ SHRUBS AND TREES, TYP.

TURF, TYP

Future Social Club

Pro Shop / Cart Barn

PLANTING AREA W/ TURF AND TREES, TYP.

SIDEWALK PER CIVIL, TYP.

LIMIT OF WORK

LIMIT OF WORK

MATCHLINE SEE SHEET L3.5A

SIDEWALK PER CIVIL, TYP.

MATCHLINE SEE SHEET L3.3B

PHASE 1 - LANDSCAPE PLAN - L3.2

0' 20' 40' 60'

Scale: 1" = 20'-0"

P T T otanical o on i e t e ar s

lass Trees

Amelanchier 'Autumn Brilliance' Autumn Brilliance Serviceberry	2" Cal.	26	Standard
Cercis canadensis Eastern Redbud	2" Cal.	25	Standard
Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.	5	Standard
Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.	25	Standard

lass Trees

Acer rubrum 'Scarsen' Scarlet Sentinel Maple	2" Cal.	10	Standard
Acer plantanoides 'Crismon King' Crismon King Maple	2" Cal.	30	Standard
Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.	54	Standard
Ginko biloba 'Autumn Gold' Autumn Gold Ginko	2" Cal.	10	Standard
Quercus rubra Red Oak	See Plan	7	Standard
Tilia x mongolica 'Harvest Gold' Harvest Gold Linden	2" Cal.	90	Standard
Ulmus japonica x pumila 'New Horizon' New Horizon Elm	2" Cal.	24	Standard

oni er Trees

Pinus nigra Austrian Pine	6'-8' HT. B&B	13
Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6'-8' HT. B&B	10

ru s

Berberis thunbergii "Crimson Pygmy' Crimson Pygmy Japanese Barberry	3 Gal.	51
Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 Gal.	145
Buxus microphylla var. koreana x Buxus sempervirens Green Gem Boxwood	3 gal.	429
Caryopteris × clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.	199
Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.	203
Cornus sericea Red-twig Dogwood	3 gal.	146
Euonymus alatus 'Compactus' Dwarf Burning Bush	5 gal.	83
Euonymus fortunei 'Emerald & Gold' Emerald & Gold Euonymus	3 gal.	234
Euonymus kiautschovicus 'Manhattan' Manhatten Euonymus	3 gal.	177
Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.	132
Juniperus chinensis 'Mint Julep' Mint Julep	3 Gal.	41
Pinus mugo 'Slowmound' Slowmound Pine	3 gal.	43
Photinia fraseri Fraser's Photinia	3 gal.	91
Physocarpus opulifolius Summer Wine Ninebark	3 gal.	140
Picea pungens 'Globosa' Globosa Spruce	3 gal.	41
Rosa foetida Austrian Copper Rose	3 gal.	11
Spiraea japonica 'Anthony Waterer' Anthony Waterer Spirea	3 gal.	160
Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.	194
Viburnum lantana 'Mohican' Mohican Viburnum	3 gal.	43
Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.	75

roundco ers

Arctostaphylos uva-ursi Kinnikinnick	3 gal.	12
Cerastium tomentosum Snow in Summer	3 gal.	388
Nepeta racemosa Walker's Low Catmint	3 gal.	118
Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	3 gal.	62

rasses

Calamagrostis x acutiflora 'Overdam' Overdam Feather Reed Grass	3 gal.	46
Helictotrichon sempervirens Blue Oat grass	3 gal.	107
Miscanthus sinensis 'Gracillimus' Gracillimus Maiden Grass	3 gal.	49
Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	3 gal.	149

P T

Descri tion

D

P

NOTES:
1. All trees, shrubs, groundcover, perennials are drawn to scale at full maturity.
2. Spacing of proposed vegetation is based off the landscape plans and can be measured directly off the plans.

P P

SCALE: NTS

L3.1 L3.2 L3.5A L3.3A L3.5B L3.3B L3.4A L3.4B

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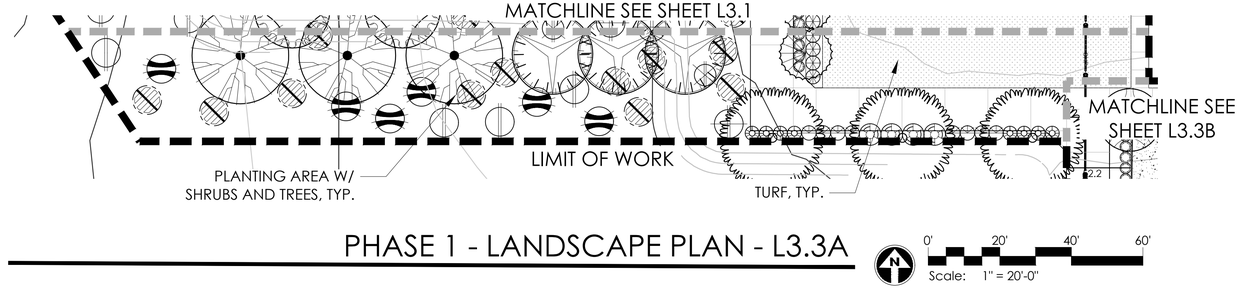
VALOR SOCIAL CLUB
PHASE 1
Landscape Construction Documents
11102 S Cloverdale Rd, Kuna, ID 83634

revisions:

project #: MTC112
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 02-21-2025
drawing: Landscape Plan

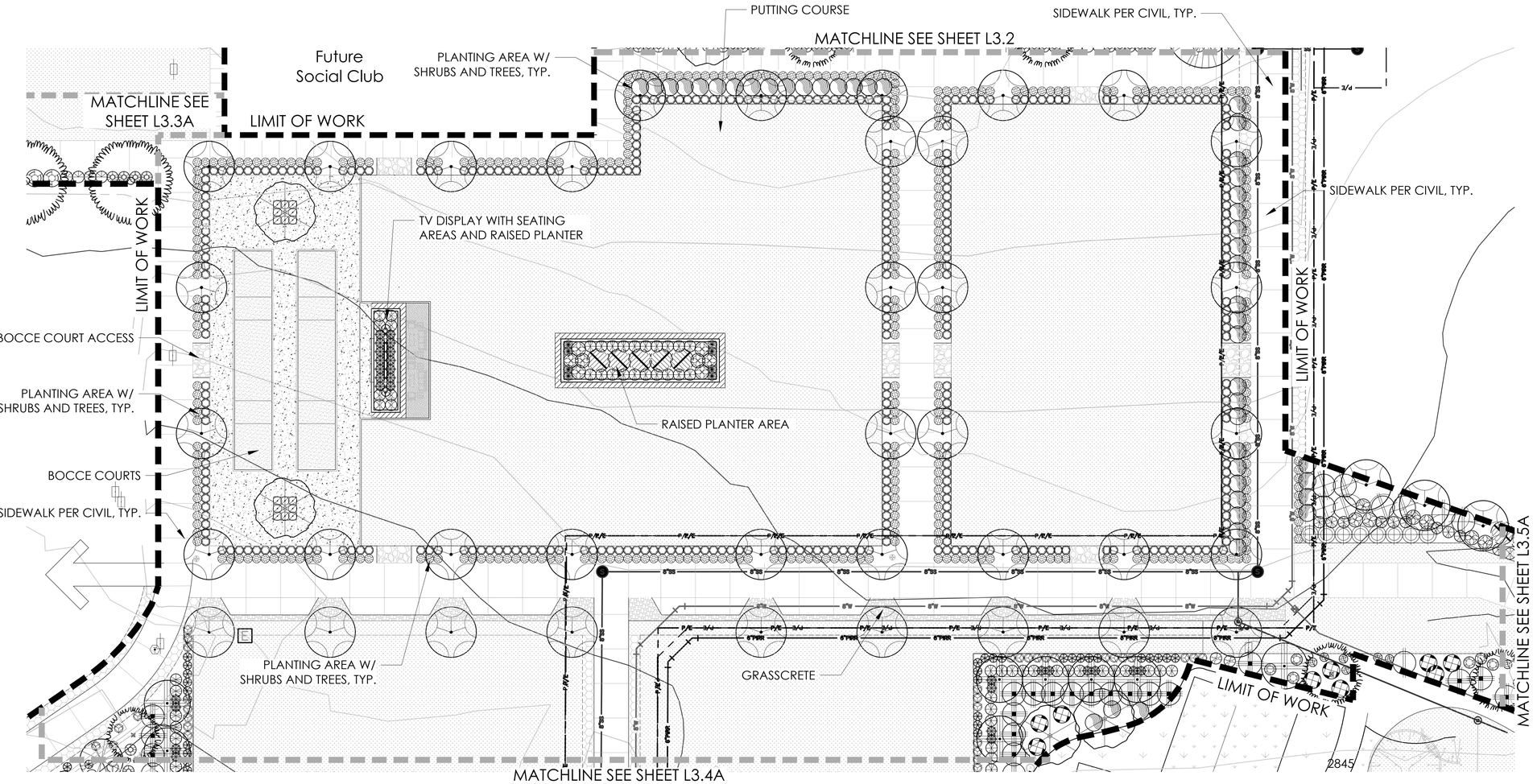
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L3.2
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PHASE 1 - LANDSCAPE PLAN - L3.3A

0' 20' 40' 60'
Scale: 1" = 20'-0"



PHASE 1 - LANDSCAPE PLAN - L3.3B

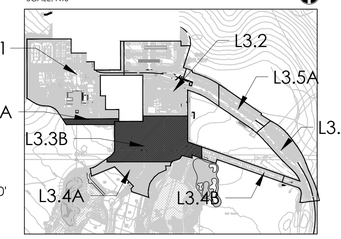
0' 20' 40' 60'
Scale: 1" = 20'-0"

P	T	T	otanical	o	on	i e	t	e ar s
lass	Trees		*Amelanchier 'Autumn Brilliance'* Autumn Brilliance Serviceberry	2" Cal.		26	Standard	
			Cercis canadensis Eastern Redbud	2" Cal.		25	Standard	
			Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.		5	Standard	
			Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.		25	Standard	
lass	Trees							
			Acer rubrum 'Scarsen' Scarlet Sentinel Maple	2" Cal.		10	Standard	
			Acer plantanoides 'Crismon King' Crismon King Maple	2" Cal.		30	Standard	
			Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.		54	Standard	
			Ginko biloba 'Autumn Gold' Autumn Gold Ginko	2" Cal.		10	Standard	
			Quercus rubra Red Oak	See Plan		7	Standard	
			Tilia x mongolica 'Harvest Gold' Harvest Gold Linden	2" Cal.		90	Standard	
			Ulmus japonica x pumila 'New Horizon' New Horizon Elm	2" Cal.		24	Standard	
oni er	Trees							
			Pinus nigra Austrian Pine	6'-8' HT. B&B		13		
			Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6'-8' HT. B&B		10		
ru s								
			Berberis thunbergii "Crimson Pygmy' Crimson Pygmy Japanese Barberry	3 Gal.		51		
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			Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.		132		
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			Pinus mugo 'Slowmound' Slowmound Pine	3 gal.		43		
			Photinia fraseri Fraser's Photinia	3 gal.		91		
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			Spiraea japonica 'Anthony Waterer' Anthony Waterer Spirea	3 gal.		160		
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			Viburnum lantana 'Mohican' Mohican Viburnum	3 gal.		43		
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roundco	ers							
			Arctostaphylos uva-ursi Kinnikinnick	3 gal.		12		
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			Nepeta racemosa Walker's Low Catmint	3 gal.		118		
			Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	3 gal.		62		
rasses								
			Calamagrostis x acutiflora 'Overdam' Overdam Feather Reed Grass	3 gal.		46		
			Helictotrichon sempervirens Blue Oat grass	3 gal.		107		
			Miscanthus sinensis 'Gracillimus' Gracillimus Maiden Grass	3 gal.		49		
			Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	3 gal.		149		

P	T	Descri tion
	D	
	P	

NOTES:
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P P
SCALE: NTS



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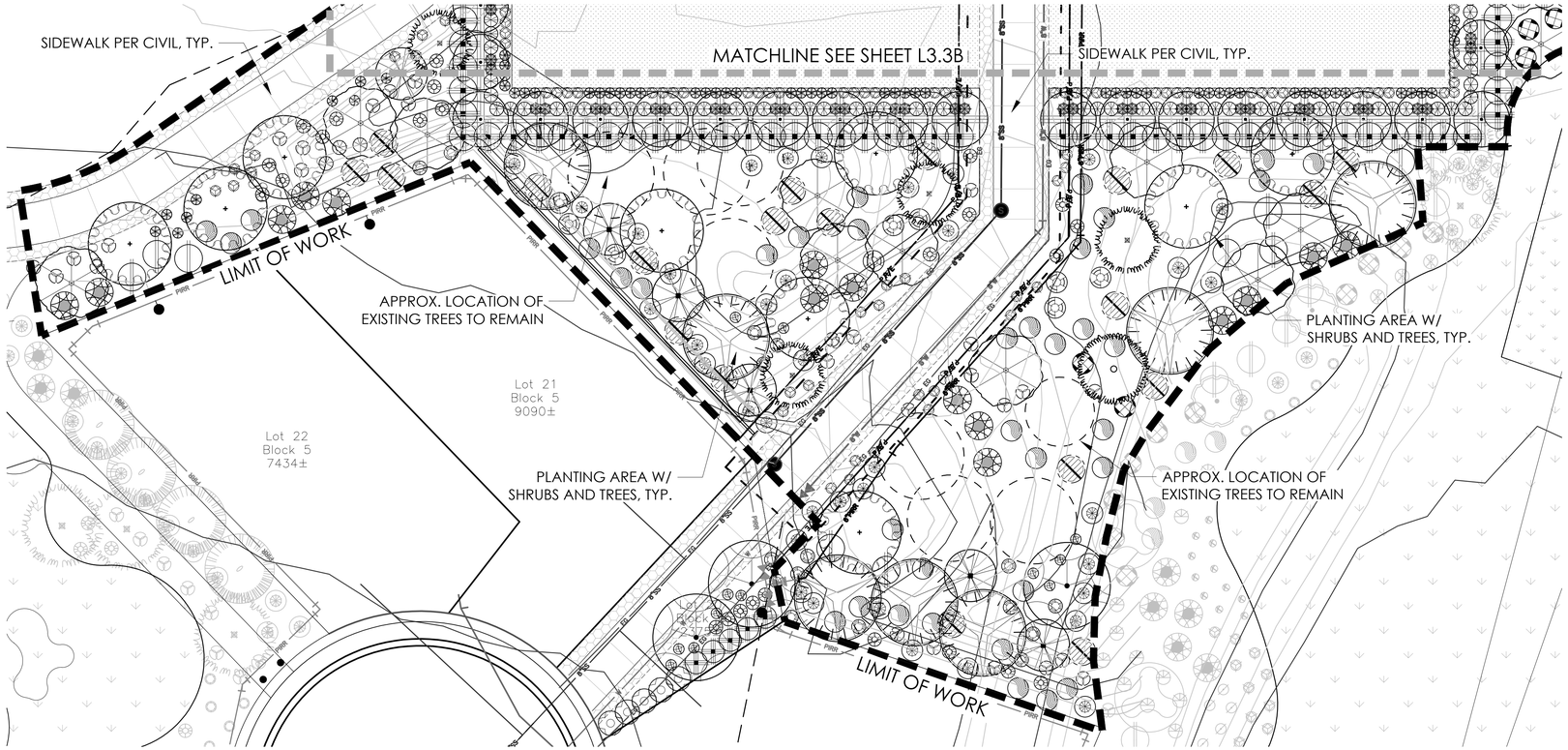
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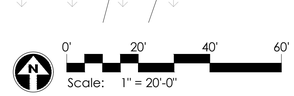
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issued for: REVIEW
drawn by: TEAM
date: 02-21-2025
drawing: Landscape Plan

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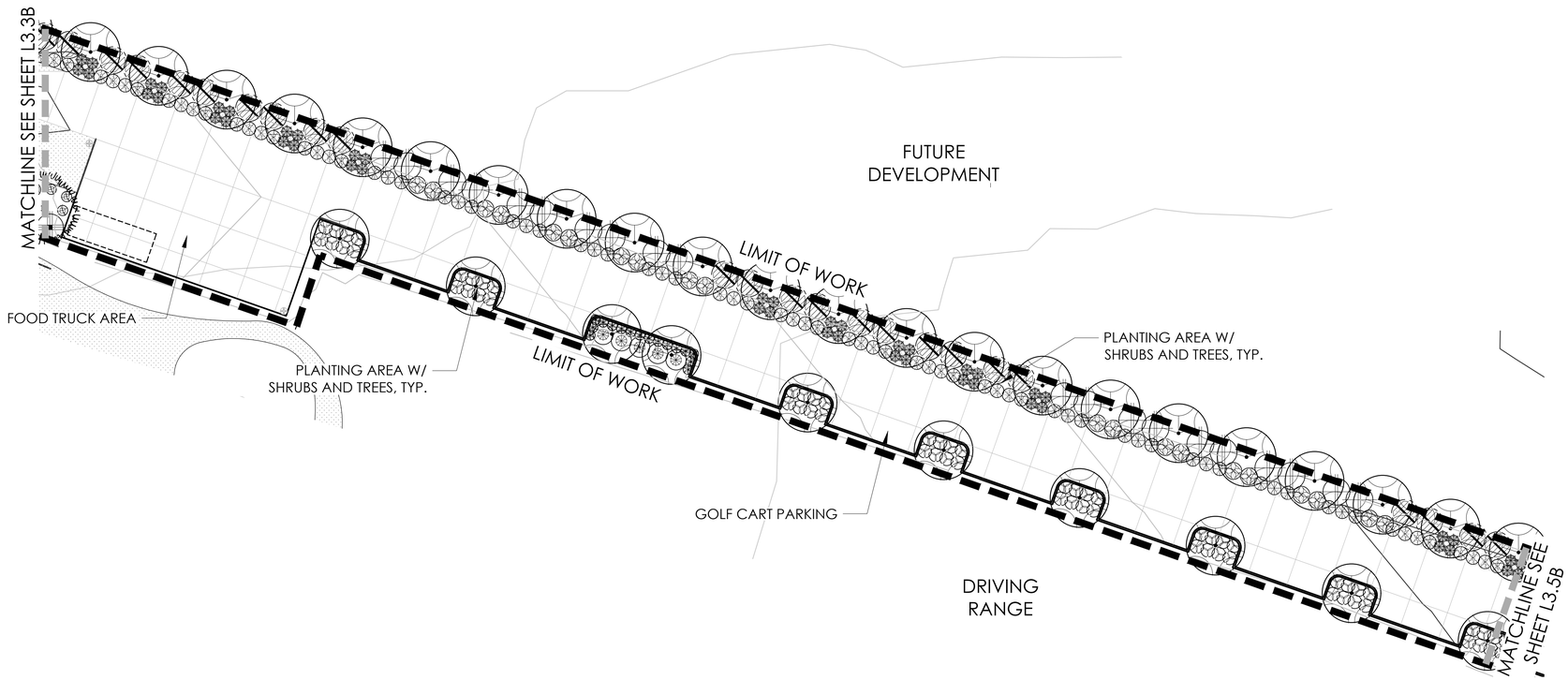
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PHASE 1 - LANDSCAPE PLAN - L3.4A



Scale: 1" = 20'-0"



PHASE 1 - LANDSCAPE PLAN - L3.4B

Scale: 1" = 20'-0"

P T T otanical o on i e t e ar s

lass Trees	*Amelanchier 'Autumn Brilliance'* Autumn Brilliance Serviceberry	2" Cal.	26	Standard
	Cercis canadensis Eastern Redbud	2" Cal.	25	Standard
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.	5	Standard
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.	25	Standard
lass Trees	*Acer rubrum 'Scarsen'* Scarlet Sentinel Maple	2" Cal.	10	Standard
	Acer plantanoides 'Crismon King' Crismon King Maple	2" Cal.	30	Standard
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.	54	Standard
	Ginko biloba 'Autumn Gold' Autumn Gold Ginko	2" Cal.	10	Standard
	Quercus rubra Red Oak	See Plan	7	Standard
	Tilia x mongolica 'Harvest Gold' Harvest Gold Linden	2" Cal.	90	Standard
	Ulmus japonica x pumila 'New Horizon' New Horizon Elm	2" Cal.	24	Standard
oni er Trees	*Pinus nigra* Austrian Pine	6'-8' HT. B&B	13	
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6'-8' HT. B&B	10	
ru s	*Berberis thunbergii "Crimson Pygmy'* Crimson Pygmy Japanese Barberry	3 Gal.	51	
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 Gal.	145	
	Buxus microphylla var. koreana x Buxus sempervirens Green Gem Boxwood	3 gal.	429	
	Caryopteris × clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.	199	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.	203	
	Cornus sericea Red-twig Dogwood	3 gal.	146	
	Euonymus alatus 'Compactus' Dwarf Burning Bush	5 gal.	83	
	Euonymus fortunei 'Emerald & Gold' Emerald & Gold Euonymus	3 gal.	234	
	Euonymus kiautschovicus 'Manhattan' Manhatten Euonymus	3 gal.	177	
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.	132	
	Juniperus chinensis 'Mint Julep' Mint Julep	3 Gal.	41	
	Pinus mugo 'Slowmound' Slowmound Pine	3 gal.	43	
	Photinia fraseri Fraser's Photinia	3 gal.	91	
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.	140	
	Picea pungens 'Globosa' Globosa Spruce	3 gal.	41	
	Rosa foetida Austrian Copper Rose	3 gal.	11	
	Spiraea japonica 'Anthony Waterer' Anthony Waterer Spirea	3 gal.	160	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.	194	
	Viburnum lantana 'Mohican' Mohican Viburnum	3 gal.	43	
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.	75	
roundco ers	*Arctostaphylos uva-ursi* Kinnikinnick	3 gal.	12	
	Cerastium tomentosum Snow in Summer	3 gal.	388	
	Nepeta racemosa Walker's Low Catmint	3 gal.	118	
	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	3 gal.	62	
rasses	*Calamagrostis x acutiflora 'Overdam'* Overdam Feather Reed Grass	3 gal.	46	
	Helictotrichon sempervirens Blue Oat grass	3 gal.	107	
	Miscanthus sinensis 'Gracillimus' Gracillimus Maiden Grass	3 gal.	49	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	3 gal.	149	

P T

Descri tion

D

P

NOTES:
1. All trees, shrubs, groundcover, perennials are drawn to scale at full maturity.
2. Spacing of proposed vegetation is based off the landscape plans and can be measured directly off the plans.

