



# Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)



### **\*\*Office Use Only\*\***

**File No.(s):** 22-05-PUD, 22-07-ZC, 22-15-S, 22-08-SUP, 22-34-DR

**Project Name:** Gallica Heights

**Date Received:** 07.19.2022

**Date Accepted as Complete:** \_\_\_\_\_

Type of review requested (check all that apply):

<input type="checkbox"/>	Annexation & Zoning	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Comp. Plan Map Amendment	<input type="checkbox"/>	Combination Pre & Final Plat
<input checked="" type="checkbox"/>	Design Review	<input type="checkbox"/>	Development Agreement
<input type="checkbox"/>	Final Planned Unit Development	<input type="checkbox"/>	Final Plat
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Ordinance Amendment	<input checked="" type="checkbox"/>	Planned Unit Development
<input checked="" type="checkbox"/>	Preliminary Plat	<input checked="" type="checkbox"/>	Rezone
<input type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Temporary Business
<input type="checkbox"/>	Vacation	<input type="checkbox"/>	Variance

### **Owner of Record**

Name: Kimberly S and Daniel S Van Grouw / Thistle Farm LLC

Address: 6152 W Half Moon Ln, Eagle, ID 83616

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### **Applicant (Developer) Information**

Name: Thistle Farm LLC

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### **~~Engineer~~/Representative Information**

Name: Givens Pursley - Elizabeth Koeckeritz/ KristenMcNeill

Address: 601 W Bannock St, Boise, ID 83702

Phone: (208) 388-1250 / (208) 388-1276 Email: eak@givenspursley.com / kristenmcneill@givenspursley.com

### **Subject Property Information**

Site Address: 4425 W Columbia Rd; NNA W Columbia Rd; NNA S Black Cat Rd

Nearest Major Cross Streets: S Black Cat Rd and W Columbia Rd

Parcel No.(s): S1310223100, S1310233700, and S1310233610

Section, Township, Range: 2N 1W 10

Property Size: 132.26 acres

Current Land Use: A (Agricultural) Proposed Land Use: Mixed Use (no change)

Current Zoning: A (Agricultural) Proposed Zoning: R-6 (Medium Density Residential) ;  
R-12 (High Density Residential) ; and  
C-1 (Neighborhood Commercial District)

**Project Description**

Project Name: Gallica Heights

General Description of Project: Gallica Heights a mixed-use residential and commercial community  
located on the southeast corner of Black Cat Road and Columbia, to  
include attached townhomes and detached single-family residential lots

Type of proposed use (check all that apply and provide specific density/zoning): X

Residential: R-2 R-4  R-6 R-8  R-12 R-20  Commercial  C-1 C-2 C-3  CBD  
 Office  Industrial: M-1 M-2  Other: \_\_\_\_\_

Type(s) of amenities provided with development: \_\_\_\_\_

Amenities include a community center, swimming pool, clubhouse, pickleball courts, a large grassy  
sports field, a 3/4 acre park with additional pickleball courts and pathways throughout including a  
multi-use pathway adjacent to the Ridenbaugh Highline Canal.

**Residential Project Summary (If Applicable)**

Are there existing buildings?  YES  NO

If YES, please describe: An empty house and garage

Will any existing buildings remain? YES  NO

No. of Residential Units: 615 No. of Building Lots: 702

No. of Common Lots: 86 No. of Other Lots: 1

Type of dwelling(s) proposed (check all that apply):

Single-Family  Townhomes  Duplexes  Multi-Family  
 Other: \_\_\_\_\_

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

Gross Density (Dwelling Units ÷ Total Acreage): 4.65 du / acre

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 5.99 du / acre



Percentage of Open Space provided: 16.93 % Acreage of Open Space: 22.39 acres

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

Open space includes landscaped areas, a large grassy sports field, a 3/4 acre park, pathways along the canal

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**Non-Residential Project Summary (If Applicable)**

Number of building lots: 1 Other lots: \_\_\_\_\_

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

Building height: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_

Total No. of Employees: \_\_\_\_\_ Max No. of Employees at one time: \_\_\_\_\_

No. of and ages of students: \_\_\_\_\_ Seating capacity: \_\_\_\_\_

**Proposed Parking**

ADA accessible spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

Regular parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

Width of driveway aisle: \_\_\_\_\_

Proposed lighting: \_\_\_\_\_

Is lighting "Dark Sky" compliant? YES NO

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

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Applicant Signature:  Date: 7/18/2022

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

**Upon completion of this form, please email to [pzapplications@kunaaid.gov](mailto:pzapplications@kunaaid.gov). A link will be provided to you for application attachments to be uploaded to the cloud.**

# Planned Unit Development Application

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)



**\*\*Office Use Only\*\***

**Case No(s):** 22-05-PUD, 22-07-ZC, 22-15-S, 22-08-SUP, 22-34-DR

**Project Name:** Gallica Heights

**Date of Pre-Application Meeting:** Valid for three (3) months, unless otherwise determined by staff

**Date Received:** 07.19.2022

**Date Accepted as Complete:** \_\_\_\_\_

KCC 5-1-6 defines a Planned Unit Development as, “An area of land in which a variety of Residential, Commercial and Industrial uses under single ownership or control is developed for the purpose of selling individual lots or estates and are accommodated in a preplanned environment with more flexible standards, such as lot sizes and setbacks.”

The City of Kuna has adopted a Planned Unit Development (PUD) process whose purpose is to make Kuna a pleasant, comfortable place to live and work. This PUD process is based on standards and guidelines found in Kuna City Code (KCC) 6-5-2. KCC can be viewed at [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov).

**Application shall contain one (1) copy of the following (digital documents preferred):**

- Complete Planning & Zoning Application Coversheet.
- Complete Planned Unit Development Application (*It is the applicant’s responsibility to use current application.*)
- Detailed narrative or justification for the application, describing project, design elements and how the project complies with PUD standards; nature of the land use actions requested; proposed number of phases; number of lots for each applicable designation (i.e. Residential, Commercial, Common, etc.); Gross & Net density; Open Space percentage & amenities; roads; and parking.
- Vicinity Map 8.5” x 11” : Drawn to scale of 1” = 300’ (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Aerial Map 8.5” x 11” : Color photo depicting the proposed site, street names, and surrounding area within 500’. (*The purpose of this photo is to view the existing features of the site & surrounding sites.*)
- Copy of Deed; **and**, if applicant is not the owner, an *original* Affidavit of Legal Interest from the owner (and ALL interested parties) stating the applicant is authorized to submit the application.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.*)
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.
- Preliminary Plat: Drawn to scale of 1” = 100’ (or similar), displaying the following:
  - Name of project and date
  - Name of plan preparer with contact information

- Names, addresses and phone numbers of the Controller & any others involved in the project (i.e. Architect, Landscape Architect, Designer, Engineer, Planner, Nurseryman, etc.)
- North arrow
- Property lines
- Location of subdivision lines
- Existing structures – Identify those which are relocated or removed
- On-site and adjoining streets, alleys, private drives
- Rights-of-way and their designation
- Location and width of easements, canals and drainage ditches
- On-site transportation circulation plan for motor vehicles, pedestrians and bicycles
- Drainage location and method of on-site retention/detention
- Existing and/or proposed utility services, any above ground utility structures and provide their location
- Parking layout including spaces, driveways, curbs, cuts, circulation patterns, pedestrian walks and vision triangles
- Location and dimensions of off-street parking
- Location and size of any loading areas, docks, ramps and vehicle storage or service areas
- Roofline and foundation plan of building and location onsite
- Location of trash storage areas and exterior mechanical equipment; provide proposed method of screening
- Sign locations (*A separate Sign Application must be submitted; this is a Staff level review.*)
- Locations and uses of all Open Spaces
  - Location of public restrooms
- Location, types and sizes of sound and visual buffers (*all buffers must be located outside the public right-of-way*)
- Location of walls and fences; provide their height and material of construction
- Natural Features Map: showing an inventory of existing site features
  - Ground elevation shown by contour lines at 2' intervals or less
    - 5' intervals may be accepted for slopes greater than 10%
  - General soil types as documented by a soils engineer or engineering geologist
  - Hydrology:
    - Analysis of natural drainage patterns and water resources including an analysis of streams, natural drainage swales, wetlands, floodplain areas or other areas subject to flooding, poorly drained areas, permanent high ground water areas and seasonally high ground water areas as they may be located on site or be affected by on site activity
    - Proposed and existing storm water facilities
    - Water conveyance facilities
    - Water features (*i.e., ponds, wetlands and permanent/intermittent water courses*)
    - If any portion of property is subject to flooding, a FEMA Floodplain Development Permit Application is required
  - Trees, vegetation and ground cover, historic sites, major rock outcroppings, etc.
  - Sanitary sewer, storm drainage and water supply facilities (*If such facilities are not on or abutting the site, indicate the direction and distance to the nearest such facilities*)
  - Width, location and purpose of all existing easements of record on/and abutting site(s)
- Site Plan: Drawn to a scale of 1" = 100' (or similar)
  - Name of project

- Signed and stamped by a licensed engineer, including date and contact information (*with the exception of concept drawings and residential structures that do not require a licensed engineer's review*)
- North Arrow
- Locations of all existing and proposed dwelling units and/or individual lots
- Location of major streets
- Proposed yard requirements or Single-Family homes for individual lots
- Existing and proposed traffic circulation system serving the PUD including:
  - Off-street parking and maneuvering
  - Points of access to existing public rights-of-way
  - Ownership of streets (*i.e. Public or Private*)
  - Parking areas
- Existing and proposed pedestrian & bicycle circulation system
- Conceptual plans for all services, including their location; whether services will be publicly or privately owned & maintained; location of utility connections. (*Any services intended to be privately owned, such as sewer/water/streets, requires prior review & approval by the City Engineer.*)
- Proposed location and design of any public or private common areas or structures including Open Space; parks or recreations areas; and school sites.
- Proposed architectural styles
- Landscape Plan for subdivision entrances, buffers, common areas, etc.
- Development Schedule indicating the approximate date on which construction of all phases within the project can be expected to begin; if schedule is approved by the Commission, it shall become part of the final development plan.
- Environmental Assessment, Grading Plan or other studies as may be appropriate for the proposed site or any additional information as determined by the Planning & Zoning Director, City Engineer, etc.

**IF THE PRELIMINARY PLAT INCLUDES 100 LOTS OR MORE,  
A TRAFFIC IMPACT STUDY IS REQUIRED.**

*This application shall not be considered complete (nor will a Public Hearing be scheduled) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled hearing date, fees due, and any additional items via a Letter of Completeness.*

Information to Note:

The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee (KCC 5-1A-2C).

Complete applications shall be reviewed within sixty (60) days of date of acceptance (KCC 5-1A-5A).

If the Planning & Zoning Director or Designee, the Commission and/or City Council determine that additional and/or revised information is needed, and/or if other unforeseen circumstances arise, any dates outlined for processing may be rescheduled by the City. Applicant/Representative must attend all scheduled meetings.