P P

SCALE: NTS

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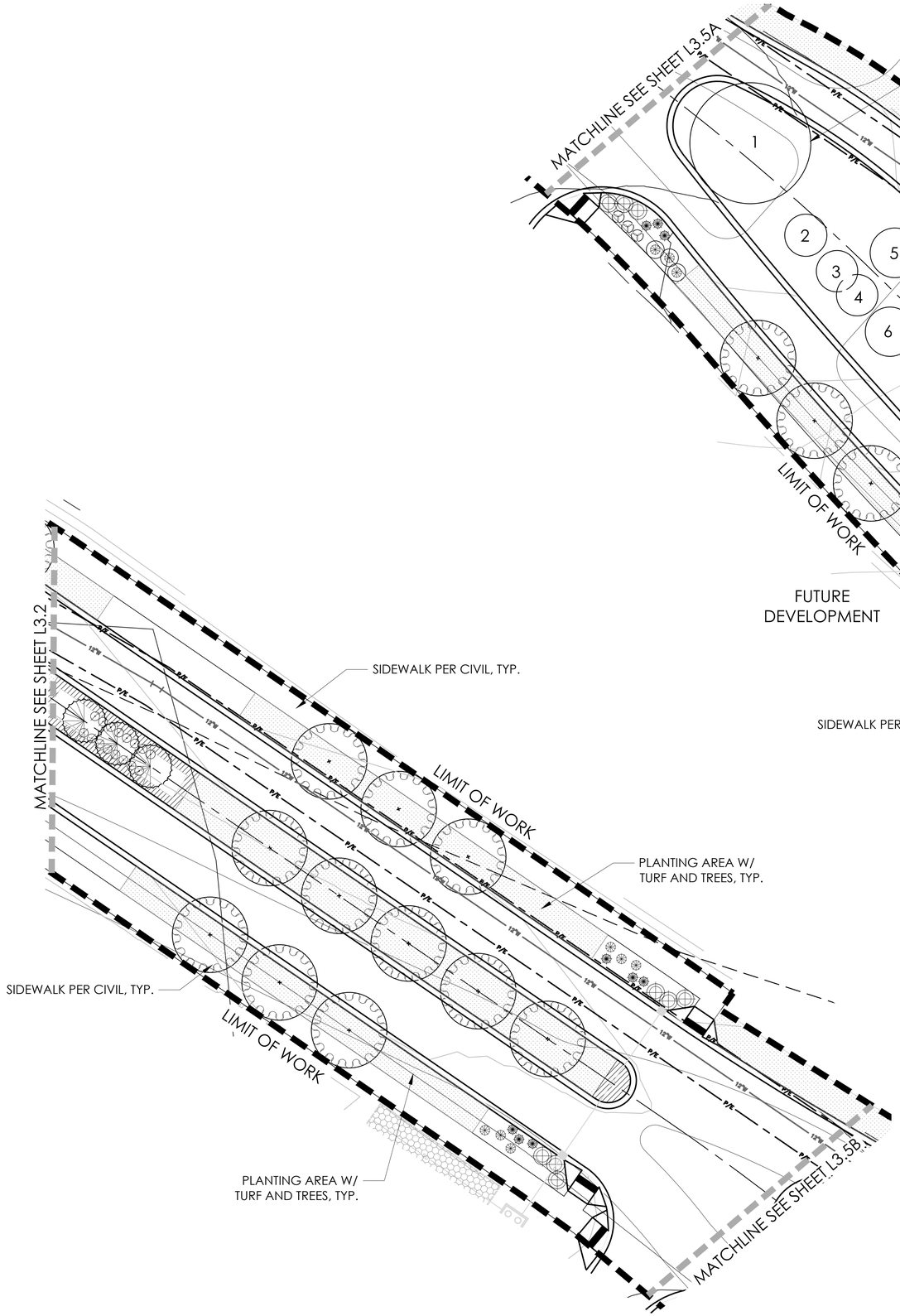
VALOR SOCIAL CLUB
PHASE 1
Landscape Construction Documents
11102 S Cloverdale Rd, Kuna, ID 83634

revisions:

project #: MTC112
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 02-21-2025
drawing: Landscape Plan

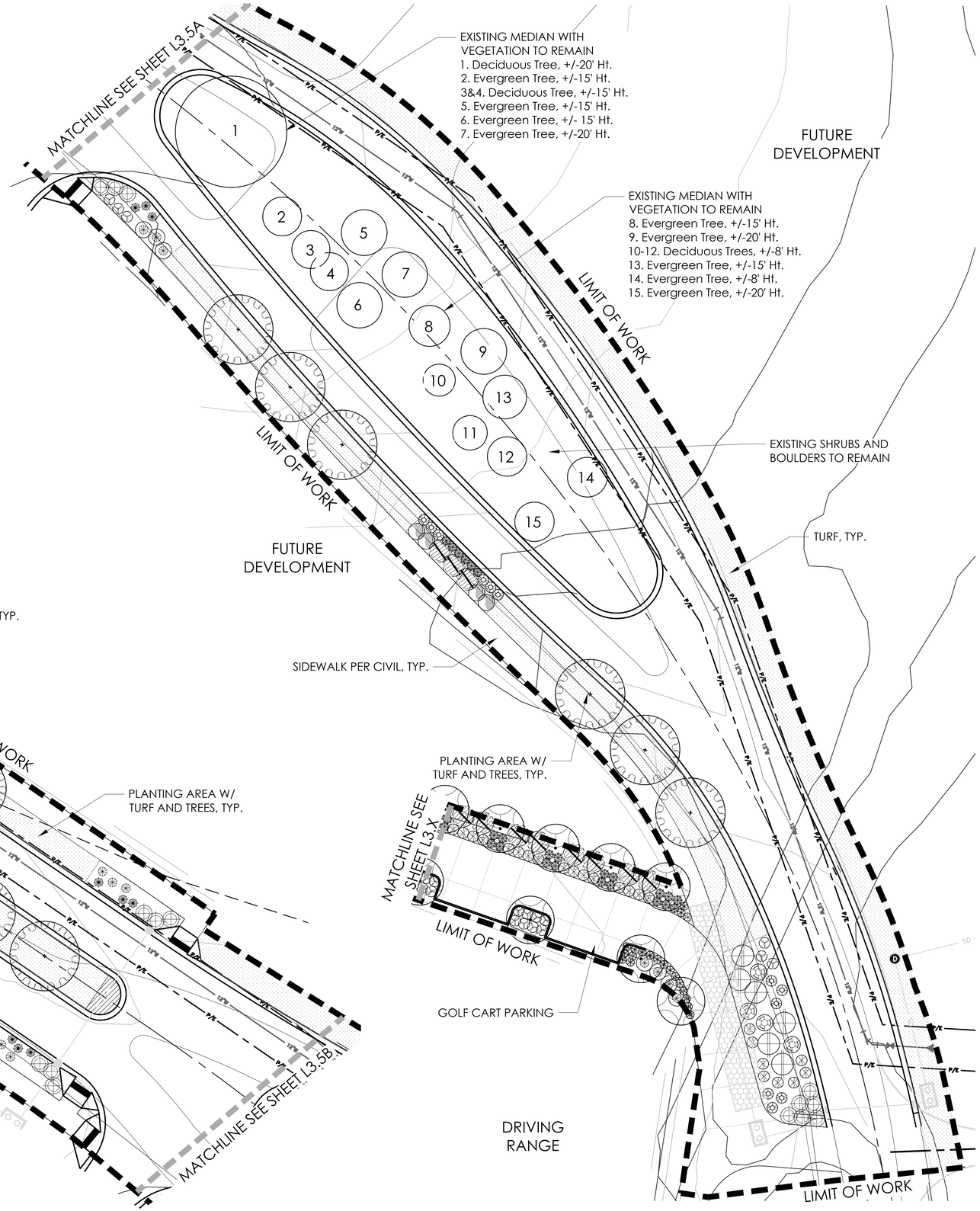
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L3.4
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PHASE 1 - LANDSCAPE PLAN - L3.5A

Scale: 1" = 20'-0"



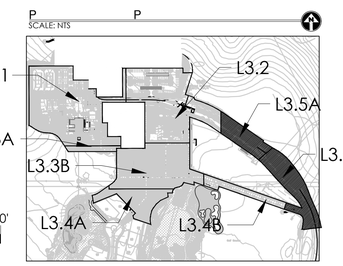
PHASE 1 - LANDSCAPE PLAN - L3.5B

Scale: 1" = 20'-0"

P	T	T	otanical	o	on	i	e	t	e	ar	s
lass Trees											
			Amelanchier 'Autumn Brilliance' Autumn Brilliance Serviceberry			2" Cal.		26	Standard		
			Cercis canadensis Eastern Redbud			2" Cal.		25	Standard		
			Prunus cerasifera 'Newport' Newport Purple Leaf Plum			2" Cal.		5	Standard		
			Pyrus calleryana 'Chanticleer' Chanticleer Pear			2" Cal.		25	Standard		
lass Trees											
			Acer rubrum 'Scarsen' Scarlet Sentinel Maple			2" Cal.		10	Standard		
			Acer plantanoides 'Crismon King' Crismon King Maple			2" Cal.		30	Standard		
			Acer truncatum 'Pacific Sunset' Pacific Sunset Maple			2" Cal.		54	Standard		
			Ginko biloba 'Autumn Gold' Autumn Gold Ginko			2" Cal.		10	Standard		
			Quercus rubra Red Oak			See Plan		7	Standard		
			Tilia x mongolica 'Harvest Gold' Harvest Gold Linden			2" Cal.		90	Standard		
			Ulmus japonica x pumila 'New Horizon' New Horizon Elm			2" Cal.		24	Standard		
oni er Trees											
			Pinus nigra Austrian Pine			6'-8' HT. B&B		13			
			Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine			6'-8' HT. B&B		10			
ru s											
			Berberis thunbergii "Crimson Pygmy' Crimson Pygmy Japanese Barberry			3 Gal.		51			
			Buddleja davidii 'Black Knight' Black Knight Butterfly Bush			3 Gal.		145			
			Buxus microphylla var. koreana x Buxus sempervirens Green Gem Boxwood			3 gal.		429			
			Caryopteris × clandonensis 'Dark Knight' Dark Knight Bluebeard			3 gal.		199			
			Cornus alba 'Bailhalo' Ivory Halo Dogwood			3 gal.		203			
			Cornus sericea Red-twig Dogwood			3 gal.		146			
			Euonymus alatus 'Compactus' Dwarf Burning Bush			5 gal.		83			
			Euonymus fortunei 'Emerald & Gold' Emerald & Gold Euonymus			3 gal.		234			
			Euonymus kiautschovicus 'Manhattan' Manhatten Euonymus			3 gal.		177			
			Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia			3 gal.		132			
			Juniperus chinensis 'Mint Julep' Mint Julep			3 Gal.		41			
			Pinus mugo 'Slowmound' Slowmound Pine			3 gal.		43			
			Photinia fraseri Fraser's Photinia			3 gal.		91			
			Physocarpus opulifolius Summer Wine Ninebark			3 gal.		140			
			Picea pungens 'Globosa' Globosa Spruce			3 gal.		41			
			Rosa foetida Austrian Copper Rose			3 gal.		11			
			Spiraea japonica 'Anthony Waterer' Anthony Waterer Spirea			3 gal.		160			
			Spiraea x bumalda 'Goldflame' Gold Flame Spirea			3 gal.		194			
			Viburnum lantana 'Mohican' Mohican Viburnum			3 gal.		43			
			Viburnum opulus 'Roseum' Common Snowball Viburnum			3 gal.		75			
roundco ers											
			Arctostaphylos uva-ursi Kinnikinnick			3 gal.		12			
			Cerastium tomentosum Snow in Summer			3 gal.		388			
			Nepeta racemosa Walker's Low Catmint			3 gal.		118			
			Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac			3 gal.		62			
rasses											
			Calamagrostis x acutiflora 'Overdam' Overdam Feather Reed Grass			3 gal.		46			
			Helictotrichon sempervirens Blue Oat grass			3 gal.		107			
			Miscanthus sinensis 'Gracillimus' Gracillimus Maiden Grass			3 gal.		49			
			Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass			3 gal.		149			

P	T	Descri tion
		D
		P

NOTES:
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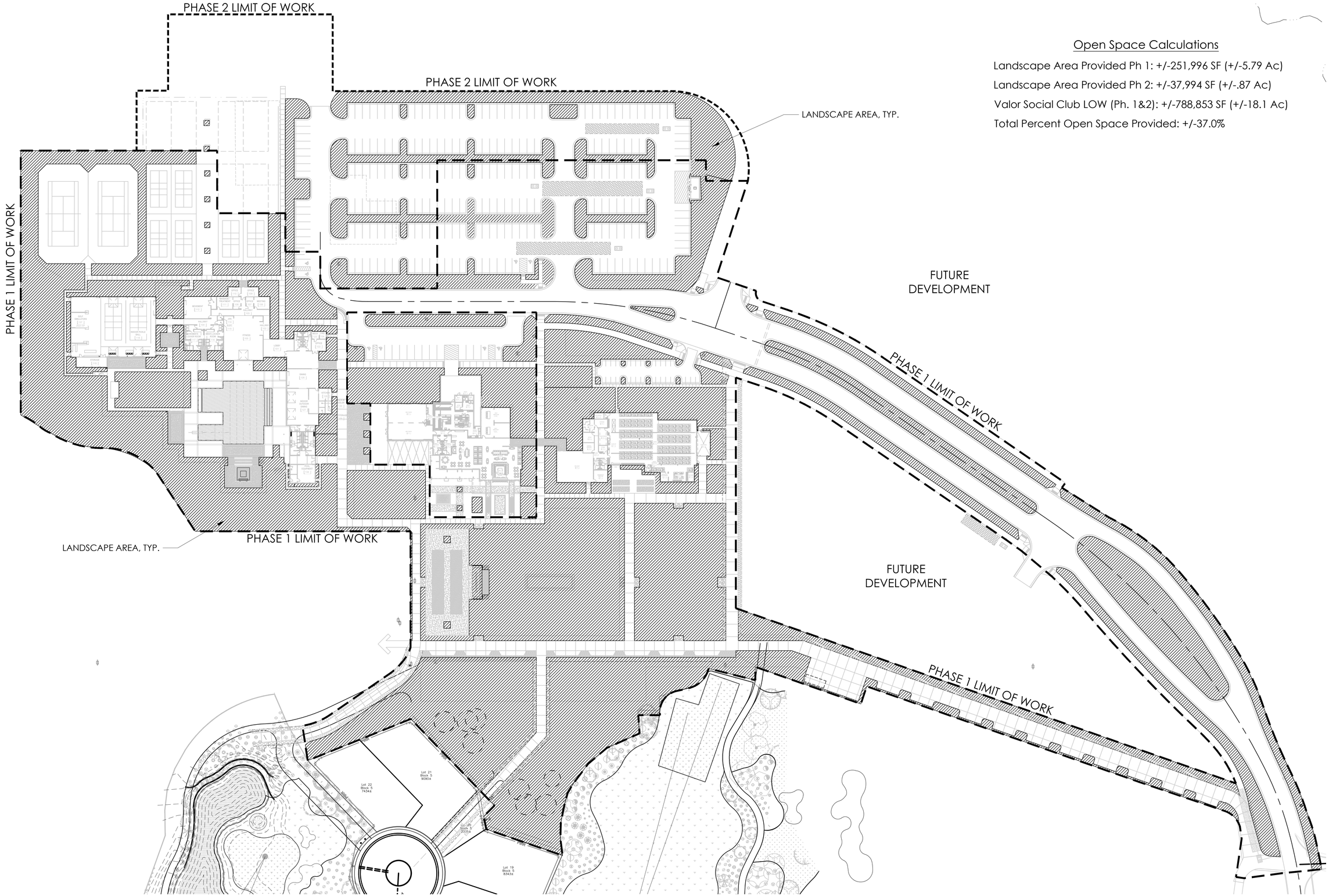
VALOR SOCIAL CLUB
PHASE 1
Landscape Construction Documents
11102 S Cloverdale Rd, Kuna, ID 83634

revisions:

project #: MTC112
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 02-21-2025
drawing: Landscape Plan

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Open Space Calculations

Landscape Area Provided Ph 1: +/-251,996 SF (+/-5.79 Ac)

Landscape Area Provided Ph 2: +/-37,994 SF (+/-.87 Ac)

Valor Social Club LOW (Ph. 1&2): +/-788,853 SF (+/-18.1 Ac)

Total Percent Open Space Provided: +/-37.0%

OVERALL LANDSCAPE / OPEN SPACE OF VALOR SOCIAL CLUB

0' 40' 80' 120'

Scale: 1" = 40'-0"