**Owner Information**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Applicant Information**

Name & Title: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Representative**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Property Information**

Address: \_\_\_\_\_

Parcel No(s): \_\_\_\_\_

Major Cross Streets: \_\_\_\_\_

Distance from Major Cross Streets: \_\_\_\_\_

**PUD Information**

1. This PUD Application is a request to construct, add or change (briefly explain the nature of request):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. PUD Amenities (circle all that apply):

Playground(s) Basketball/Tennis Court(s) Baseball Diamond Soccer/Rugby Field(s)

Swimming Pool Natatoriums Walking/Running Paths Clubhouse School Sites

Pedestrian/Bicycle Pathways (exclusive of required sidewalks adjacent to Public Rights-of-Way)

3. Are there any proposed pedestrian amenities such as bike racks; trash receptacles; benches; drinking fountains; etc.? YES NO

If Yes, please list: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

4. Total number of parking spaces, including L x W? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

5. What is the current land use? \_\_\_\_\_
6. What are the land uses of the adjoining properties?  
 North: \_\_\_\_\_ South: \_\_\_\_\_ East: \_\_\_\_\_ West: \_\_\_\_\_
7. If the development is intending to be phased, what is the phasing time period?  
 \_\_\_\_\_  
 \_\_\_\_\_
8. Are there any irrigation ditches/canals on or adjacent to the property?  YES  NO  
 If yes, who is the name of the irrigation or drainage provider? \_\_\_\_\_
9. What is the proposed method of on-site drainage retention/detention?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
10. % of site devoted to building coverage: \_\_\_\_\_
11. % of site devoted to landscaping: \_\_\_\_\_ Sq. Ft: \_\_\_\_\_
12. % of landscaping within parking lot(s): \_\_\_\_\_
13. Provide dimensions of landscaped areas within public ROW: \_\_\_\_\_  
 \_\_\_\_\_
14. Are there any existing trees of 4-inch or greater in caliper? YES   NO  
 If Yes, please provide type, size & indicate location on Landscape Plan: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
15. % of site that is hard surface: \_\_\_\_\_ Sq. Ft.: \_\_\_\_\_
16. % of site devoted to other uses: \_\_\_\_\_ Please describe: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**The Ada County Highway District (ACHD) may also conduct public meetings regarding this application. If you have questions about the meeting date(s), please contact ACHD at (208) 387-6170.**

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# Rezone Application

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(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)



**Rezoning requires Public Hearings with both the Planning & Zoning Commission and City Council. Public Hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available.**

**\*\*Office Use Only\*\***

Case No(s): 22-05-PUD, 22-07-ZC, 22-15-S, 22-08-SUP, 22-34-DR

Project Name: Gallica Heights

Date of Pre-Application Meeting: Valid for three (3) months, unless otherwise determined by Staff

Date Received: 07.19.2022

Date Accepted as Complete: \_\_\_\_\_

**Application shall contain one (1) copy of the following (digital documents preferred):**


- Complete Planning & Zoning Application Coversheet.
- Complete Rezone Application.
- Detailed narrative or justification for the application, describing the reasons for the proposed Rezone.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Legal Description of Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Development Agreement & complete Development Agreement Application (*if applicable*).
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.*)
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the Applicant/Agent.

*This application shall not be considered complete (nor will a Public Hearing be scheduled) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled hearing date, fees due, and any additional items via a Letter of Completeness.*

**Information to Note:**

The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee (KCC 5-1A-2C).

Complete applications shall be reviewed within sixty (60) days of date of acceptance (KCC 5-1A-5A).

Applicant Signature:  \_\_\_\_\_ Date: \_\_\_\_\_

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





# Preliminary Plat Application



PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)

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

**\*\*Office Use Only\*\***

Case No(s): 22-05-PUD, 22-07-ZC, 22-15-S, 22-08-SUP, 22-34-DR

Project Name: Gallica Heights

Date of Pre-Application Meeting: Valid for three (3) months, unless otherwise determined by staff

Date Received: 07.19.2022

Date Accepted as Complete: \_\_\_\_\_

**Application shall contain one (1) copy of the following (digital documents preferred):**

- Complete Planning & Zoning Application Coversheet
- Complete Preliminary Plat Application
- Detailed narrative or justification for the application, describing the project, design elements, serviceability, amenities, and how the project complies with the requirements found within Kuna City Code.
- Vicinity Map 8.5” x 11” : Drawn to scale of 1” = 300’ (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Legal Description of Preliminary Plat Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. *(One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.
- A letter or email from the Ada County Engineer showing the subdivision name reservation. *(A name change needs to be submitted and approved by the Planning & Zoning Director & Ada County Engineer.)*
- Preliminary Plat (24” x 36”): Drawn to a scale of 1” = 100’ (or similar), showing
  - Topography at 2’ intervals
  - Land uses (location, layout, types & dimensions) of Residential, Commercial & Industrial
  - Street right-of-way (ROW) including dimensions of ROW dedication for all roadways, street sections, improvements, etc.
  - Easements/common space such as utility easements, parks, community spaces, etc.
  - Layout & dimensions of lots
  - Improvements drawing showing water, sewer, drainage, electricity, irrigation, telephone, gas, proposed street lighting, proposed street names, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.
- Preliminary Plat (8.5” x 11”): Drawn to a scale of 1” = 100’ (or similar), with the same items as listed in the “Preliminary Plat”.

- Phasing Plan
- Landscape Plan for subdivision entrances, buffers, common areas, etc.
- Homeowners Maintenance Agreement for the care of landscaped common areas.

**IF THE PRELIMINARY PLAT INCLUDES 100 LOTS OR MORE,**


**A TRAFFIC IMPACT STUDY IS REQUIRED.**

*This application shall not be considered complete (nor will a Public Hearing be scheduled) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled hearing date, fees due, and any additional items via a Letter of Completeness.*

**Information to Note:**

The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee (KCC 5-1A-2C).

Complete applications shall be reviewed within sixty (60) days of date of acceptance (KCC 5-1A-5A).

Applicant Signature:  \_\_\_\_\_ Date: \_\_\_\_\_

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# Special Use Application

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
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**A Special Use requires a Public Hearing with the Planning & Zoning Commission. A Public Hearing sign will be required to be posted by the applicant for the meeting. Sign posting regulations are available online in Kuna City Code 5-1A-8.**

**\*\*Office Use Only\*\***

Case No(s): 22-05-PUD, 22-07-ZC, 22-15-S, 22-08-SUP & 22-34-DR

Project Name: Gallica Heights Subdivision

Date Received: 7.19.2022

Date Accepted as Complete: \_\_\_\_\_

**Application shall contain one (1) copy of the following (digital documents preferred):**

- Complete Planning & Zoning Application Coversheet.
- Complete Special Use Permit Application.
- Detailed narrative or justification of the application, describing how the project enhances and beautifies the community; types of services the project will provide; and any other applicable information.
- Legal Description of Property: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Aerial Photo: 8.5" x 11" depicting proposed site, street names, and surrounding parcels within five-hundred (500) feet. (*The purpose of the aerial map is to view the site for existing features and existing features of adjacent sites.*)
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.*)
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.

*This application shall not be considered complete (nor will a Public Hearing be scheduled) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled hearing date, fees due, and any additional items via a Letter of Completeness.*

**Information to Note:**

The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee (KCC 5-1A-2C).

Complete applications shall be reviewed within sixty (60) days of date of acceptance (KCC 5-1A-5A).

Applicant Signature:  Date: 7/18/2022

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

# DESIGN REVIEW APPLICATION

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
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**\*\*Office Use Only\*\***

**Case No(s):** 22-05-PUD, 22-07-ZC, 22-15-S, 22-08-SUP, 22-34-DR

**Project Name:** Gallica Heights

**Date of Pre-Application Meeting:** Valid for three (3) months, unless otherwise determined by Staff

**Date Received:** 07.19.2022

**Date Accepted as Complete:** \_\_\_\_\_

The City of Kuna has adopted a Design Review Overlay District whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in Kuna City Code 5-4. The Design Overlay District includes all of Kuna City Limits.

Design Review includes, but is not limited to:

- Commercial
- Institutional
- Multifamily Residential
- Proposed Conversions
- Exterior Remodel//Restoration
- Industrial
- Office
- Common Areas/Landscaping
- Proposed Changes in Land and/or building use
- Enlargement or Expansion of existing buildings or sites

**Application shall contain one (1) copy of the following (digital documents preferred):**

- Complete Planning & Zoning Application Coversheet
- Complete Design Review Application (*It is the Applicant's responsibility to use the most current application.*)
- Detailed narrative or justification for the application, describing the project, design elements and how the project complies with Design Review standards.
- Vicinity Map: 8.5" x 11" at 1" = 300' scale (or similar). Label the location of the property and adjacent streets.
- Aerial Map: 8.5" x 11" color photo depicting proposed site, street names, and surrounding area within 500'.
- Recorded Warranty Deed
- Affidavit of Legal Interest if the individual submitting the application is not the property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.*)
- Elevations for each structure & color rendering with material sample(s) specifically noting where each color and material is to be located on the structure. (*PDF or photo of materials acceptable.*)
- Site, Lighting, Landscape & Drainage Plans
- Construction Drawings/Civil Plans

## Detailed Site Plan Requirements

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Property Lines
- Existing structures – Identify those which are relocated or removed
- On-site and adjoining streets, alleys, private drives and rights-of-way
- Drainage location and method of on-site retention/detention
- Location of public restrooms, if applicable
- Existing and/or proposed utility services; any above ground utility structures and provide their location
- Location and width of easements, canals and drainage ditches
- Location and dimensions of off-street parking
- Location and size of any loading areas, docks, ramps and vehicle storage or service areas
- Location of trash storage areas and exterior mechanical equipment; provide proposed method of screening
- Sign locations (*A separate Sign Application must be submitted; this is a Staff level review.*)
- On-site transportation circulation plan for motor vehicles, pedestrians and bicycles
- Locations and uses of all Open Spaces (*if applicable*)
- Location, types and sizes of sound and visual buffers (*all buffers must be located outside the public rights-of-way.*)
- Parking layout including spaces, driveways, curbs, cuts, circulation patterns, pedestrian walks and vision triangles
- Location and designation of subdivision lines (*if applicable*), property lines, and rights-of-way
- Location of walls and fences; provide their height and material of construction
- Roofline and foundation plan of building and location onsite

## Landscape Plan

The Landscape Plan need to be drawn by the Project Architect, Professional Landscape Architect, Landscape Designer, or qualified Nurseryman for developments possessing more than twelve thousand (12,000) square feet of private land. The Landscape Plan must be colored and drawn to a scale no smaller than 1" = 30', unless otherwise approved. The Planning & Zoning Director may require the preparation of a landscape plan for smaller developments by one of the noted individuals, if the lot(s) have unique attributes. (*See Kuna City Code 5-17 Landscaping Requirements*)

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Boundaries, property lines and dimensions
- Location and design of areas to be landscaped
- Location and labels for all proposed plants
- Existing vegetation identified by species & sizes, and if they are proposed to be relocated or removed (*Retention of existing trees required, see Kuna City Code 5-17-4*)
- Plant lists or schedules with the botanical common name, quantity, and spacing as well as the size of all proposed landscape materials at time of planting
- Location of automatic, underground irrigation systems (*See Kuna City Code 5-17-11*)
- Clearly identify pressurized irrigation lines and underground water storage
- Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fencings, fountains, street/pathway furniture, etc.

- Sign locations (a separate sign application must be submitted)
- Locations of open spaces (*if applicable*)
- Parking areas
- Location and designations of all sidewalks
- Engineered Grading and Drainage Plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved Design Review application, a detailed site grading and drainage plan prepared by a registered professional engineer (PE), shall be submitted to the City for review and approval by the City Engineer.