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VALOR SOCIAL CLUB
PHASE 1

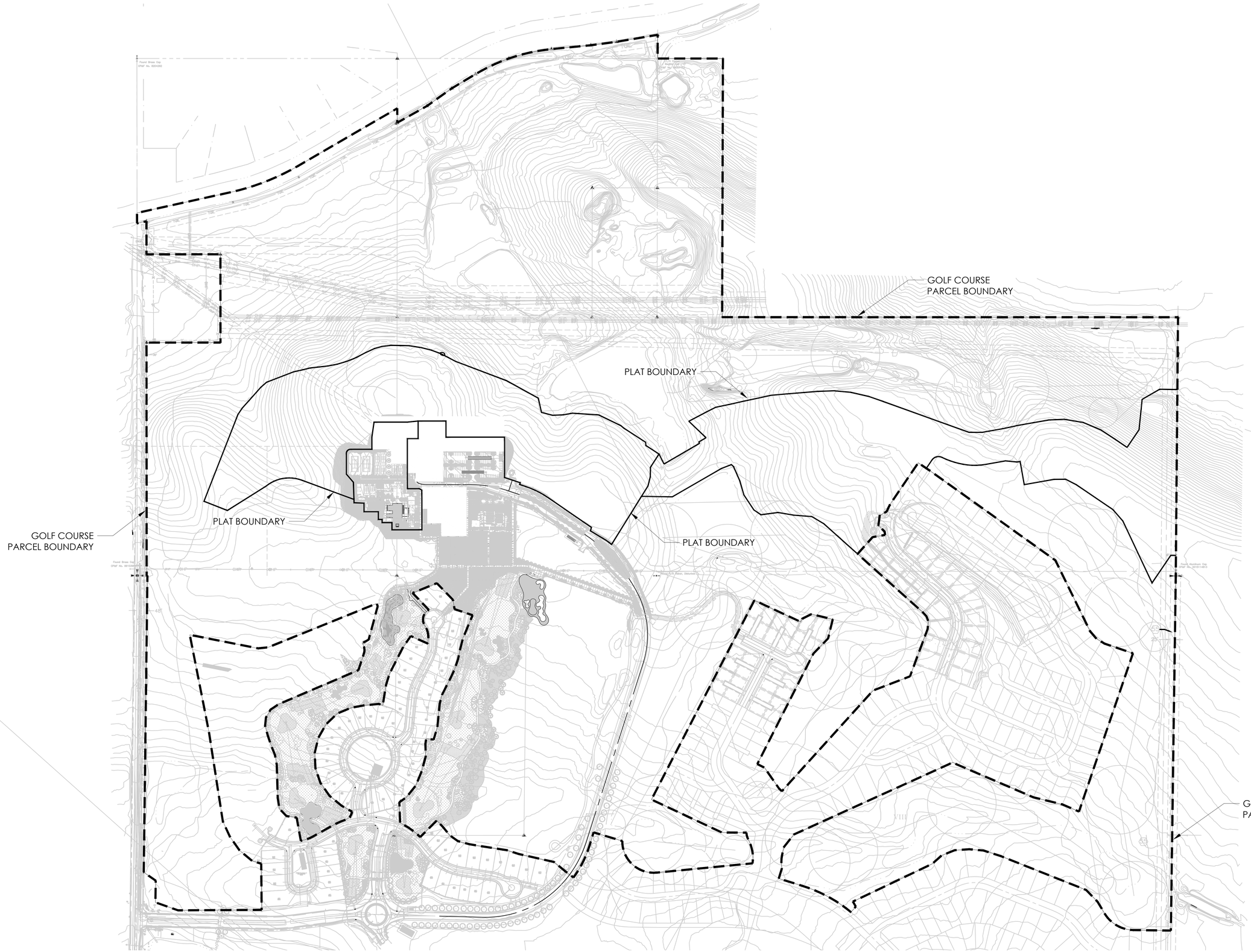
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L3.6
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OVERALL BOUNDARIES

0' 220' 440' 660'

Scale: 1" = 220'-0"

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VALOR SOCIAL CLUB
PHASE 1

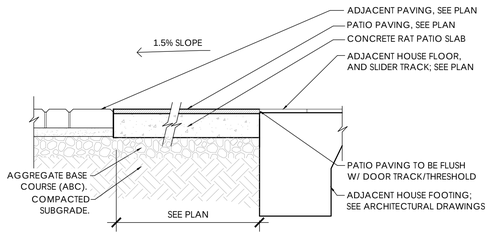
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11102 S Cloverdale Rd, Kuna, ID 83634

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project #: MTC112
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issued for: REVIEW
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date: 02-21-2025
drawing: Landscape Plan

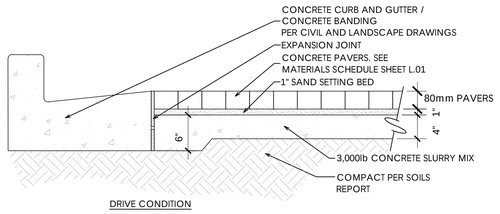
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L3.7
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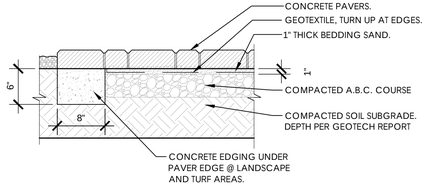
1.5 Patio Paving @ Door Threshold Detail

Scale: *1"=1'-0"*



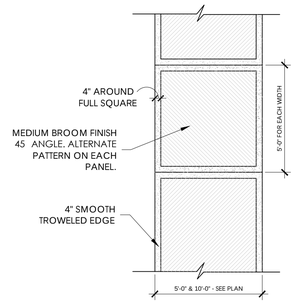
1.4 Concrete Paver Detail @ Drive Condition

Scale: *1"=1'-0"*



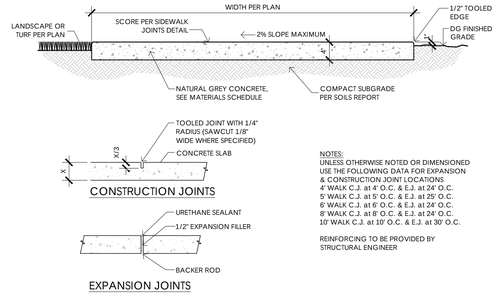
1.3 Concrete Paver Detail W/ Edging

Scale: *1"=1'-0"*



1.2 Sidewalk pattern

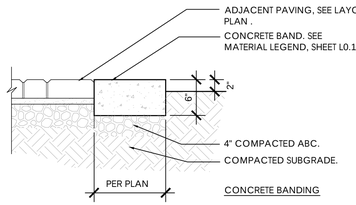
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1.1 Typical Sidewalk

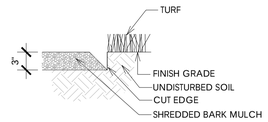
Scale: *3/4"=1'-0"*

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1.10 Concrete Banding

Scale: *1"=1'-0"*

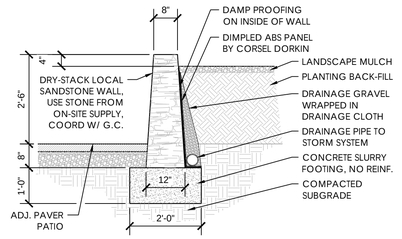


NOTES:

1. MULCH COLOR: PREMIUM BLEND.
2. CREATE A 45 DEGREE ANGLE WHEN SPADING THE BEDS TO HELP MINIMIZE THE AMOUNT OF FUTURE WEEDS AND TO HELP WITH TURF MAINTENANCE.

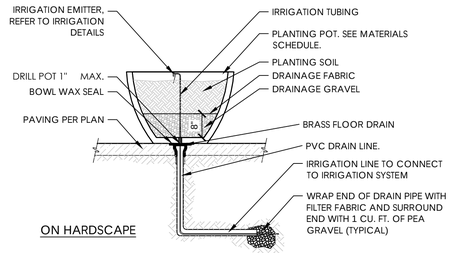
1.9 Turf Edge Detail

Scale: *1"=1'-0"*



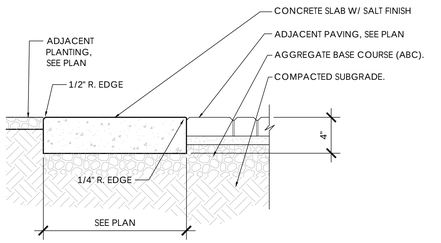
1.8 Raised Planter @ Putting Course

Scale: *1/2" = 1'-0"*



1.7 Typ Planter Pot

Scale: *1/2"=1'-0" (where applies)*



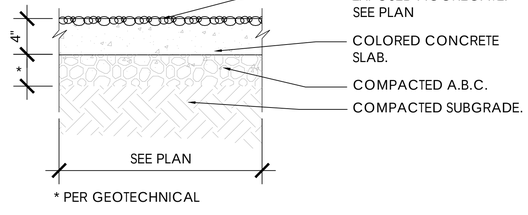
1.6 Concrete Slab

Scale: *1"=1'-0"*

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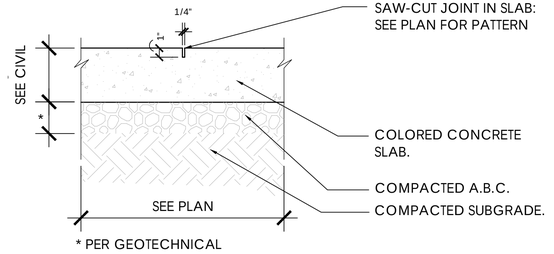
1.13 Slot Drain in Pool Deck

Scale: *1-1/2"=1'-0"*



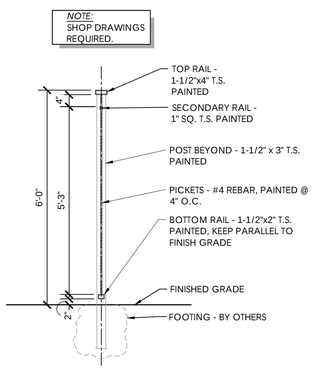
1.12 Aggregate Concrete Slab Detail

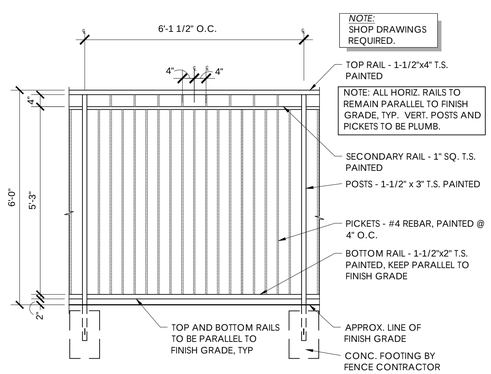
Scale: *1-1/2"=1'-0"*



1.11 Concrete Slab - Saw-Cut Joint Detail

Scale: *1-1/2"=1'-0"*





1.16 Standard Pool Fence - Elevation / Section

Scale: *1/2"=1'-0"*

GATE HARDWARE SPECIFICATIONS:

-KEY CODE LEVER:
KABA
SIMPLEX LP1000

-PANIC BAR:
VON DUPRIN
98/99 RIM EXIT DEVICE

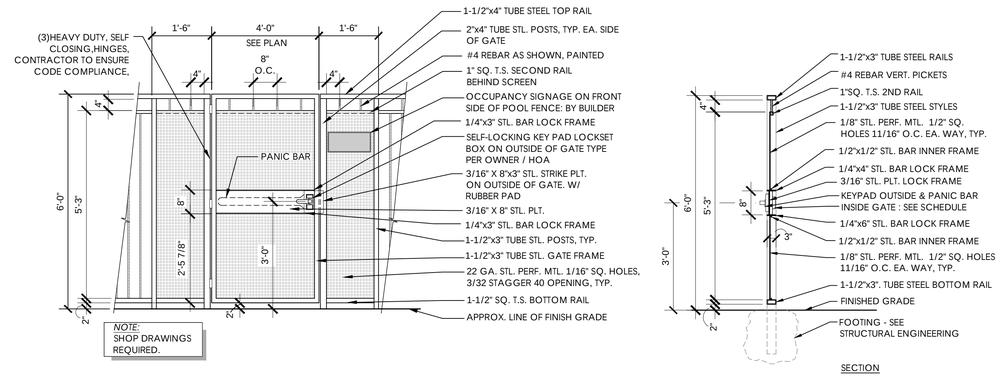
-SELF CLOSING GATE HINGE:
D&D TECHNOLOGIES
TRUECLOSE HEAVY DUTY FOR METAL GATES

SEE SPECIFICATION SHEETS SUPPLIED

SEE ALSO MATERIAL SCHEDULE ON L0.1

1.15 Pool Gate Notes

Scale: *N.T.S.*



1.14 Single Pool Gate

Scale: *1/2"=1'-0"*

VALOR SOCIAL CLUB
PHASE 1

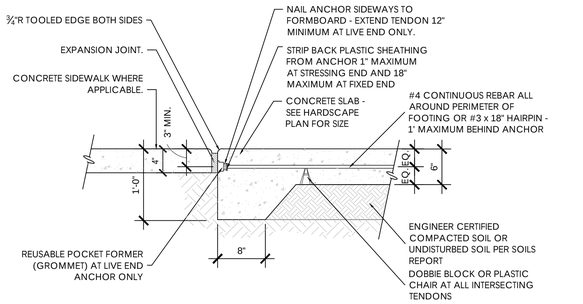
Landscape Construction Documents
11102 S Cloverdale Rd, Kuna, ID 83634

revisions:

project #: *MTC112*
scale: *AS NOTED*
issued for: *REVIEW*
drawn by: *TEAM*
date: *02-21-2025*
drawing: *HARDSCAPE DETAILS*

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L6.1
17 of xx

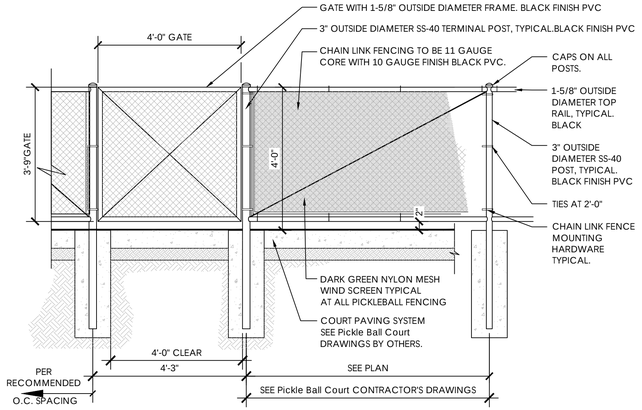
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NOTE:
1. CONTRACTOR TO SUBMIT COLOR SCHEDULE OF TENNIS COURT COLORS TO LANDSCAPE ARCHITECT AND OWNER'S REP. FOR REVIEW AND APPROVAL.
2. ALL FENCE POSTS, RAILS, AND MOUNTING HARDWARE TO BE PAINTED BLACK COLOR.
3. CONTRACTOR SHALL USE 1 1/8" x 11 7/8" TIBERSTRAND FORMBOARD OR APPROVED EQUAL AT FORMED EDGE.
4. CONCRETE SHALL RECEIVE A MEDIUM BROOM FINISH CONSISTENT THROUGHOUT.

2.3 Exp. Joint @ Fence Post- Plan

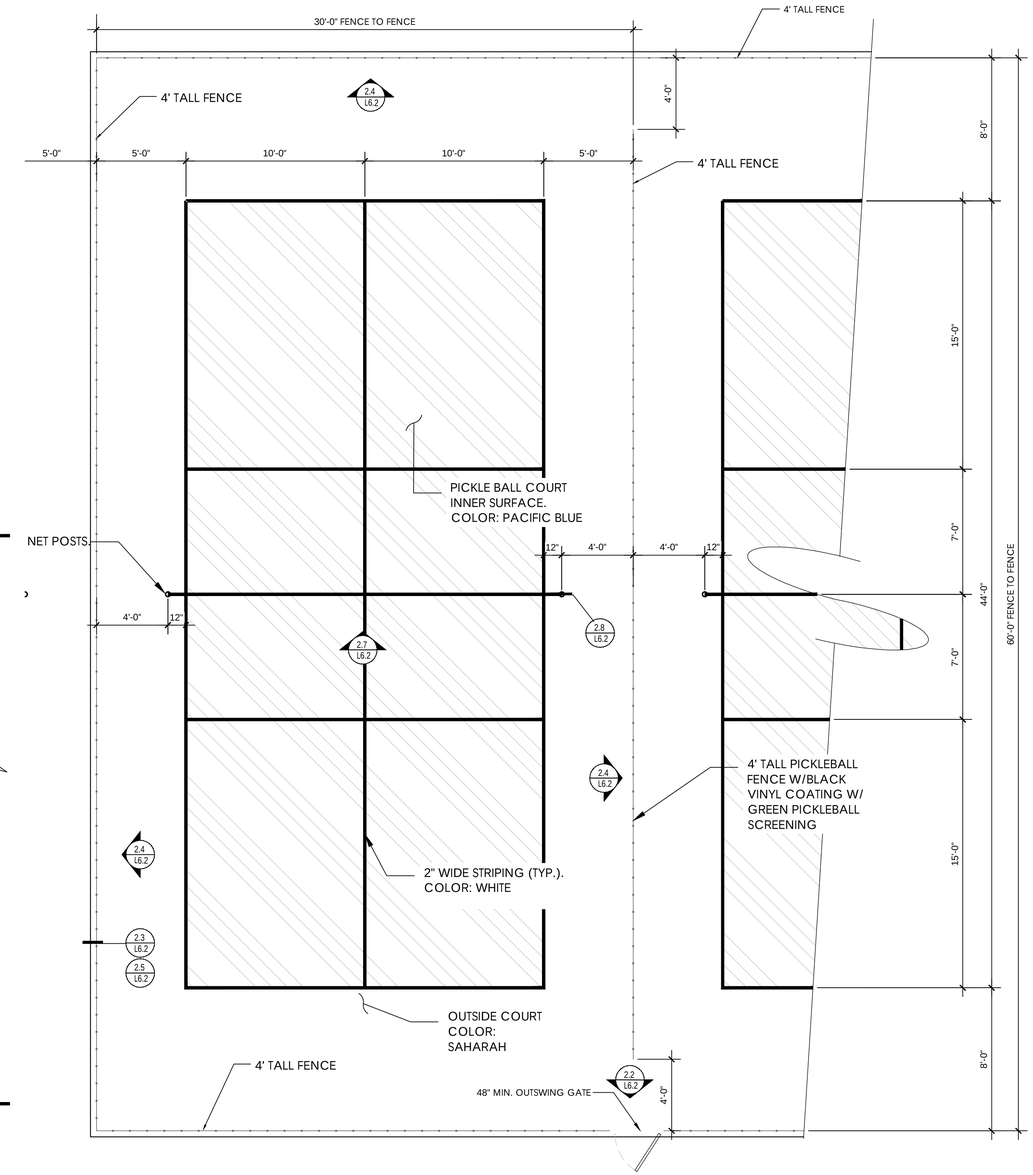
Scale: *1"=1'-0"* *Design intent only. see court manuf. drawings*



NOTE:
LANDSCAPE PICKLEBALL DRAWINGS ARE FOR DESIGN INTENT ONLY. PLEASE REFER TO PICKLE BALL COURT CONTRACTORS DRAWINGS AND MANUFACTURER'S INSTRUCTIONS FOR EXACT SIZE AND INSTALLATION APPLICATIONS, TYPICAL.

2.2 4' Tall Pickelbll Fence Gate Detail

Scale: *1/2"=1'-0"* *Design intent only. see court manuf. drawings*



2.1 Typical Pickleball Court - Plan

Scale: *1/4"=1'-0"* *Design intent only. see court manuf. drawings*

2.5 Fence Post Detail

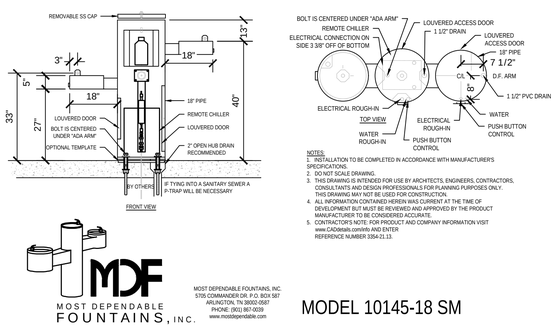
Scale: *1/2"=1'-0"* *Design intent only. see court manuf. drawings*

NOTE:
BLACK VINYL TYPICAL AT ALL PICKLEBALL FENCING

NOTE:
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2.4 Standard 4' Tall Pickelbll Fence Detail

Scale: *1/2"=1'-0"* *Design intent only. see court manuf. drawings*



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/mfo AND ENTER REFERENCE NUMBER 3354-21.13.

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www.mostdependable.com

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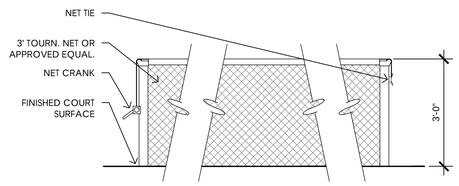
2.9 Drinking Fountrain Details

Scale: *1/2"=1'-0"* *Design intent only. see manuf. drawings*

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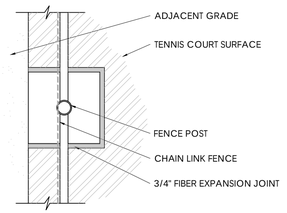
2.8 Net Post Detail

Scale: *1/2"=1'-0"* *Design intent only. see court manuf. drawings*



2.7 Net Detail - Elevation

Scale: *1/2"=1'-0"* *Design intent only. see court manuf. drawings*



2.6 Exp. Joint @ Fence Post- Plan

Scale: *1"=1'-0"* *Design intent only. see court manuf. drawings*

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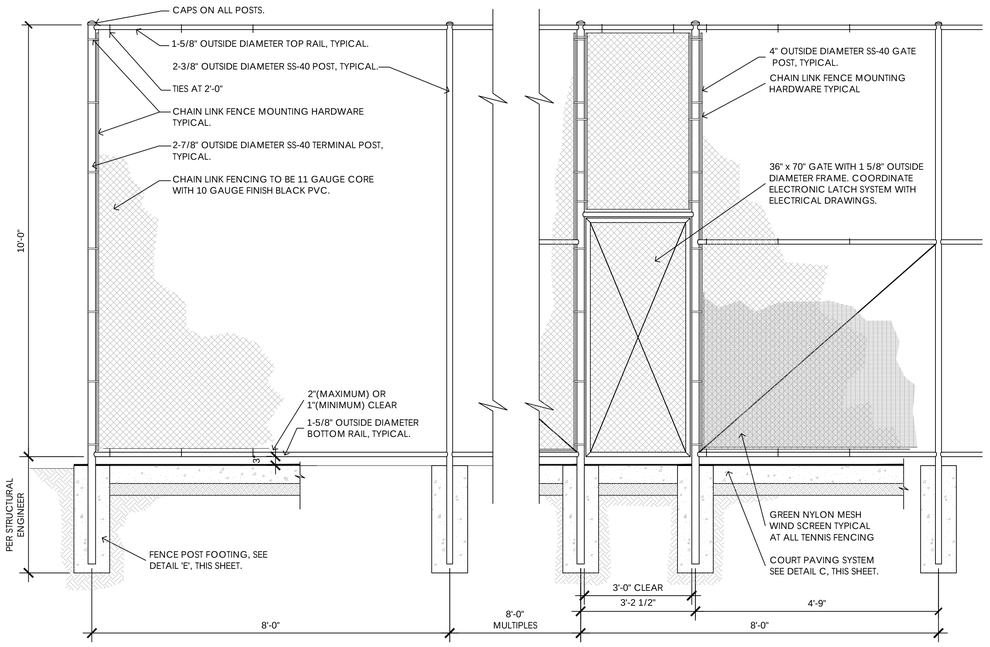
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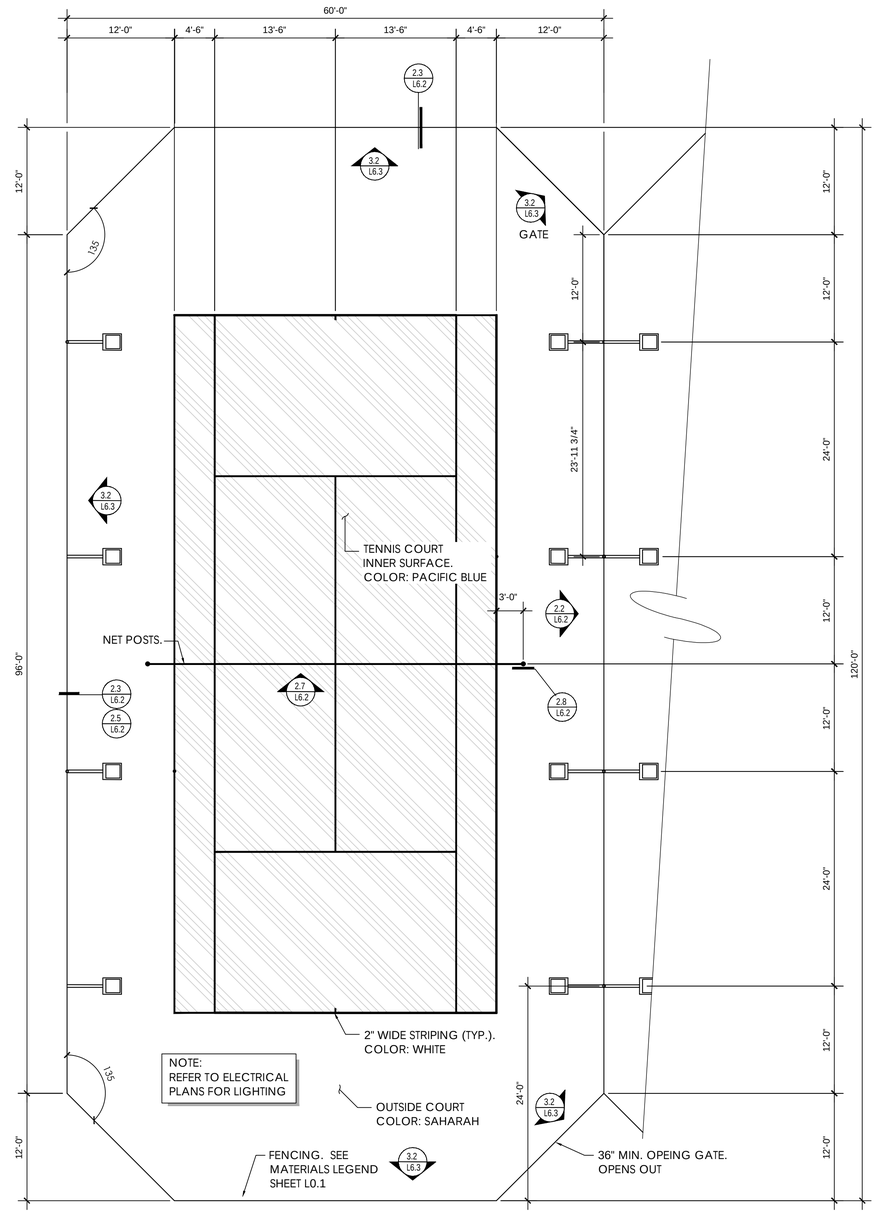
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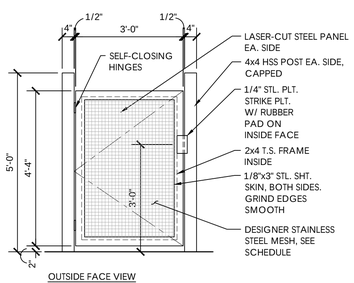
3.2 10' Tall Tennis Fence / Gate Detail

Scale: *1/2"=1'-0"* *Design intent only. see court manuf. drawings*



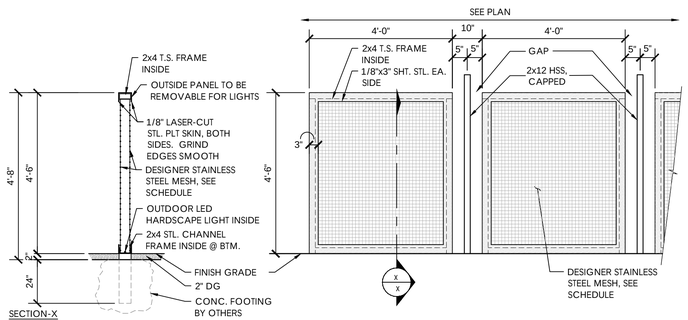
3.1 Typical Tennis Court - Plan

Scale: *1/8"=1'-0"* *Design intent only. see court manuf. drawings*



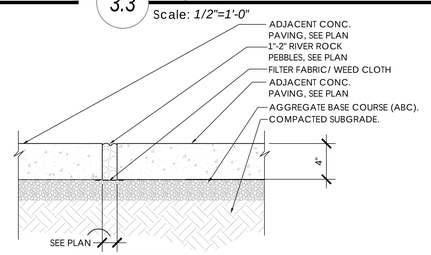
3.4 Yoga Yard Gate Elevation

Scale: *1/2"=1'-0"*



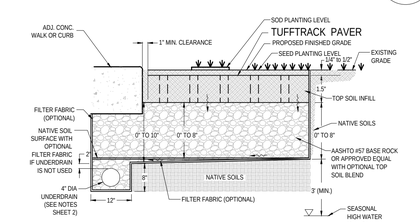
3.3 Yoga Yard Screen Fence

Scale: *1/2"=1'-0"*



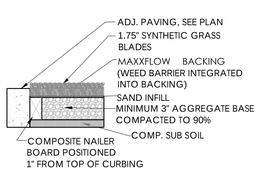
3.8 Concrete Stepping Pads W/ DG

Scale: *1"=1'-0"*



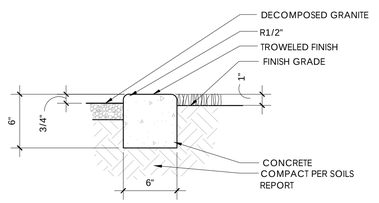
3.7 DG Emergency Lane Detail

Scale: *Not To Scale* *See manuf. directions*



3.6 Sythetic Turf Edge Detail

Scale: *1-1/2"=1'-0"* *See manuf. directions*



3.5 Yoga Lawn Conc. Header

Scale: *1-1/2"=1'-0"*

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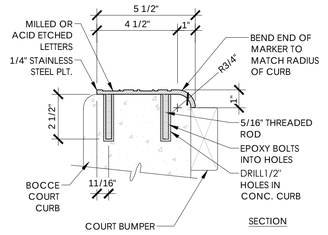
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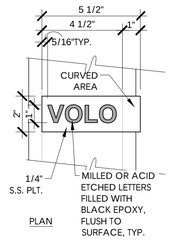
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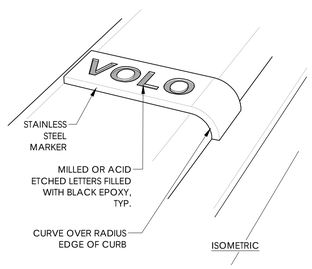
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VOLO LINE MARKER:
MAKE(8). FONT:
ARIEL BLACK, BOLD 1"



PITCH LINE MARKER:
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SIDE LINE MARKER:
MAKE(8). FONT:
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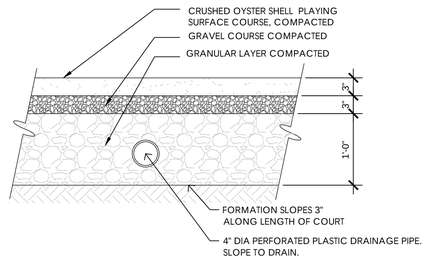


BACK LINE MARKER:
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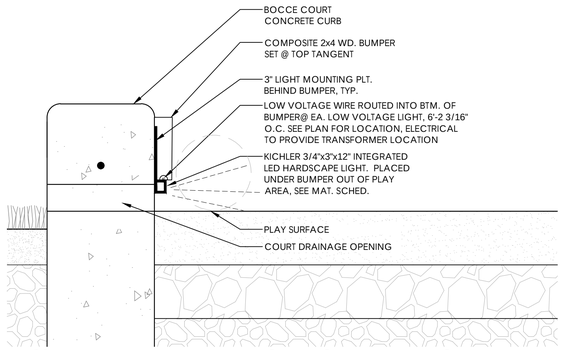
4.5 Bocce Court - Line / Game Edge Markers

Scale: *3" = 1'-0"*



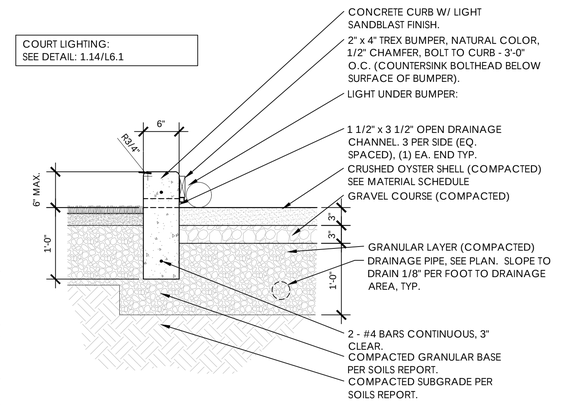
4.4 Bocce Court - Field Material Section

Scale: *1" = 1'-0"*



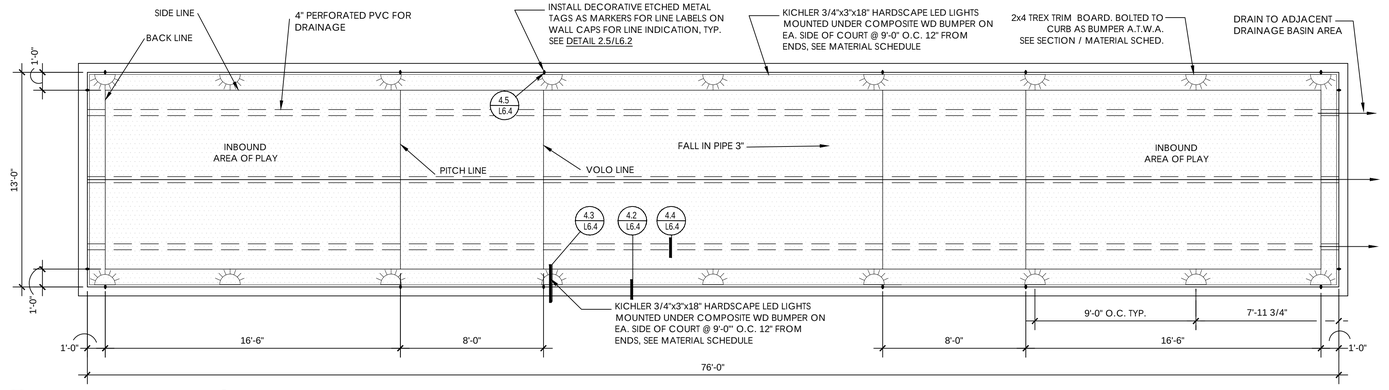
4.3 Bocce Court - Curb Lighting Detail

Scale: *3" = 1'-0"*



4.2 Bocce Court - Curb Detail

Scale: *1" = 1'-0"*



4.1 Bocce Court - Plan

Scale: *1/4" = 1'-0"*

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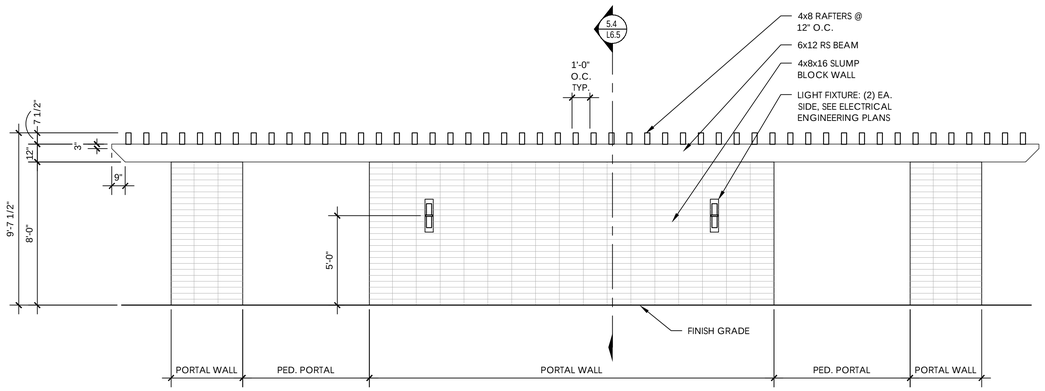
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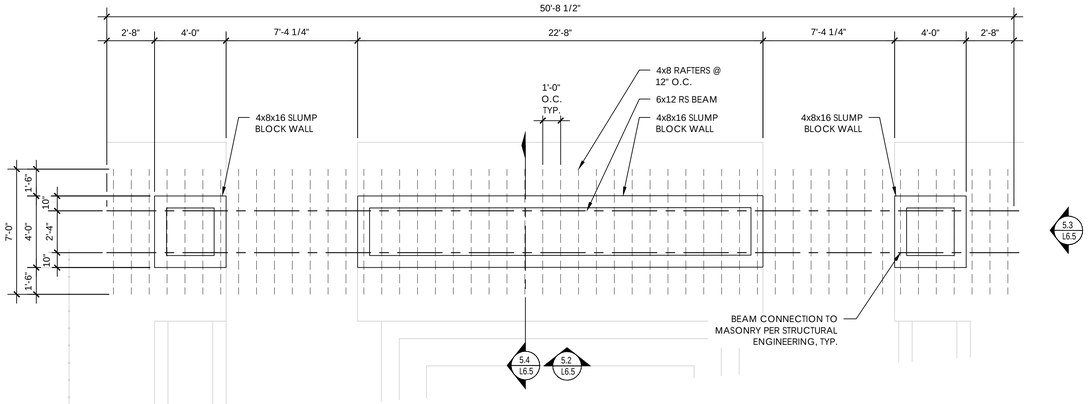
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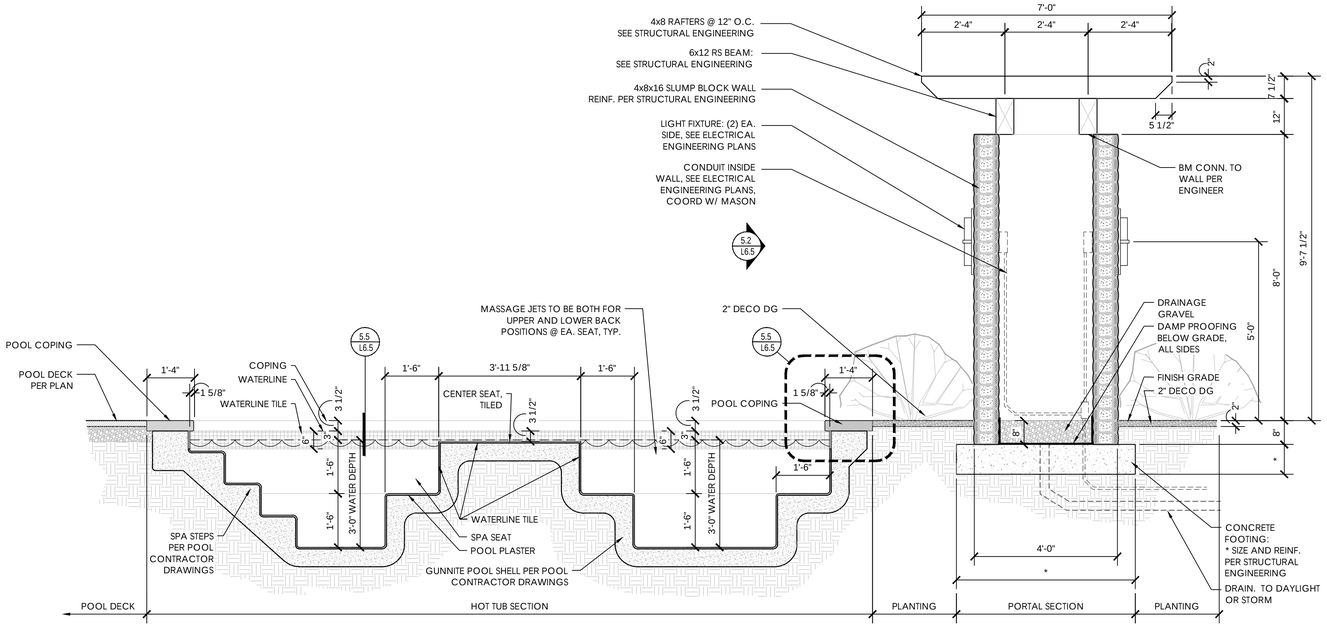
5.2 *Hot Tub Area Portal - Long Elevation*

Scale: *1/4" = 1'-0"*



5.1 *Hot Tub Area Portal - Plan*

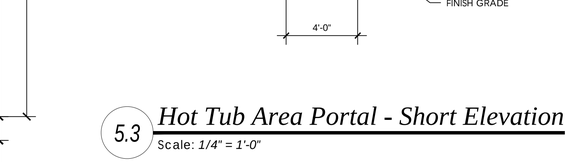
Scale: *1/4" = 1'-0"*



5.4 *Hot Tub Area Portal & Hot Tub - Section*

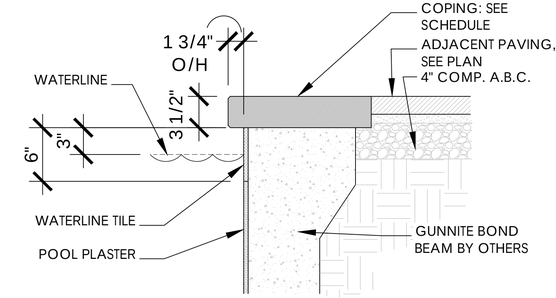
Scale: *1/2" = 1'-0"*

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5.3 *Hot Tub Area Portal - Short Elevation*