**Building Elevations**

- Detailed elevation plans, in color, of each side of any proposed building(s) or addition(s). Label associated elevations with North, South, East, West
- Color renderings of all proposed building materials and indication where each material and color application are to be located, in PDF or JPEG format.
- Screening of mechanical equipment
- Provide a cross-section of the building showing any rooftop mechanical units and their roof placement
- Detailed trash enclosure elevation plans showing the materials to be used in construction

**Lighting Plan**

- Exterior lighting, including detailed cut sheets and photometric plan (*pedestrian, vehicle, security, decoration, etc.*)
- Types and wattage of all light fixtures. (*NOTE: Lighting fixtures shall comply with “Dark Sky” policies.*)
- Placement of all light fixtures shown on elevations and landscaping plans

**Owner Information**

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Applicant Information**

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

~~Engineer~~ **Representative**

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Property Information**

Address: \_\_\_\_\_

Parcel No(s): \_\_\_\_\_

Closest Major Cross Streets: \_\_\_\_\_

Please check the box that reflects the intent of the application:

- Building Design Review     Design Review Modification
- Staff Level Application     Subdivision/Common Area Landscape

1. Briefly explain the nature of the request: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Dimension of property: \_\_\_\_\_

3. Current land use(s): \_\_\_\_\_

4. What are the land uses of the adjoining properties?

North: \_\_\_\_\_ South: \_\_\_\_\_

East: \_\_\_\_\_ West: \_\_\_\_\_

5. Is the project intended to be phased? If so, what is the phasing time period?  
\_\_\_\_\_  
\_\_\_\_\_

6. Number and use(s) of all structures: \_\_\_\_\_

7. Building Height: \_\_\_\_\_

8. Number of Stories: \_\_\_\_\_  
*(The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use. Height and area standards can be found in Kuna City Code 5-5-3.)*

9. What is the percentage of building space on the lot when compared to the total lot area:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Exterior Building Materials and Colors**

	Material	Color
<b>Roof:</b>		
<b>Walls: (include percentage of wall coverage of each material)</b>		
<b>% of Wood Application:</b>		
<b>% EIFS: (Exterior Insulation Finish System)</b>		
<b>% Masonry:</b>		
<b>% Face Block:</b>		
<b>% Stucco:</b>		
<b>Other:</b>		
<b>Windows/Doors:</b>		
<b>Soffits and Fascia:</b>		
<b>Trim, etc.:</b>		

**Mechanical Units**

Please identify mechanical unit(s) size and placement: \_\_\_\_\_

\_\_\_\_\_

Proposed screening method? \_\_\_\_\_

\_\_\_\_\_

**Trash Enclosures**

Please identify trash enclosure location, size, and construction materials: \_\_\_\_\_

\_\_\_\_\_

**Irrigation Ditches/Canals**

Are there any irrigation ditches/canals on or adjacent to the property? YES NO

If Yes, what is the name of the irrigation/drainage provider? \_\_\_\_\_

What is the proposed method of on-site drainage retention/detention? \_\_\_\_\_

\_\_\_\_\_

**Fencing**

Is there any existing fencing that will remain? YES NO

If Yes, what is the fencing material, size and location? \_\_\_\_\_

\_\_\_\_\_

What is the fencing material for all new fencing? \_\_\_\_\_

*The City has regulations for fences, walls, and hedges (see Kuna City Code 5-5-5). A fence permit must be acquired prior to installation of any fencing; a permit cannot be acquired until Design Review application Approval/Conditional Approval/Denial.*



**Building Coverage**

<b>% of site devoted to building coverage?</b>		
<b>% of site devoted to landscaping? (Include landscaped rights-of-way)</b>		Square Footage:
<b>% of site that is hard surface? (paving, driveways, walkways)</b>		Square Footage:
<b>% of site devoted to other uses:</b>		Describe:

**Landscaping**

Please provide dimensions of landscaped areas within public rights-of-way: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Are there any existing trees of 4" or greater in caliper on the property? YES **(NO)**  
If Yes, what type, size and general location? (Please indicate location on site plan. NOTE: It is the city's goal to preserve such trees.)

\_\_\_\_\_

\_\_\_\_\_

**Dock Loading Facilities**

Will there be any dock loading facilities? YES NO (If Yes, please continue; if No, please skip this section.)

No. of dock loading facilities and their location: \_\_\_\_\_

\_\_\_\_\_

What is the proposed method of screening? \_\_\_\_\_

**Pedestrian Amenities**

Are there any proposed pedestrian amenities? (i.e. bike racks, trash receptacles, drinking fountains, benches, etc.) YES NO

If Yes, please indicate type, number of each type: \_\_\_\_\_

\_\_\_\_\_

**Parking**

Total number of parking spaces? \_\_\_\_\_ Dimensions? \_\_\_\_\_

Total number of ADA accessible spaces? \_\_\_\_\_ Dimensions? \_\_\_\_\_

Total number of compact spaces (8' x 17')? \_\_\_\_\_

**Miscellaneous**


Will you be proposing setbacks different than those found in KCC 5-3-3? YES NO

If YES, please provide setbacks below, in feet:

Front: \_\_\_\_\_ Rear: \_\_\_\_\_ Side: \_\_\_\_\_ Side: \_\_\_\_\_

Is any portion of the property subject to flooding conditions? YES NO

*The Ada County Highway District (ACHD) may also conduct a public meeting regarding this application. If you have questions about the meeting date, the traffic that this development may generate or the impact of that traffic on streets in the area, please contact ACHD at (208) 387-6170. In order to expedite your request, please have ready the file number indicated.*

Applicant Signature:  \_\_\_\_\_ Date: \_\_\_\_\_

**Additional Information**

Please indicate/explain/provide any additional information deemed relevant to this application:

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Escrow No.: 34601914219-TK

**SPECIAL WARRANTY DEED**

**FOR VALUE RECEIVED**

**Daniel S. Van Grouw and Kimberly S. Van Grouw, husband and wife**

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Thistle Farm LLC, an Idaho limited liability company**

whose address is **6152 W Half Moon Lane, Eagle, ID 83616**, the Grantee(s), the following described premises, in Ada County, Idaho, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that no encumbrances were initiated during the ownership of the undersigned nor is the undersigned aware of any such, excepting those of record.