Scale: *1/4" = 1'-0"*



5.5 *Spa Coping - Section*

Scale: *1-1/2"=1'-0"*

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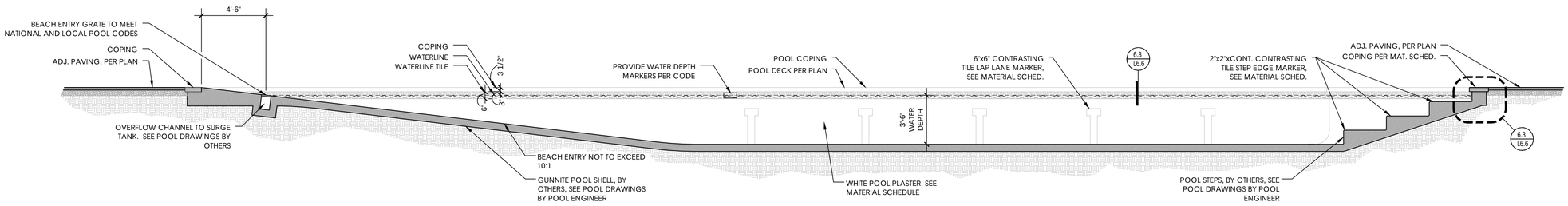
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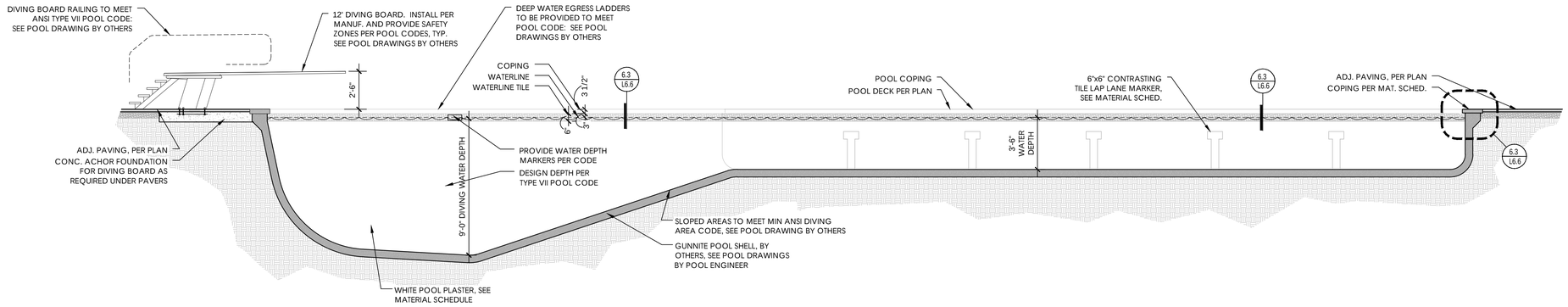
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6.1 *Swimming Pool Section - A*

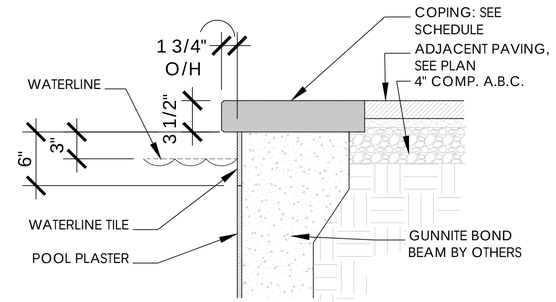
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6.2 *Swimming Pool Section - B*

Scale: *1/4" = 1'-0"*

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6.3 *Pool Coping - Section*

Scale: *1-1/2"=1'-0"*

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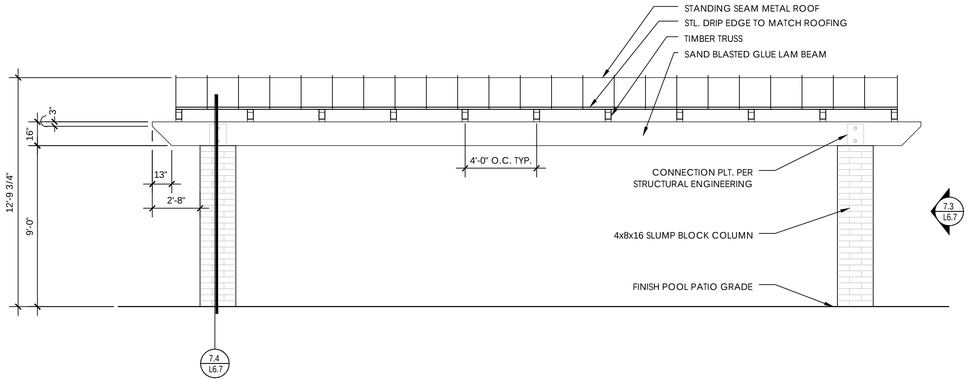
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drawing: *SWIMMING POOL DETAILS*

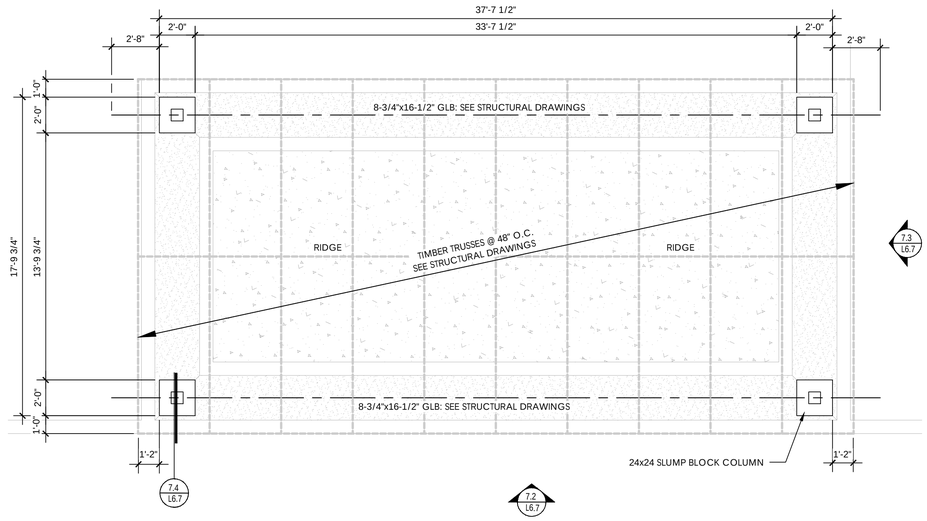
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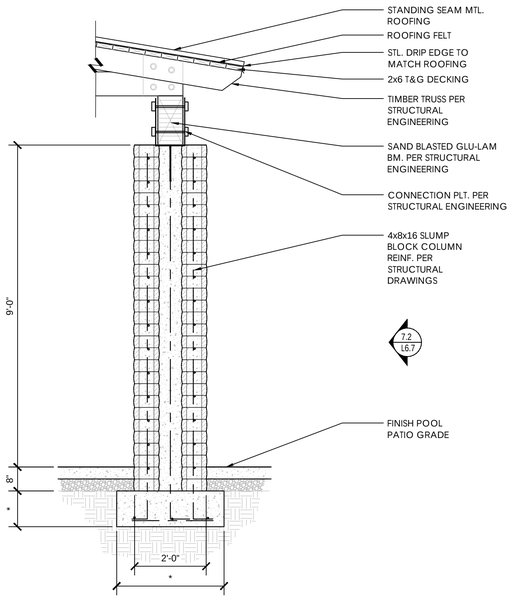
7.2 POOL PAVILION - LONG ELEVATION

Scale: *1/4" = 1'-0"*



7.1 POOL PAVILION - PLAN

Scale: *1/4" = 1'-0"*



7.4 POOL PAVILION - COLUMN SECTION

Scale: *1/2" = 1'-0"*

7.3 POOL PAVILION - END ELEVATION

Scale: *1/4" = 1'-0"*

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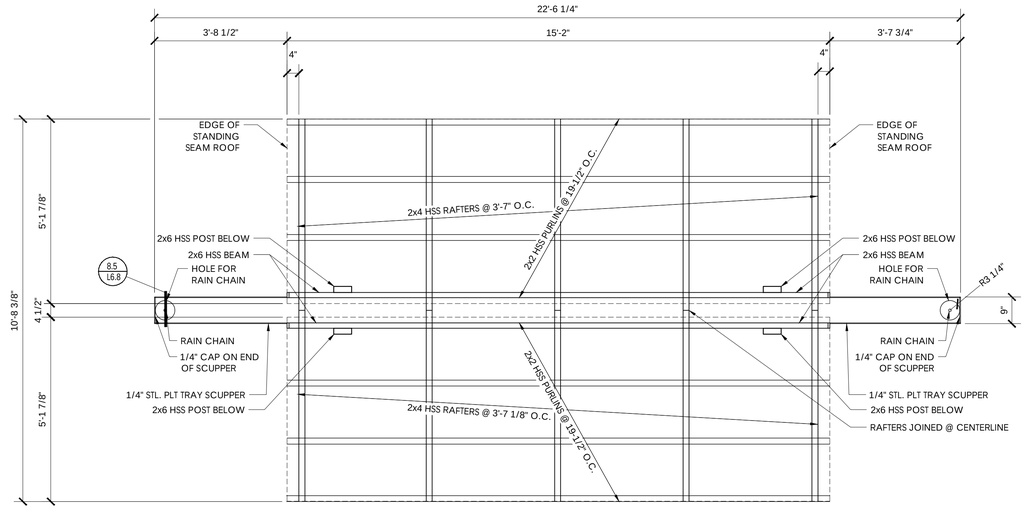
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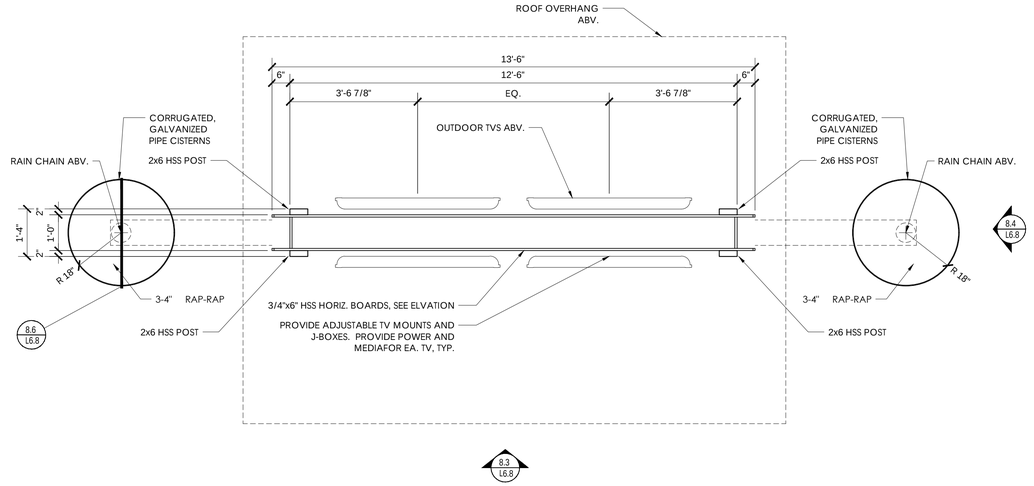
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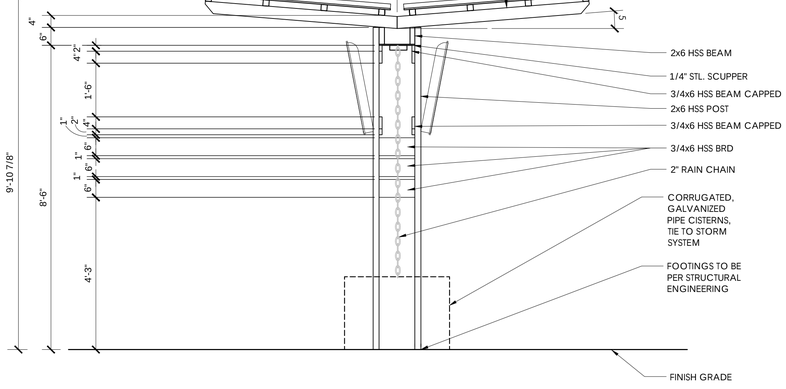
8.2 Putting Green TV Stand - Roof Framing Plan (see structural engineering)

Scale: *1/2" = 1'-0"* *(Shop drawings required)*



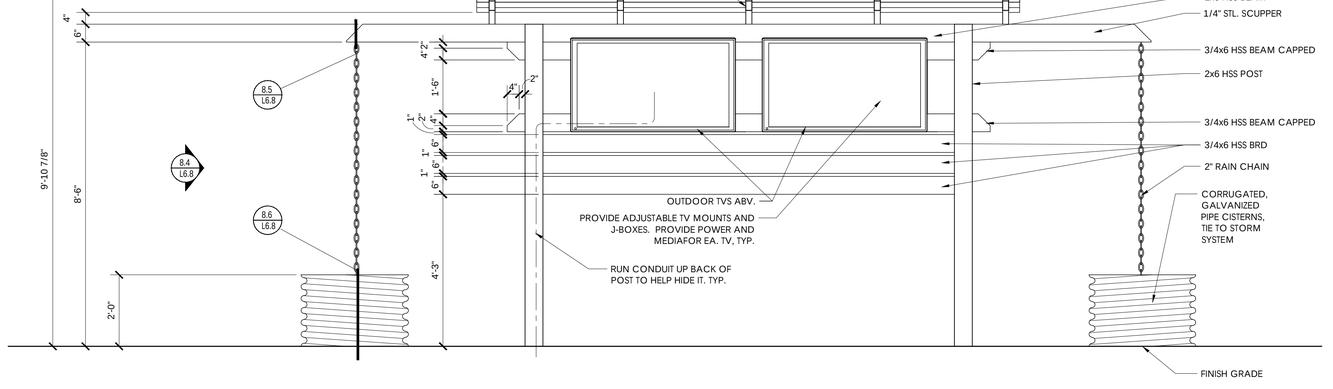
8.1 Putting Green TV Stand - Plan

Scale: *1/2" = 1'-0"* *(Shop drawings required)*



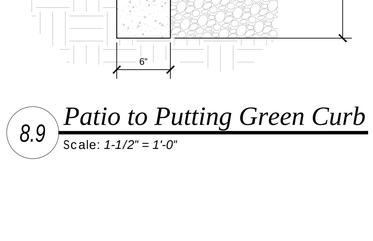
8.4 Putting Green TV Stand - End Elevation

Scale: *1/2" = 1'-0"* *(Shop drawings required)*



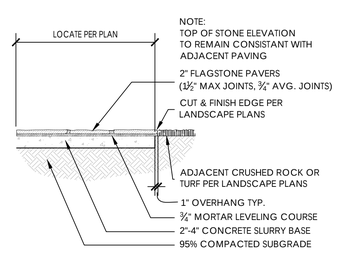
8.3 Putting Green TV Stand - Side Elevation

Scale: *1/2" = 1'-0"* *(Shop drawings required)*



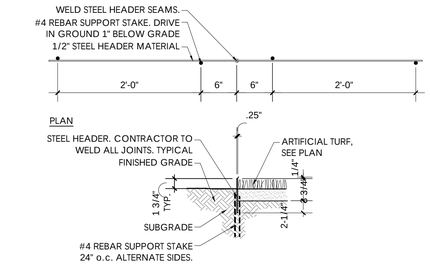
8.9 Patio to Putting Green Curb

Scale: *1-1/2" = 1'-0"*



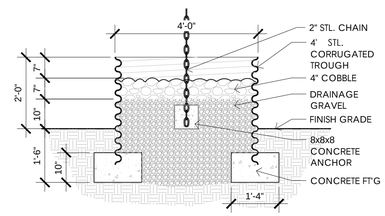
8.8 Flagstone Paving

Scale: *1/2" = 1'-0"*



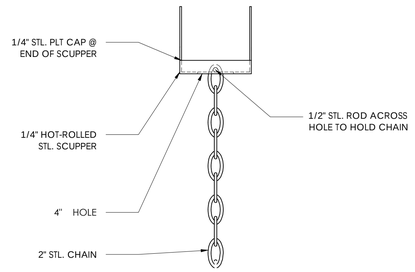
8.7 Steel Turf Header Detail

Scale: *1" = 1'-0"*



8.6 Putting Green TV Stand - Rain Cistern

Scale: *1/2" = 1'-0"* *(Shop drawings required)*



8.5 Putting Green TV Stand - Rain Chain

Scale: *1-1/2" = 1'-0"* *(Shop drawings required)*

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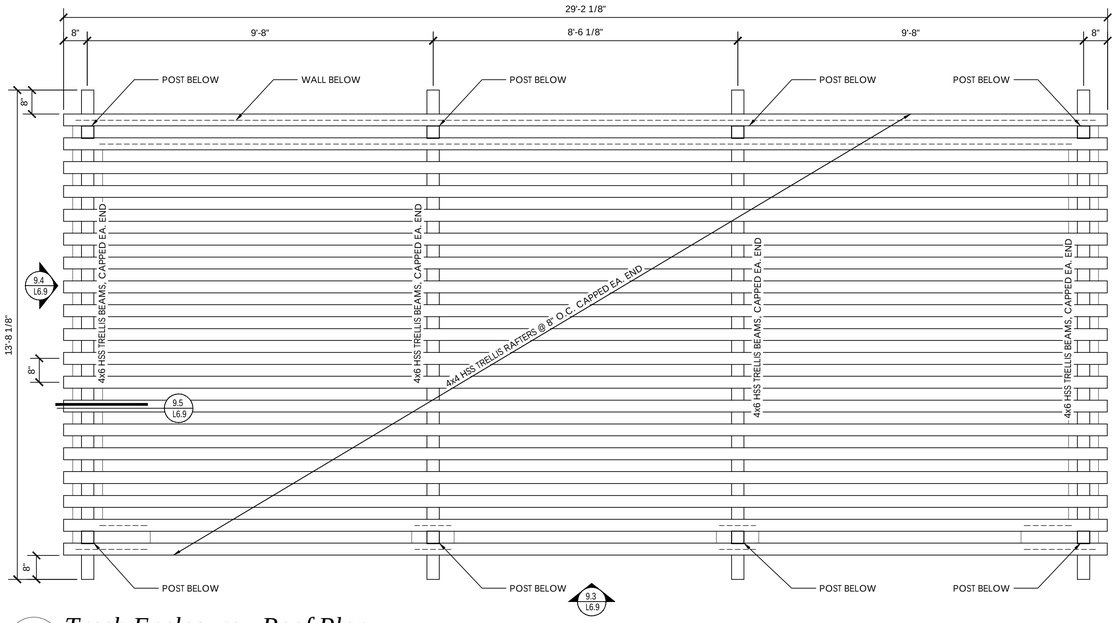
Landscape Construction Documents
11102 S Cloverdale Rd, Kuna, ID 83634

revisions:

project #: MTC112
scale: AS NOTED
issued for: REVIEW
drawn by: TEAM
date: 02-21-2025
drawing: PAVILION DETAILS

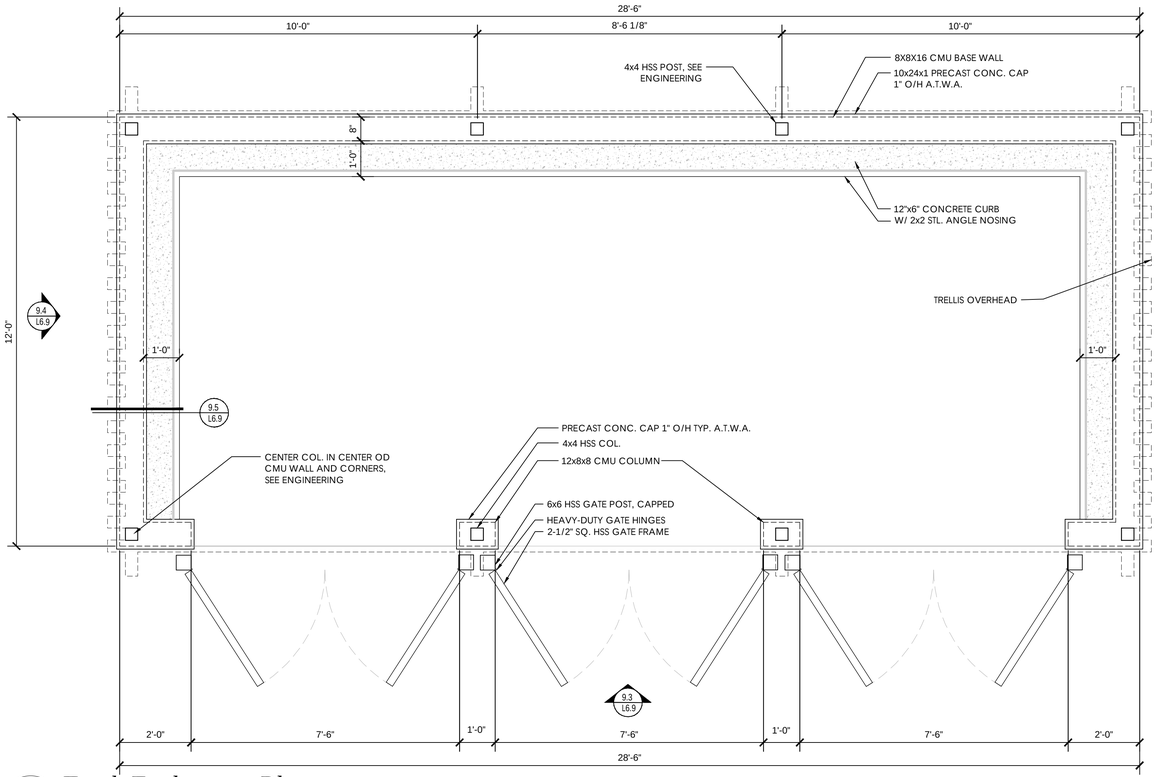
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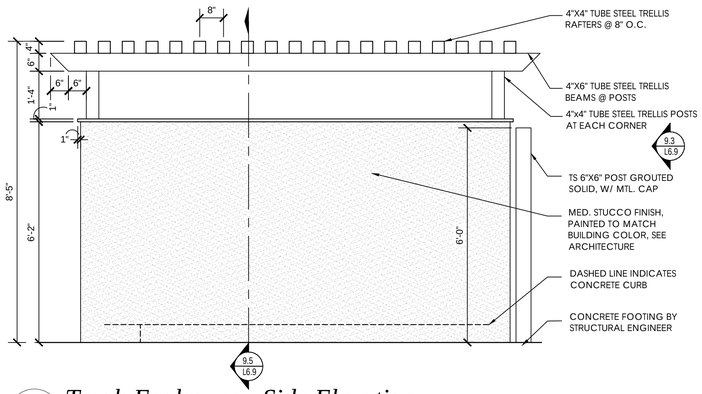
9.2 Trash Enclosure - Roof Plan

Scale: *1/2" = 1'-0"* *(Shop drawings required)*



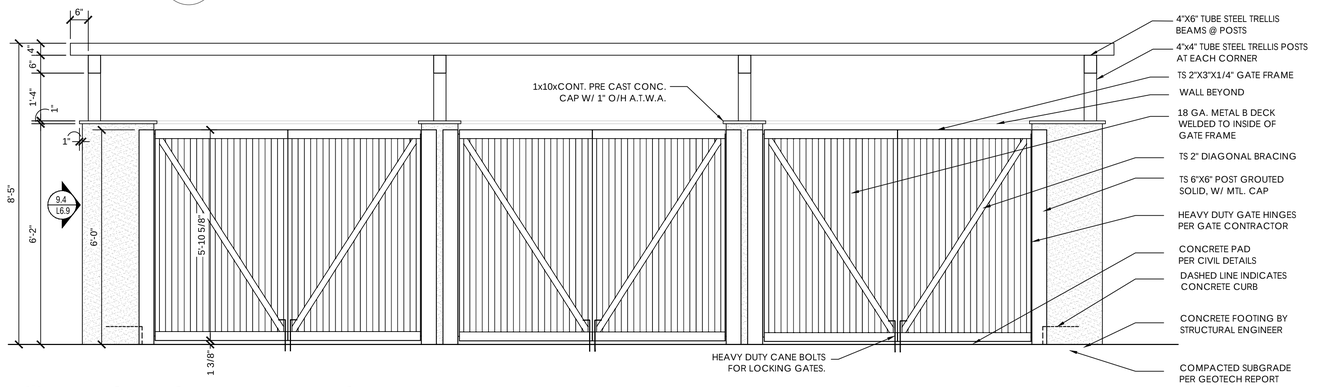
9.1 Trash Enclosure - Plan

Scale: *1/2" = 1'-0"* *(Shop drawings required)*



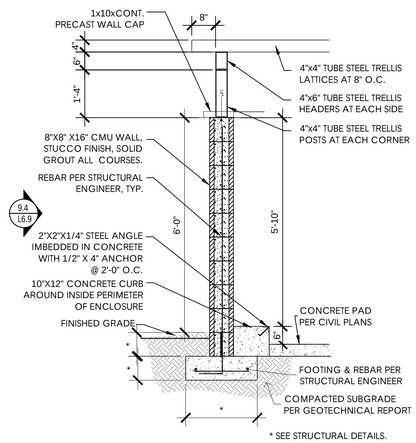
9.4 Trash Enclosure - Side Elevation

Scale: *1/2" = 1'-0"* *(Shop drawings required)*



9.3 Trash Enclosure - Front Elevation

Scale: *1/2" = 1'-0"* *(Shop drawings required)*



9.5 Trash Enclosure - Section

Scale: *1/2" = 1'-0"* *(Shop drawings required)*

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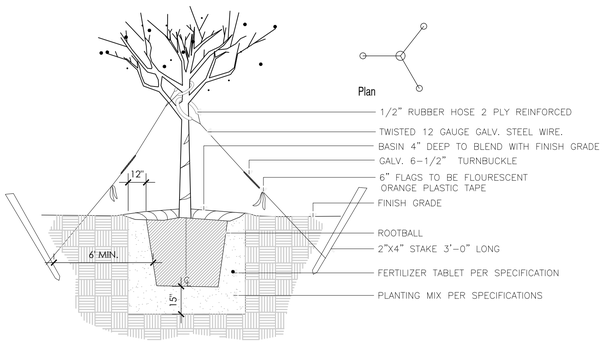
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date:
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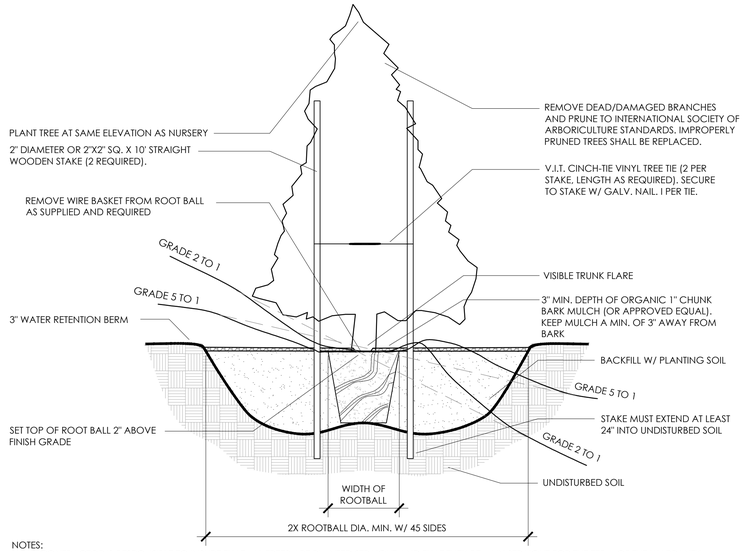
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1.3 Tree Guying Detail

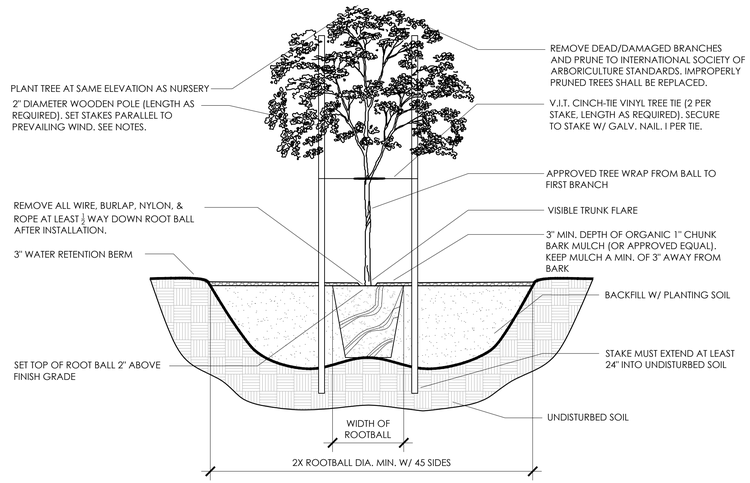
Scale: N.T.S.



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

1.2 Evergreen Tree Planting Detail

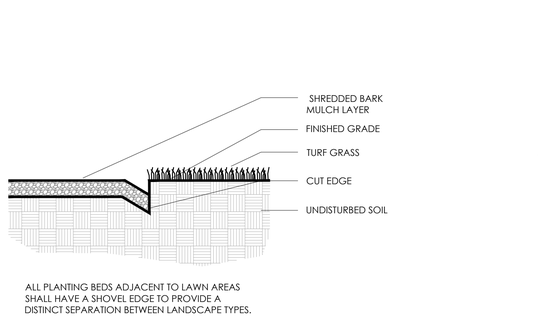
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NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY
2. WRAP RUBBER CINCH-TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD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

1.1 Deciduous Tree Planting Detail

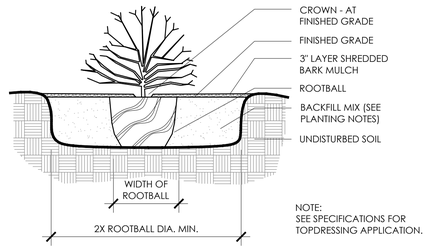
Scale: N.T.S.



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

1.6 Cut Edge Detail

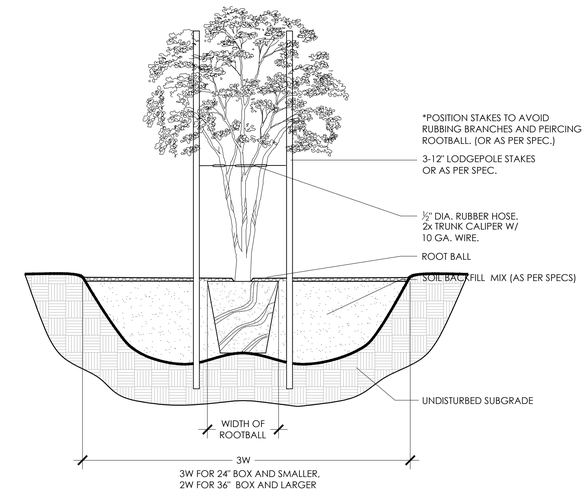
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NOTE:
SEE SPECIFICATIONS FOR TOPDRESSING APPLICATION.

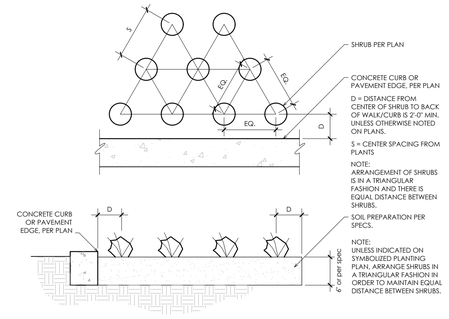
1.5 Shrub Planting Detail

Scale: N.T.S.



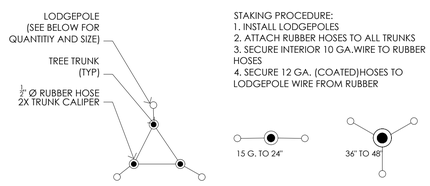
1.4 Tree Staking Detail

Scale: N.T.S.



1.8 PLANT SPACING DETAIL

Scale: 1/4" = 1'-0"



STAKING PROCEDURE:
1. INSTALL LODGEPOLES
2. ATTACH RUBBER HOSES TO ALL TRUNKS
3. SECURE INTERIOR 10 GA.WIRE TO RUBBER HOSES
4. SECURE 12 GA. (COATED)HOSES TO LODGEPOLE WIRE FROM RUBBER

LODGEPOLE SIZING CHART

15 GAL TO 24" BOX MATERIAL	2- 2" X 10'-0" LODGEPOLE STAKES
36" BOX AND 48" BOX	3- 3" X 12'-0" LODGEPOLE STAKES

*NOTE: STAKES MAY BE TRIMMED AS NECESSARY

1.7 Tree Staking Diagram

Scale: NTS

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Landscape Construction Documents
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drawn by: TEAM
date: 02-21-2025
drawing: Planting/Site Details

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SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

*Landscape finish grading.

* Soil preparation

*Tree supports

*Planting

*Watering

*Maintenance

Definitions:
Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.
Plants - all shrubs other than trees and turf.
Plant Material - all trees, shrubs, ground cover, grasses, and other plants.

1.02 RELATED WORK

Contractor : Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

a. Topsoil for backfill mix (trees and shrubs).
b. Wood Shavings/Mulch.
c. Tree supports.
d. Reserved
e. Boulders.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractors additional expense.

Submit samples of decomposed granite for approval of graduation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements.
Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

a. Topsoil and planting backfill.
b. Soil PH.
c. Particle size, percentage soil texture.
d. Percentage organic material.
e. Percolation rate.
f. Nutrient level analysis.
g. All macro, secondary and micro nutrient salinity.
h. ESP.
i. Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:
a. Irrigated trees and shrubs.
b. Turf.

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-tie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative. All plant material shall conform to the American Nurseryman Standards for type and size shown. Plants will be rejected if not in a sound and healthy condition.

Trees:
Warrant that trees will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractors maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings:
Guarantee all other planting will be alive and in satisfactory condition for a period of 1 year from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

All replacement plants, including shrubs, groundcovers, grasses, vines and perennials shall be subject to an additional 1 year maintenance period.

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

a. Silt: 20-45 %
b. Clay: 15-20 %
c. Sand: 30-60 %
d. Organic Material (natural or otherwise): 2 % minimum
e. pH: 7.0-8.3
f. Soluble salts: 1,500 ppm.
g. Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour.
Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersul - use only for sulfur
Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; ph factor, 4.0 to 4.5. No soil amendments are required for salvaged plant material unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: 2" diameter or 2"x2" square x 10' straight wooden stake (2 required) for 15 gallon or larger tree. No tree stakes area required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree: V.I.T. Cinch- tie vinyl tree tie (2 per stake, length as required). Secure to stake with galvanized nail. 1 per tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Fertilize all trees and shrubs with 'Agriform" planting tablets, 21 gram or approved equal. Quantity per manufacturer's recommendation.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide "Specimen" plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 MULCH

All planting beds and tree wells in lawn areas (wells to be 3' in diameter) shall be covered with a minimum of 3" of small (1") bark chips. Submit sample for approval.

2.09 SEED MIXTURE

All lawn areas shall be seeded with 100% Turf Type Tall Fescue. Immediately after placement of sod, water to saturate sod and top 4" of topsoil, install and seed rate per manufacturer's recommendations.

2.10 TREE ROOT BARRIER

Tree root barriers shall be placed adjacent to all trees located in the landscape planter strip and planter islands per The City of Eagle and ACHD standard details. Install per City of Eagle standard detail and manufacturer's recommendations.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Planting back fill for trees and planting beds shall be 5 parts topsoil and 1 part Nu-Earth compost with straw. Stake all trees per details.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

All seeded lawn areas shall have 6" of topsoil and all planting beds shall have 12" of topsoil. Topsoil shall be a loose, sandy loam, clean and free of toxic materials, noxious weeds, wee seeds, rocks, grass, or other foreign material larger than 1" in any dimension, a pH from 5.5 to 7.0. Topsoil from site shall be used if meeting these standards. Place ⅔ Nu-Earth compost over all landscaped areas and rototill into top 4". Spread, compact, and fine grade topsoil to a smooth and uniform grade, 1" below surface of walks and curbs in areas to be sodded and 3" in planting bed areas.

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of mulch or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 MULCH

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Owner's Representative may select alternate location.

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trellis supports if applicable with green plant tape and remove any staking supplied with plant material.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Planting back fill for trees and planting beds shall be 5 parts topsoil and 1 part Nu-Earth compost with straw.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2", all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sf, phosphate at a rate of 2 lbs per 1,000 sf, , and soil sulfur at 5 lbs per 1,000 sf. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.12 WATERING

Water all plants immediately after planting with hose in planting hole until the roots are completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, trimming, weeding and cultivating of beds.

Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractors expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final Inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen trees, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and aiming of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.

SECTION - 02930 SEEDING

PART 4 - APPLICATION

4.01 MATERIALS

Materials shall reflect evidence of proper storage and handling. Any material with indications of improper storage or handling (water, heat, chemical damage and the like), will be removed from the site and replaced by the contractor. All material shall be fresh and delivered in unopened containers. Seed shall be of the latest seasons crop and conform to state and federal seed laws.

2.02 ACCESSORY MATERIALS

Fertilizer: Uniform in composition, granular, free flowing and suitable for application with approved equipment - guaranteed analysis, 16-20-0, ammonium phosphate, or equal at a rate of 300 lbs per acre.

70% Virgin Wood Cellulose Fiber, 30% Max. recycled cellulose fiber:

Specially prepared wood cellulose fiber processed to contain no growth or germination inhibiting factors - maximum moisture content, air dry weight, 12% plus or minus 3% at the time of manufacture; pH range, 4.5 to 6.5.

Ash content 0.8% - 0.3% max.

Charcoal: Gro-Safe agricultural grade powered activated charcoal at a rate of 100 lbs. per acre.

Tackifier: Organic psillium muciloid hydrophilic water soluble dry. Derived from Plantago ovata/insularis powder at 70% min. purity, containing no agents toxic to seed germination. Addition of fertilizer to the slurry mix shall not change the properties of the tackifier. When applied, tackifier shall form a transparent crust permeable by water and air.

Water: Free of substances harmful to seedling growth - water source to be approved by Owner's Representative prior to use.

PART 5 - EXECUTION

5.01 PREPARATION

Limit preparation to areas that will be immediately seeded. Do not disturb natural areas or newly planted trees or shrubs in seed areas. Where equipment can operate, loosen topsoil to a depth of 4 inches by ripping using scarifier teeth. Rip along the contour to prevent runoff and erosion. Use hand tools where equipment can not operate. Remove and dispose of all stones 4" or greater, sticks, roots, rubbish or other deleterious material. Repair erosion damage, grade and slope as directed prior to seeding.

Spread 300 lbs./acre fertilizer as specified.

Rough harrow to break up any large dirt clods.

Fine harrow to create suitable seed bed.

5.02 APPLICATION

Apply seed immediately upon completion of tillage operation.

Seeding work should commence as soon as possible after site has been prepared. It is desirable to seed into a loose, friable surface which has not been allowed to crust or erode. Any undesirable weak growth or competing vegetation should be removed prior to seeding operations.

Hydroseed all material evenly in one (1) application of a uniform slurry of water, hydrofiber (mulch), seed, tackifier, fertilizer, soil conditioner, and other specified materials. Material shall be sprayed on all designated areas with overlapping on the crests of tops of berms and cuts.

Seed indicated areas within contract limits and areas adjoining contract limits disturbed due to the seeding preparation process.

Use a hydroseeder with a gear type pump with continuous paddle agitation during application. Do not put seed into water until just before the start of seeding.

Apply seed, mulch, fertilizer and tackifier in a one step process:
Slurry mix of water, seed, 300 lbs./acre of fertilizer, 80 lbs./acre tackifier for slopes less than 3:1, 100 lbs./acre for slopes greater than 3:1 and 2000 lbs./acre of wood fiber for slopes greater than 3:1, 1800 lbs./acre for slopes less than 3:1.

5.03 ESTABLISHMENT

Provide protective devices as required to protect seeded areas from traffic for 30 days.

Repair and reseed areas damaged by erosion or poor germination.