And that (s)he will warrant and defend the same from all lawful claims of or through grantors, but none other.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

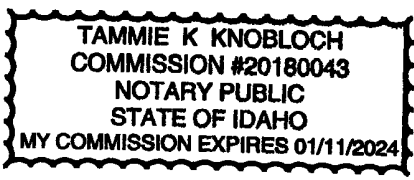
Effective this 15 day of November, 2019.

\_\_\_\_\_  
Daniel S. Van Grouw  
  
\_\_\_\_\_  
Kimberly S. Van Grouw

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 15 day of Nov, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Daniel S. Van Grouw and Kimberly S. Van Grouw known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature:   
Name: \_\_\_\_\_  
Residing at: 50110 Hill 24  
My Commission Expires: 11-24



(SEAL)

**EXHIBIT "A"**  
**Legal Description**

An undivided 50% interest in and to the following described property:

**Parcel 1**

A parcel of Land being a portion of the Northwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at an aluminum cap marking the Section corner common to Sections 3, 4, 9 and 10, Township 2 North, Range 1 West, Boise Meridian; thence  
Along the Section line common to Sections 9 and 10, also being the centerline of Black Cat Road, South 00°12'30" West, 1,161.09 feet to a point; thence  
Leaving said Section line South 89°47'30" East, 25.00 feet to an iron pin on the East right-of-way line of said Black Cat Road, also being the REAL POINT OF BEGINNING; thence  
Leaving said East right-of-way line, South 80°03'41" East, 916.09 feet to an iron pin; thence  
North 14°22'25" East, 217.80 feet to an iron pin; thence  
North 05°14'28" East, 97.95 feet to an iron pin; thence  
North 06°16'35" West, 104.83 feet to an iron pin; thence  
North 19°19'55" West, 218.20 feet to an iron pin; thence  
North 08°09'11" East, 390.51 feet to an iron pin; thence  
North 77°40'32" West, 45.70 feet to an iron pin; thence  
North 05°47'33" East, 210.42 feet to an iron pin on the West right-of-way line of West Balivi Lane (a private drive) as shown on Record of Survey No. 2871, recorded as Instrument No. 94045896, Records of Ada County, Idaho; thence  
Along said right-of-way line of Balivi Lane  
North 00°00'02" West, 70.01 feet to an iron pin marking the intersection of the West right-of-way line of said West Balivi Lane and the South right-of-way line of Columbia Road, said iron pin being 25.00 feet South of the centreline of Columbia Road; thence  
Leaving said West Balivi Lane right-of-way line, and along the South right-of-way line of said Columbia Road, South 89°59'58" West, 909.50 feet to an iron pin marking the intersection of the South right-of-way line of said Columbia Road and the East right-of-way line of said Black Cat Road; thence  
Leaving the South right-of-way line of said Columbia Road, and along the East right-of-way line of said Black Cat Road,  
South 00°12'30" West, 1,136.18 feet to the REAL POINT OF BEGINNING.

**Parcel 2**

An undivided 50% interest in and to the following described property:  
A parcel of Land being a portion of the Northwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at an aluminum cap marking the Section corner common to Sections 3, 4, 9 and 10, Township 2 North, Range 1 West, Boise Meridian; thence  
Along the Section line common to said Sections 3 and 10, also being the centerline of Columbia Road, North 89°59'58" East, 2,655.53 feet to an aluminum cap marking the quarter corner common to Sections 3 and 10; thence  
Leaving said Section line, and along the North-South center quarter Section line of said Section 10, South 00°17'55" West, 25.00 feet to an iron pin on the South right-of-way line of said Columbia Road, also being the REAL POINT OF BEGINNING; thence  
Leaving said South right-of-way line and continuing along said North-South center quarter Section line, South 00°17'55" West, 2,084.02 feet to an iron pin; thence  
Leaving said North-South center quarter Section line, and along a curve to the right having a radius of 187.00 feet, a central angle of 40°38'39", an arc length of 132.65 feet, and a chord which bears South 20°37'15" West, 129.89

**EXHIBIT "A"**  
Legal Description

feet to an iron pin; thence  
South 40°56'34" West, 100.79 feet to an iron pin; thence, along a curve to the right having a radius of 158.00 feet, a central angle of 54°49'41", an arc length of 151.20 feet, and a chord which bears South 68°21'25" West, 145.49 feet to an iron pin; thence  
North 84°13'45" West, 762.67 feet to an iron pin; thence  
North 00°23'48" East, 883.54 feet to an iron pin; thence  
North 84°35'16" West, 327.24 feet to an iron pin; thence  
North 05°02'08" East, 481.50 feet to an iron pin; thence  
North 89°59'58" East, 476.85 feet to an iron pin; thence  
North 07°50'01" East, 412.90 feet to a point in the centerline of a concrete ditch, said point being witnessed by an iron pin bearing South 07°50'01" West, 5.00 feet distant from the true point; thence  
Along the centerline of said concrete ditch,  
North 83°06'28" West, 302.36 feet to a point; thence  
Leaving said concrete ditch  
South 02°54'01" West, 5.00 feet to an iron pin; thence  
North 82°54'08" West, 310.91 feet to an iron pin; thence  
North 78°12'35" West, 28.39 feet to an iron pin; thence  
North 65°35'24" West, 30.75 feet to an iron pin; thence  
North 21°07'48" West, 31.47 feet to an iron pin; thence  
Along a curve to the left having a radius of 116.28 feet, a central angle of 56°32'44", an arc length of 114.76 feet, and a chord which bears North 49°24'10" West, 110.16 feet to an iron pin; thence  
North 77°40'32" West, 134.47 feet to an iron pin; thence  
Along a curve to the right having a radius of 11.32 feet, a central angle of 77°40'35", an arc length of 15.35 feet, and a long chord which bears North 38°50'20" West, 14.20 feet to an iron pin; thence  
North 00°00'02" West, 226.57 feet to an iron pin on the South right-of-way line of said Columbia Road; thence  
Along said South right-of-way line North 89°59'58" East, 1,660.99 feet to the REAL POINT OF BEGINNING.