5.04 INSPECTION

Seeding operations and areas are subject to inspection at any time during installation for compliance with specified materials and installation requirements. Any method of installation or use of materials not in conformance with the Contract Documents will be reinstalled, repaired or removed, as directed by the Owner's Representative, at no additional cost to the Owner.

Formal inspections will be conducted by the Owner's Representative at the following work intervals:

Soil scarification upon completion.
Seed containers at time of delivery.
At time of seed and slurry mixing.
During application of seed.
During application of mulch.
Weekly for seed and weed germination.
Final inspection and approval - at the end of landscape establishment.

5.05 ACCEPTANCE

Upon notice of completion of the work from the landscape contractor, at the end of the Landscape Establishment period, the Owner's Representative will make an inspection. If all work provided for in the Contract Documents is found to be complete and the planted seeds yield a minimum stand as determined by the Owner's Representative based upon the specified germination rates and species used, and the seeded areas are free of weeds, disease and insects, this inspection will constitute the Final Inspection. The Owner's Representative will notify the Contractor in writing of this Acceptance.

If the inspection reveals any unsatisfactory work, the Contractor will reseed as necessary until the work is accepted by the Owner's Representative.

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STATE OF IDAHO
RUSSELL GREEY
Preliminary
Not For Construction
LA - 10653
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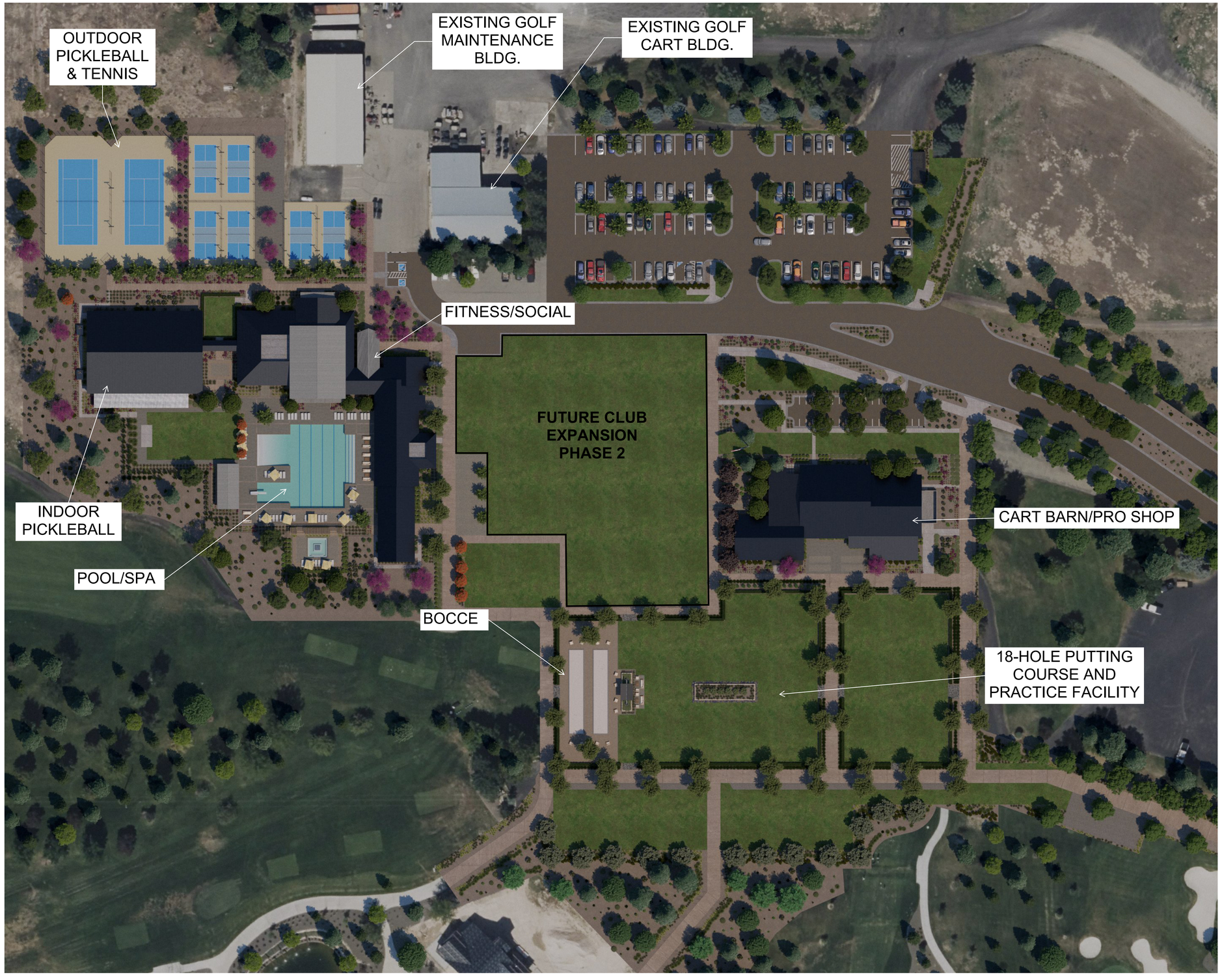
VALOR SOCIAL CLUB
PHASE 1
Landscape Construction Documents
11102 S Cloverdale Rd, Kuna, ID 83634

revisions:

project #:
MTC112
scale:
N.A.
issued for:
REVIEW
drawn by:
TEAM
date:
02-21-2025
drawing:
Planting Specifications

sheet #
L8.1
16 of xx

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1 A0.01 OVERALL SITE PLAN

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A0.01



1 A0.02 OVERALL SITE RENDERING

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1 A0.03 OVERALL SITE RENDERING

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1 A0.04 OVERALL SITE RENDERING

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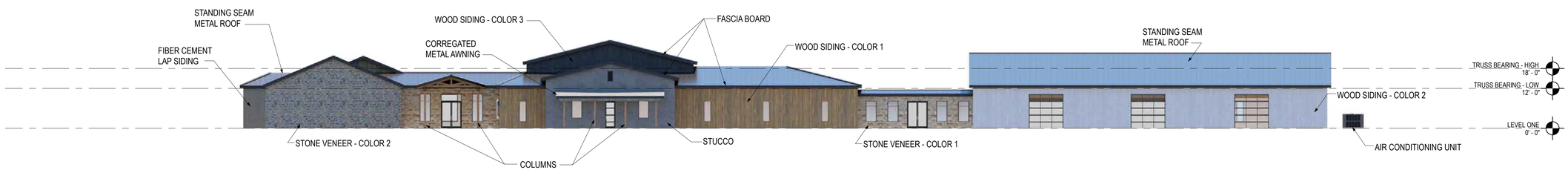
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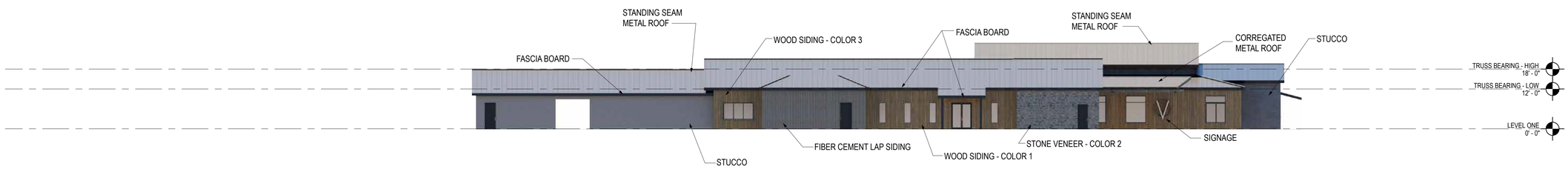
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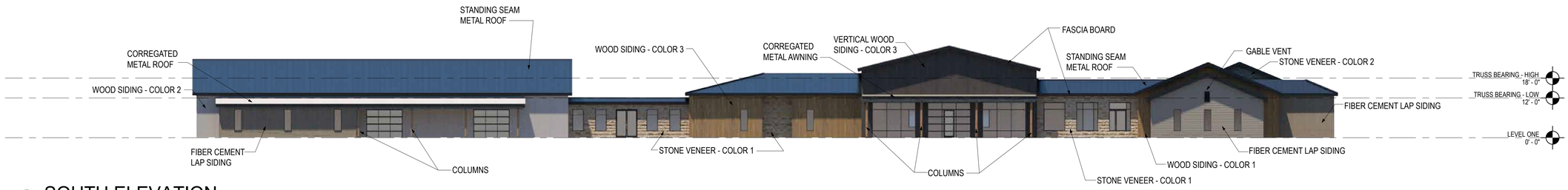
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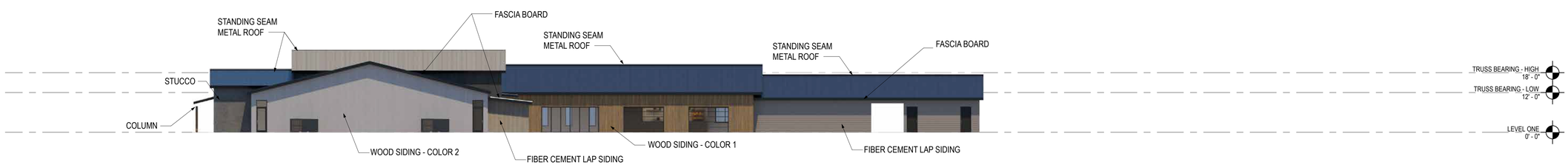
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1/16" = 1'-0"



2 A3.04 EAST ELEVATION
1/16" = 1'-0"



3 A3.04 SOUTH ELEVATION
1/16" = 1'-0"



4 A3.04 WEST ELEVATION
1/16" = 1'-0"

FINISH LEGEND

FITNESS/SOCIAL, POOL AND INDOOR PICKLEBALL BUILDINGS

STANDING SEAM ROOF COLOR 1	STANDING SEAM ROOF COLOR 2	DOORS, TRIM, GUTTERS, DOWNSPOUTS, FASCIA	CORREGATED METAL AWNING	VERTICAL SIDING COLOR 1	VERTICAL SIDING COLOR 2	VERTICAL SIDING COLOR 3	STONE VENEER COLOR 1	STONE VENEER COLOR 2	FIBER CEMENT LAP SIDING	STUCCO
CHARCOAL GREY	ZINC GREY	IRON ORE	ASH GRAY	CASCADE	WHITE	SURETO	ASHLAR BLEND	VANCOUVER NIGHT	GAUNTLET GRAY	MINERAL GRAY

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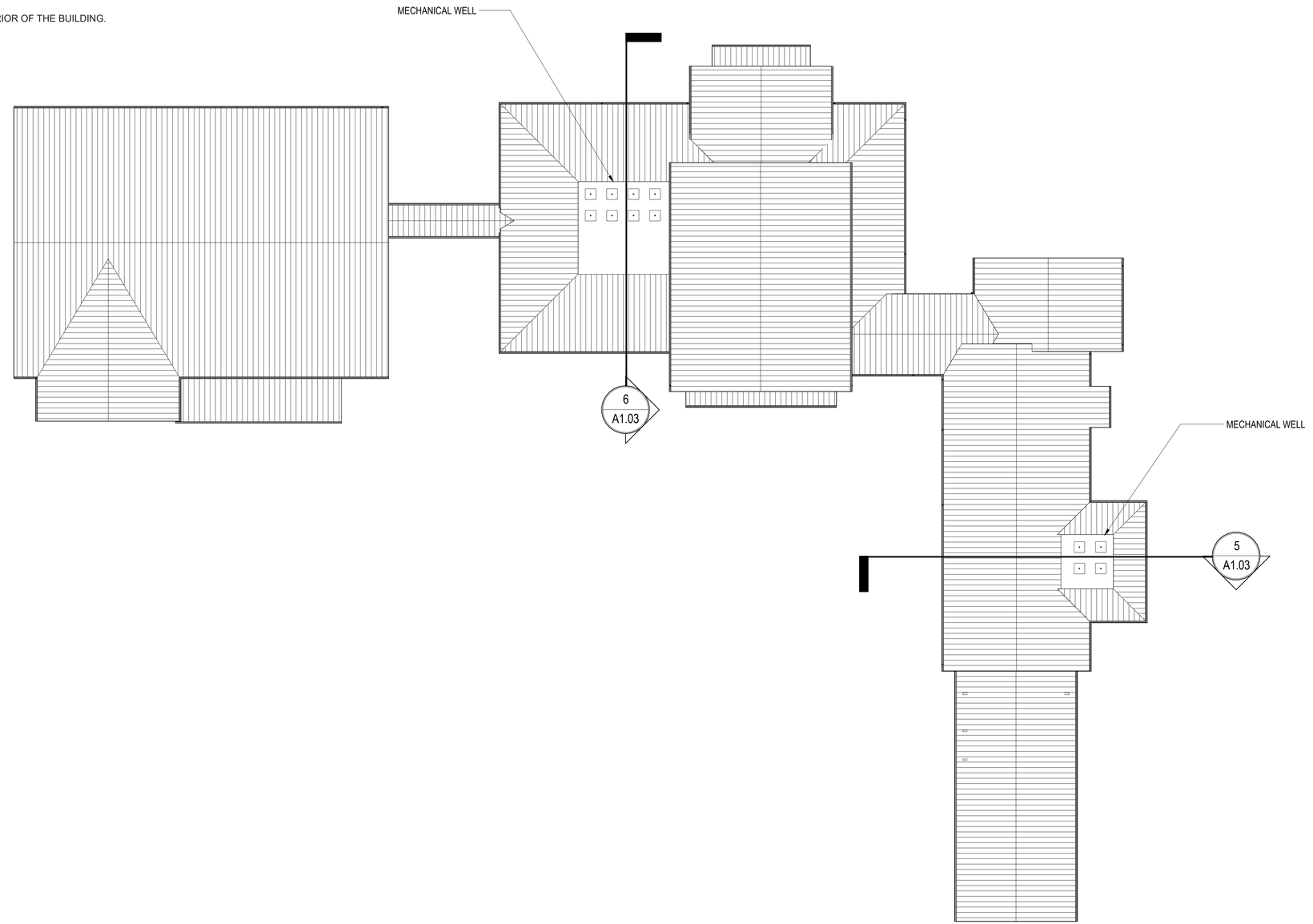
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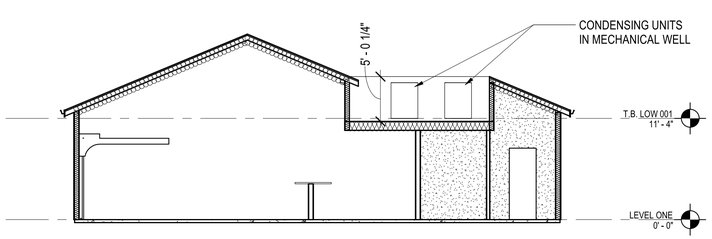
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DRAWING NO.
A3.01

GENERAL NOTE:
HVAC/MECHANICAL TO BE SCREENED WITH LANDSCAPING ALONG EXTERIOR OF THE BUILDING.



1 A1.03 OVERALL ROOF PLAN
1/16" = 1'-0"



5 A1.03 NORTH MECHANICAL WELL SECTION
1/8" = 1'-0"



6 A1.03 EAST MECHANICAL WELL SECTION
1/8" = 1'-0"

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M3 VALOR
SOCIAL CLUB
PHASE 1

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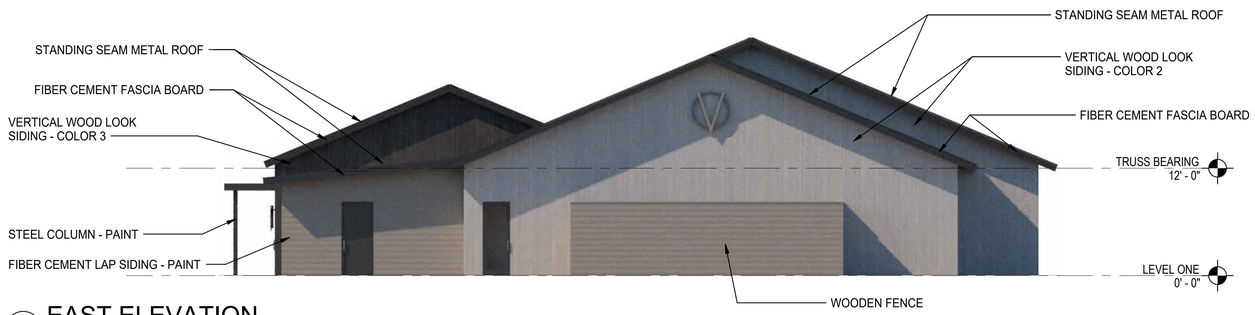
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DATE
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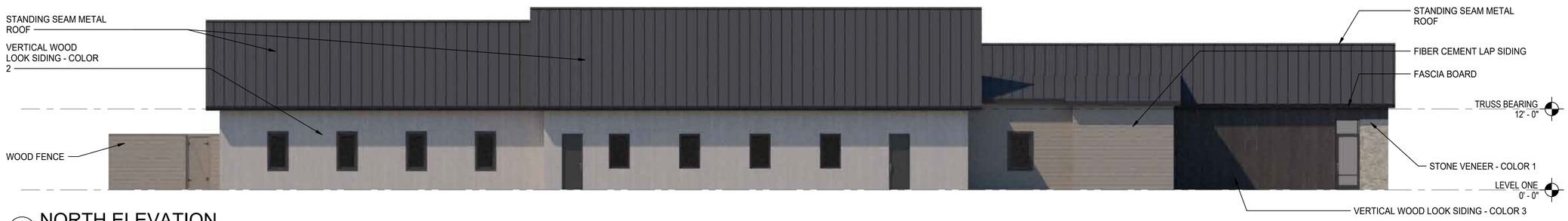
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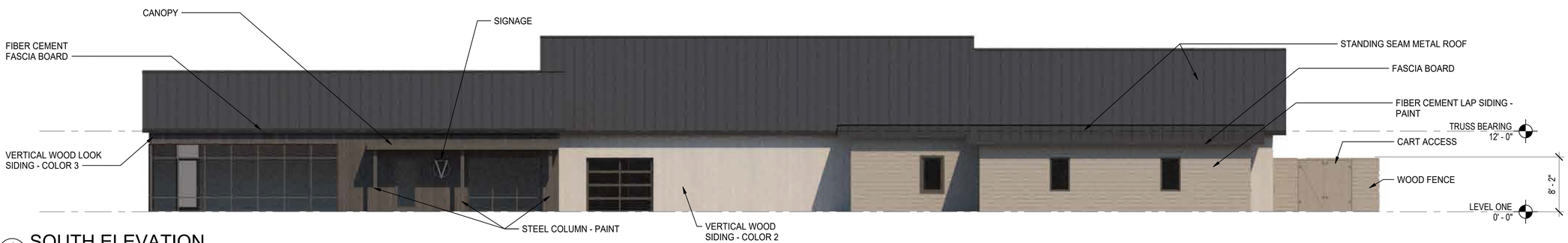
1 A3.01 WEST ELEVATION
1/8" = 1'-0"



2 A3.01 EAST ELEVATION
1/8" = 1'-0"



3 A3.01 NORTH ELEVATION
1/8" = 1'-0"



4 A3.01 SOUTH ELEVATION
1/8" = 1'-0"

FINISH LEGEND

		
STANDING SEAM ROOF COLOR 1 CHARCOAL GREY	**DOORS, TRIM, GUTTERS, DOWNSPOUTS, FASCIA** IRON ORE	**VERTICAL SIDING COLOR 2** WHITE
		
VERTICAL SIDING COLOR 3 SURETO	**STONE VENEER COLOR 1** ASHLAR BLEND	**FIBER CEMENT LAP SIDING** GAUNTLET GRAY

CART BARN AND PRO SHOP

NOT FOR CONSTRUCTION - DRB SUBMISSION DOCUMENTS

M3 VALOR SOCIAL CLUB PHASE 1
KUNA, ID

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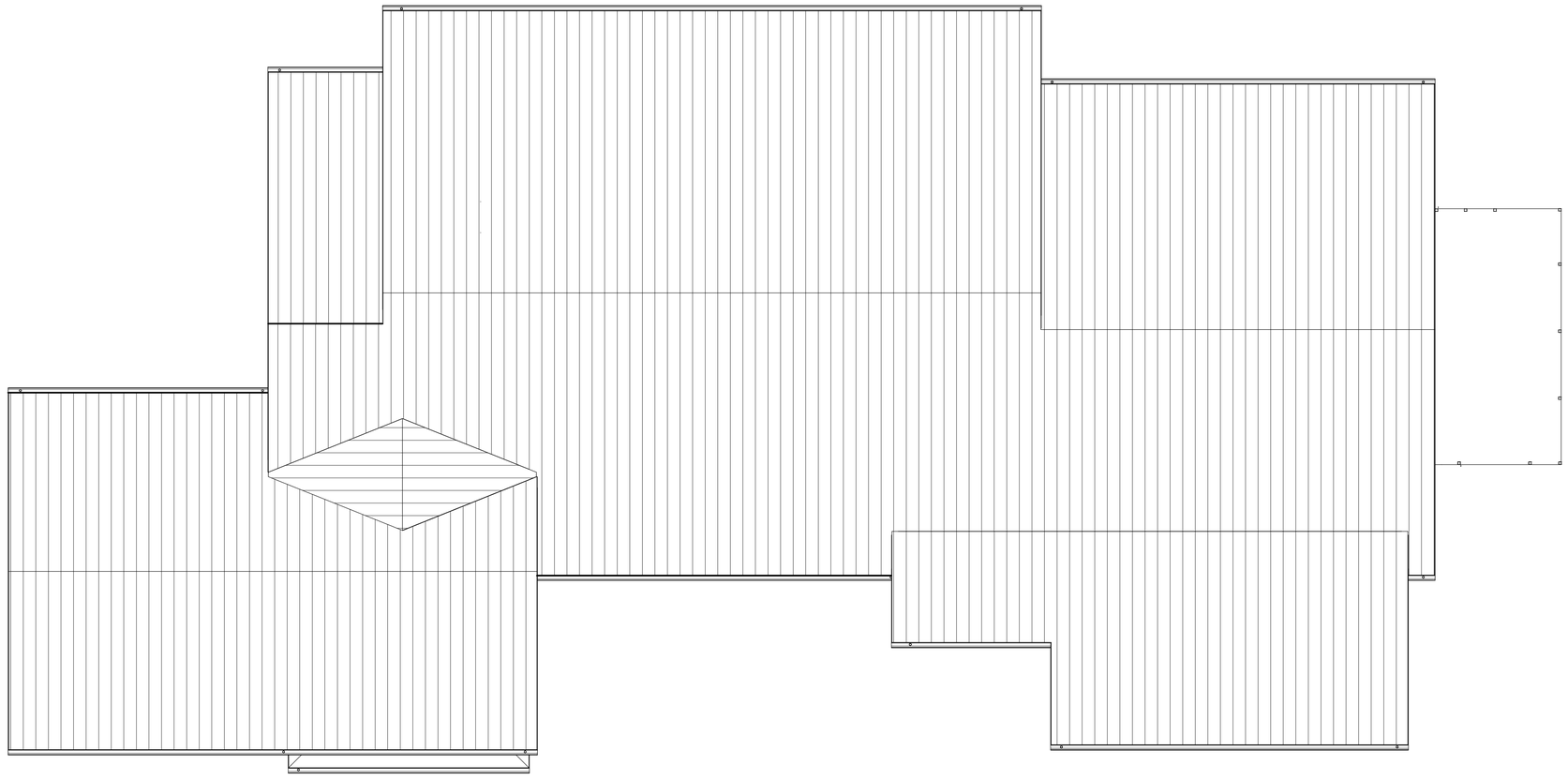
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GENERAL NOTE:
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1 A1.03 CART BARN ROOF PLAN
1/8" = 1'-0"

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M3 VALOR
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PHASE 1

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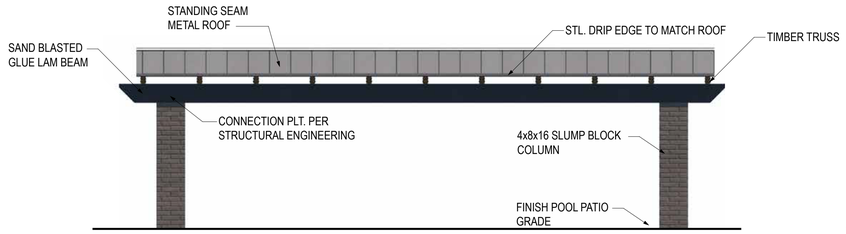
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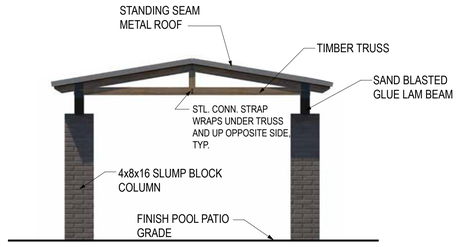
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DATE
04/11/2025

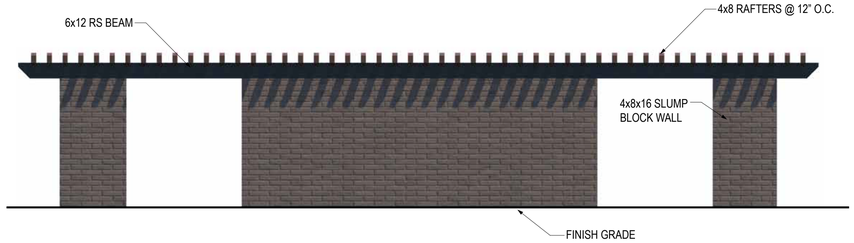
DRAWING NO.
A1.03



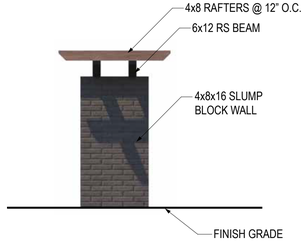
1 A3.02 POOL PAVILION - LONG ELEVATION



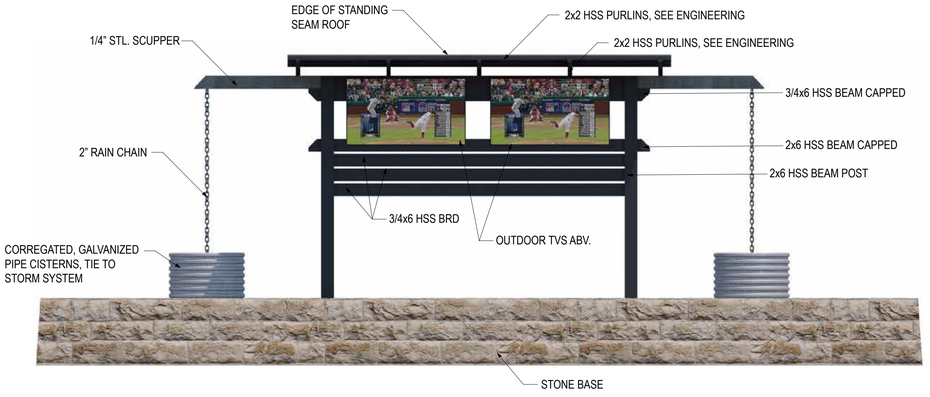
2 A3.02 POOL PAVILION - END ELEVATION



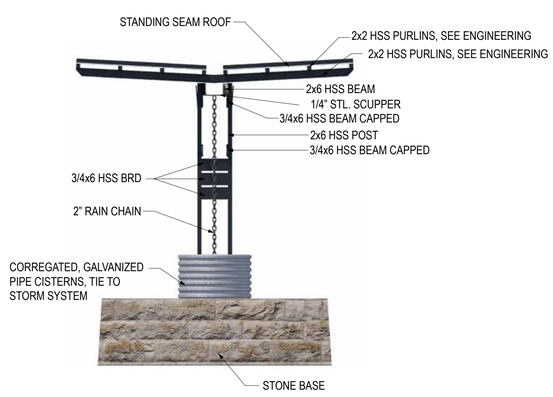
3 A3.02 HOT TUB AREA PORTAL - LONG ELEVATION



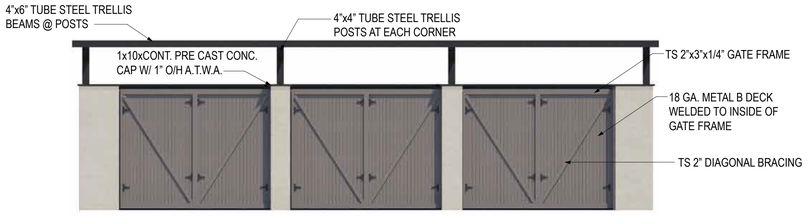
4 A3.02 HOT TUB AREA PORTAL - SHORT ELEVATION



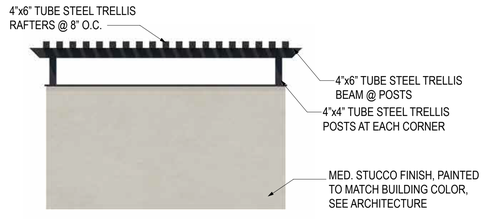
5 A3.02 PUTTING GREEN TV STAND - SIDE ELEVATION



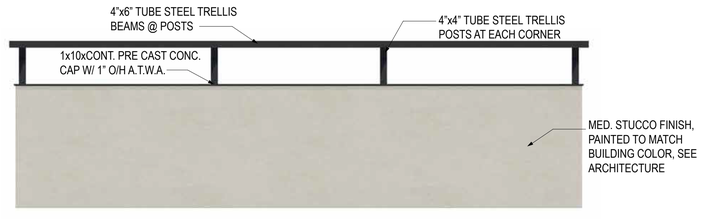
6 A3.02 PUTTING GREEN TV STAND - END ELEVATION



7 A3.02 TRASH ENCLOSURE - FRONT ELEVATION



8 A3.02 TRASH ENCLOSURE - SIDE ELEVATION



9 A3.02 TRASH ENCLOSURE - BACK ELEVATION
NTS

NOT FOR CONSTRUCTION - DRB SUBMISSION DOCUMENTS

M3 VALOR
SOCIAL CLUB
PHASE 1
KUNA, ID

M3 VALOR
SOCIAL CLUB
PHASE 1
KUNA, IDAHO

LANDSCAPE ARCHITECT
GREEY PICKETT
7144 E STETSON DR. SUITE 205
SCOTTSDALE, AZ 85251
480 / 609-0009

ARCHITECT
GSB, INC
3555 NW 58TH ST. SUITE 700 W
OKLAHOMA CITY, OK 73112
405 / 848-9549

INTERIOR DESIGN
UNSCRIPTED INTERIOR DESIGN
7200 S. ALTON WAY C-300
CENTENNIAL, CO 80112
303 / 794-0024

STRUCTURAL
WRIGHT ENGINEERS
1645 VILLAGE CENTER CIR. SUITE 10
LAS VEGAS, NV 89134
702 / 933-7000

MEP ENGINEER
WRIGHT ENGINEERING CORP
165 E CHILTON DR.
CHANDLER, AZ 85225
480 / 497-5829

3555 NW 58TH Street
Suite 700-W
Oklahoma City, OK 73112
T: 405.848.9549
F: 405.848.9783
www.gsb-inc.com

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REVISIONS

NO.	DATE	DESCRIPTION

GSB PROJECT NO.
231886

DRAWING TITLE
ADDITIONAL STRUCTURES

DATE
04/11/2025

DRAWING NO.
A3.02



1 FITNESS - ENTRANCE RENDERING

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PHASE 1

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REVISIONS

NO.	DATE	DESCRIPTION

GSB PROJECT NO.
241963

DRAWING TITLE
RENDERINGS

DATE
04/11/2025

DRAWING NO.



1 BOCCI BALL COURT RENDERING

NOT FOR CONSTRUCTION - DRB SUBMISSION DOCUMENTS

M3 VALOR SOCIAL CLUB PHASE 1 KUNA, ID

M3 VALOR SOCIAL CLUB PHASE 1

KUNA, IDAHO

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DRAWING NO.



1 POOL RENDERING

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NO.	DATE	DESCRIPTION

GSB PROJECT NO.
241963

DRAWING TITLE
RENDERINGS

DATE
04/11/2025

DRAWING NO.

From: Troy Behunin
To: Ada County Highway District; Central District Health Department; COMPASS; Idaho Transportation Department; Idaho Transportation Department - Kendra Conder; J&M Sanitation; Kuna Economic Development - Jessica Hall; Kuna Police Department; Kuna Rural Fire District; Kuna Rural Fire District Plan Review; Marina Lundy; Public Works; Taryn Villanueva
Cc: Doug Hanson; Sam Feist; Jennifer Miller
Subject: Valor Social Club Phase one
Date: Monday, June 9, 2025 5:05:00 PM
Attachments: image003.png

Afternoon Greetings!

The City of Kuna requests comments for a proposed Design Review of Phase One of the Valor Social Club, at the Falcon Crest P.U.D., in the City of Kuna.

*To view submittal packet please click **BLUE** link below next to Case Number(s).

Agency Transmittal – June 9, 2025

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

CASE NUMBER:	25-08-DR – Valor Social Club Phase 1
PROJECT DESCRIPTION	Applicant requests Design Review approval for the first two (2) primary structures. The first will include a new Golf pro Shop and Cart Barn. The second structure includes fitness, event spaces, food & beverage & indoor sport courts. This project is located near the NEC of S Cloverdale & Kuna Roads (APN'S: S1415336300, S1422142000 & S1415449000); Section 22, Township 2 North, Range 1 East.
APPLICANT	M3 Companies Mark Tate 1673 W Shoreline Dr. Ste. 200 Boise, ID 83702 208. 939.6263 MTate@m3companiesllc.com
REPRESENTATIVE	M3 Companies Travis Jeffers 1673 W Shoreline Dr. Ste. 200 Boise, ID 83702 208. 949.0907 TJeffers@M3companiesllc.com
SCHEDULED Meeting DATE	Tuesday, **July 8, 2025,** at 6:00 P.M.
REVIEWING BODY	Planning & Zoning Commission
STAFF CONTACT	Troy Behunin 208.387.7729 TBehunin@KunaID.Gov

Click the **BLUE** link next to the “CASE NUMBER(S)” box above – Either hover and <*CLICK*> or, hold the Ctrl button and <*CLICK*>.

Please let our office know if you have any questions or need additional information.

Troy

PLANNING & ZONING
KUNA
IDAHO

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

Troy Behunin
Senior Planner
City of Kuna | Development Services
Phone: 208.387.7729
Email: TBehunin@KunaID.Gov
www.kunacity.id.gov

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From: Troy Behunin
To: Chad Gordon
Subject: Valor Social Club Phase one
Date: Wednesday, June 18, 2025 5:34:00 PM
Attachments: image002.png

Chad,
Thanks. I 'll add it to the project folder and let them know.
Troy

From: Chad Gordon <chad.gordon@jmsanitation.com>
Sent: Wednesday, June 18, 2025 3:47 PM
To: Troy Behunin <tbehunin@kunaid.gov>
Subject: Re: Valor Social Club Phase one

Troy,
The only changes we need to make is that each opening on the front of the enclosure needs to be a 12' clear opening to access each dumpster. We also need to have enough enclosures for 4 dumpsters. The golf course currently has 4 dumpsters emptied 2 times a week and I believe this development will bring in alot more people on a regular basis as well as food being served. Let me know if you have any questions.
Thanks,

> **From:** Chad Gordon <chad.gordon@jmsanitation.com>
> **Sent:** Friday, June 13, 2025 5:05 PM
> **To:** Troy Behunin <tbehunin@kunaid.gov>
> **Subject:** Re: Valor Social Club Phase one
>
> Troy,
> Can I get a detailed drawing of the trash enclosure?
> Thanks,
> On Mon, Jun 9, 2025 at 5:05 PM Troy Behunin <tbehunin@kunaid.gov> wrote:
>
> > Afternoon Greetings!
> > The City of Kuna requests comments for a proposed Design Review of Phase One of the Valor Social Club, at the Falcon Crest P.U.D., in the City of Kuna.
> >
> > *To view submittal packet please click **BLUE** link below next to Case Number(s).

Agency Transmittal – June 9, 2025

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

CASE NUMBER:	25-08-DR – Valor Social Club Phase 1
PROJECT DESCRIPTION	Applicant requests Design Review approval for the first two (2) primary structures. The first will include a new Golf pro Shop and Cart Barn. The second structure includes fitness, event spaces, food & beverage & indoor sport courts. This project is located near the NEC of S Cloverdale & Kuna Roads (APN'S: S1415336300, S1422142000 & S1415449000); Section 22, Township 2 North, Range 1 East.
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SCHEDULED Meeting DATE	Tuesday, **July 8, 2025,** at 6:00 P.M.
REVIEWING BODY	Planning & Zoning Commission
STAFF CONTACT	Troy Behunin 208.387.7729 TBehunin@KunaID.Gov

Click the **BLUE** link next to the "CASE NUMBER(S)" box above – Either hover and <*CLICK*> or, hold the Ctrl button and <*CLICK*>.
Please let our office know if you have any questions or need additional information.

Troy

PLANNING & ZONING KUNA IDAHO

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

Troy Behunin
Senior Planner
City of Kuna | Development Services
Phone: 208.387.7729
Email: TBehunin@KunaID.Gov
www.kunacity.id.gov

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

--



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

From: Kendra Conder
To: Troy Behunin
Subject: RE: Valor Social Club Phase one
Date: Tuesday, June 10, 2025 10:17:45 AM
Attachments: image004.png
image007.png

Good Morning Troy,

ITD has reviewed the application transmittal for 25-08-DR and does not have any comments.

Thank you!

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



From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Monday, June 9, 2025 5:05 PM
To: Ada County Highway District <planningreview@achdidaho.org>; Central District Health Department <lbadigian@cdhd.idaho.gov>; COMPASS <gisshared@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <chad.gordon@jmsanitation.com>; Jessica Reid <jhall@kunaid.gov>; Kuna Police Department <mfratusco@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Kuna Rural Fire District Plan Review <scott@fccnw.com>; Marina Lundy <MLundy@kunaid.gov>; PWoffice <PWoffice@kunaid.gov>; Taryn Villanueva <TVillanueva@kunaid.gov>
Cc: Doug Hanson <dhanson@kunaid.gov>; Sam Feist <SFeist@kunaid.gov>; Jennifer Miller <JMiller@kunaid.gov>
Subject: Valor Social Club Phase one

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Afternoon Greetings!
The City of Kuna requests comments for a proposed Design Review of Phase One of the Valor Social Club, at the Falcon Crest P.U.D., in the City of Kuna.

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Please let our office know if you have any questions or need additional information.

Troy

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Troy Behunin
Senior Planner
City of Kuna | Development Services
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Miranda Gold, President
Alexis Pickering, Vice-President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner
Patricia Nilsson, Commissioner

June 13, 2025

To: Mark Tate and Travis Jeffers
M3 Companies, LLC
1673 Shoreline Drive
Suite 200
Boise, ID 83702

Subject: KUNA25-0016 / 25-08-DR
11102 S Cloverdale Road
Valor Social Club Phase 1

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

The applicant shall be required to:

1. Pay a traffic impact fee, if applicable. For any questions regarding the traffic impact fee please contact ACHD's Impact Fee Administrator at impactfees@achdidaho.org.
2. If applicable, a traffic impact fee shall be assessed by ACHD and will be due prior to the issuance of a building permit by the lead agency. This is a separate review process and it is the applicant's responsibility to submit plans directly to ACHD.
3. Payment can be accepted over the phone by calling (208) 387-6170 or can be sent/ delivered to the following address:

   Ada County Highway District
   Attn: Development Services
   5800 N. Meeker Avenue
   Boise, ID 83713

   - Reference the file number above when making the payment.
   - Please note:
     - Fees are subject to change if not paid prior to October 1st
     - All card payments are subject to a 3% processing fee
     - All e-check payments are subject to a $1.50 processing fee
4. Submit a driveway approach request for any proposed driveways. Driveway approach permits can be found at:

   https://www.achdidaho.org/home/showpublisheddocument/988/638245965711600000
5. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way.

6. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.).

If you have any questions, please feel free to contact me at (208) 387-6384.

Sincerely,

Sam Standal
Assistant Traffic Engineer
Development Services

cc: Troy Behunin, City of Kuna
Falcon Crest Club Partners

Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Public Right-of-Way Accessibility Guidelines (PROWAG) requirements. The applicant's engineer should provide documentation of compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 208-387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 208-387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.