IXID-0265065 CA

**WARRANTY DEED**

**FOR VALUE RECEIVED**

Jerry D Frederick and Vivian J Frederick, husband and wife GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

Thistle Farm, LLC GRANTEE(s), whose current address is: 6152 W Half Moon Ln, Eagle, ID 83616 the following described real property in Ada County, State of Idaho more particularly described as follows, to wit:

Legal description attached hereto and made a part hereof marked Exhibit "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with said Grantee(s) that Grantor(s) is/are the owner(s) in fee simple of said premises, that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year which are not yet due and payable and the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated:

Jerry D. Frederick  
Jerry D Frederick

Vivian J. Frederick  
Vivian J Frederick

STATE OF: Idaho  
COUNTY OF Ada

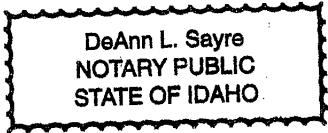
On this 2<sup>nd</sup> day of July, in the year of 2018, before me the undersigned Notary Public in and for said State, personally appeared Jerry D. Frederick & Vivian J Frederick known or identified to me (or proved to me on the oath of ...), to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

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

DeAnn L. Sayre

Notary Public for State of Idaho  
Residing at: \_\_\_\_\_  
My commission expires: Residing in: Kuna, ID

**My Commission Expires: 06/28/2022**



## EXHIBIT "A"

BASIS OF BEARING IS N. 89°59'58" E. BETWEEN A FOUND ILLEGIBLE ALUMINUM CAP MARKING THE NW CORNER OF SECTION 10 AND A FOUND 5/8 INCH REBAR WITH AN ILLEGIBLE CAP MARKING THE N1/4 CORNER OF SAID SECTION 10, BOTH LOCATED IN TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN.

A PARCEL OF LAND SHOWN AS PARCEL B ON THAT CERTAIN RECORD OF SURVEY NO. 10504, OFFICIAL RECORDS OF ADA COUNTY, IDAHO, LOCATED IN THE NW1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 10;

THENCE S. 00°12'30" W., COINCIDENT WITH THE WEST LINE OF SAID NW1/4 OF SECTION 10, A DISTANCE OF 1161.25 FEET;

THENCE LEAVING SAID WEST LINE, S. 89°47'30" E., 25.00 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 946" MARKING THE EAST RIGHT OF WAY LINE OF S. BLACKCAT ROAD AND THE POINT OF BEGINNING;

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S. 80°03'50" E., 916.23 FEET TO A 1/2 IN REBAR WITH CAP "PLS 946" ON THE EAST TOP OF BANK OF THE RIDENBAUGH HIGHLINE CANAL;

THENCE COINCIDENT WITH SAID EAST TOP OF BANK THE FOLLOWING COURSES AND DISTANCES:

THENCE N. 14°22'14" E., 217.81 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 946";

THENCE N. 05°12'38" E., 97.95 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 946";

THENCE N. 06°16'02" W., 104.85 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 946";

THENCE N. 19°20'17" W., 218.21 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 946";

THENCE LEAVING SAID EAST TOP OF BANK, N. 08°09'11" E., 390.50 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 11574";

THENCE S. 77°40'32" E., 167.89 FEET TO A 1/2 INCH REBAR WITH AN ILLEGIBLE CAP MARKING THE BEGINNING OF A CURVE RIGHT, HAVING A RADIUS OF 56.28 FEET;

THENCE 55.34 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°20'04", SUBTENDED BY A CHORD BEARING S. 49°29'03" E., 53.13 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 946";

THENCE NON-TANGENT TO SAID CURVE, S. 08°21'18" W., 477.57 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 946";

THENCE S. 83°03'38" E., 270.51 FEET TO A 1/2 INCH REBAR WITH NO CAP;

THENCE S. 05°02'06" W., 481.56 FEET TO A 1/2 INCH REBAR WITH NO CAP;

THENCE S. 84°37'01" E., 327.27 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 946";

THENCE S. 00°23'11" W., 883.57 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 946";

THENCE S. 84°14'45" E., 762.72 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 946" MARKING THE BEGINNING OF A NON-TANGENT CURVE LEFT, HAVING A RADIUS OF 158.00 FEET;

THENCE 151.16 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°49'00", SUBTENDED BY A CHORD BEARING N. 68°19'54" E., 145.46 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 946";

THENCE NON-TANGENT TO SAID CURVE, N. 40°58'14" E., 100.82 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 946" MARKING THE BEGINNING OF A NON-TANGENT CURVE LEFT, HAVING A RADIUS OF 187.00 FEET;

THENCE 132.53 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°36'21", SUBTENDED BY A CHORD BEARING N. 20°31'50" E., 129.77 FEET TO A 1/2 INCH REBAR WITH AN ILLEGIBLE CAP ON THE EAST LINE OF SAID NW1/4 OF SECTION 10;

THENCE S. 00°17'21" W., COINCIDENT WITH SAID EAST LINE OF THE WN1/4, A DISTANCE OF 544.01 FEET TO A 5/8 INCH REBAR WITH NO CAP MARKING THE SE CORNER OF SAID NW1/4 OF SECTION 10;

THENCE S. 89°59'28" W., COINCIDENT WITH THE SOUTH LINE OF THE SE1/4 OF SAID NW1/4 OF SECTION 10, A DISTANCE OF 1325.89 FEET TO A 5/8 INCH REBAR WITH NO CAP MARKING THE CW1/16 CORNER OF SAID SECTION 10;

THENCE S. 89°59'10" W., COINCIDENT WITH THE SOUTH LINE OF THE SW1/4 OF SAID NW1/4 OF SECTION 10, A DISTANCE OF 253.17 FEET TO A 1/2 INCH REBAR WITH NO CAP ON THE WEST TOP OF BANK OF SAID RIDENBAUGH HIGHLINE CANAL;

THENCE N. 23°17'29" W., COINCIDENT WITH SAID WEST TOP OF BANK, A DISTANCE OF 758.28 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 5292" MARKING THE BEGINNING OF A NON-TANGENT CURVE RIGHT, HAVING A RADIUS OF 289.89 FEET;

THENCE 158.17 FEET ALONG THE ARC OF SAID CURVE AND COINCIDENT WITH SAID WEST TOP OF BANK, THROUGH A CENTRAL ANGLE OF 31°15'44", SUBTENDED BY A CHORD BEARING N. 08°03'58" W., 156.22 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 11574";

THENCE LEAVING SAID WEST TOP OF BANK AND NON-TANGENT TO SAID CURVE, N. 80°59'11" W., 731.35 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 11574" ON SAID EAST RIGHT OF WAY LINE OF S. BLACKCAT ROAD;

THENCE N. 00°12'30" E., COINCIDENT WITH SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 525.87 FEET TO THE POINT OF BEGINNING.





Escrow No.: 34601914217-TK

**SPECIAL WARRANTY DEED**

**FOR VALUE RECEIVED**

**Thistle Farm LLC, an Idaho limited liability company, which took title as Thistle Farm, LLC**

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Daniel S. Van Grouw and Kimberly S. Van Grouw, husband and wife**

whose address is **7900 S. Old Farm Lane, Meridian, ID 83642**, the Grantee(s), the following described premises, in Ada County, Idaho, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF


TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that it is the owner(s) in fee simple of said premises; that no encumbrances were initiated during the ownership of the undersigned nor is the undersigned aware of any such, excepting those of record.

And that it will warrant and defend the same from all lawful claims of or through grantor, but none other.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 15 day of November, 2019 .

Thistle Farm LLC, an Idaho limited liability company

BY:   
\_\_\_\_\_  
Timothy W. Eck  
Manager

BY: \_\_\_\_\_  
Corey D. Barton  
Manager



Escrow No.: 34601914217-TK

**SPECIAL WARRANTY DEED**

**FOR VALUE RECEIVED**

**Thistle Farm LLC, an Idaho limited liability company, which took title as Thistle Farm, LLC**

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Daniel S. Van Grouw and Kimberly S. Van Grouw, husband and wife**

whose address is **7900 S. Old Farm Lane, Meridian, ID 83642**, the Grantee(s), the following described premises, in Ada County, Idaho, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that it is the owner(s) in fee simple of said premises; that no encumbrances were initiated during the ownership of the undersigned nor is the undersigned aware of any such, excepting those of record.

And that it will warrant and defend the same from all lawful claims of or through grantor, but none other.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 15 day of November, 2019 .

Thistle Farm LLC, an Idaho limited liability company

BY: \_\_\_\_\_  
Timothy W. Eck  
Manager

BY: \_\_\_\_\_  
Corey D. Barton  
Manager

**SPECIAL WARRANTY DEED**

(continued)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Timothy W. Eck, known or identified to me to be the person whose name is subscribed to the within instrument, as the Manager of Thistle Farm LLC, an Idaho limited liability company, a LimitedLiabilityCompany and acknowledged to me that he executed the same as such Manager.

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Residing at: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

(SEAL)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 15<sup>th</sup> day of November, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey D Barton, known or identified to me to be the person whose name is subscribed to the within instrument, as the Manager of Thistle Farm LLC, an Idaho limited liability company, a LimitedLiabilityCompany and acknowledged to me that he executed the same as such Manager.

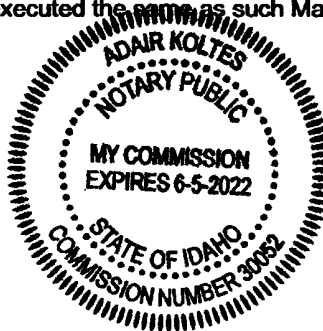
Signature: Adair Koltes

Name: Adair Koltes

Residing at: Nampa, ID

My Commission Expires: 6-5-2022

(SEAL)



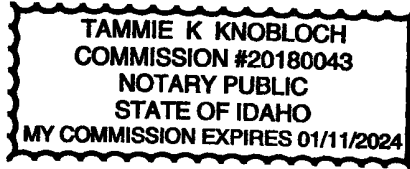
**SPECIAL WARRANTY DEED**

(continued)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 15 day of Nov, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Timothy W. Eck, known or identified to me to be the person whose name is subscribed to the within instrument, as the Manager of Thistle Farm LLC, an Idaho limited liability company, a LimitedLiabilityCompany and acknowledged to me that he executed the same as such Manager.

Signature: [Handwritten Signature]  
Name: \_\_\_\_\_  
Residing at: Stu, ID  
My Commission Expires: 1-11-24



(SEAL)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this \_\_\_\_ day of \_\_\_\_\_, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey D Barton, known or identified to me to be the person whose name is subscribed to the within instrument, as the Manager of Thistle Farm LLC, an Idaho limited liability company, a LimitedLiabilityCompany and acknowledged to me that he executed the same as such Manager.

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

(SEAL)

**EXHIBIT "A"**  
Legal Description

AN UNDIVIDED 50% INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

BASIS OF BEARING IS N. 89°59'58" E. BETWEEN A FOUND ILLEGIBLE ALUMINUM CAP MARKING THE NW CORNER OF SECTION 10 AND A FOUND 5/8 INCH REBAR WITH AN ILLEGIBLE CAP MARKING THE N1/4 CORNER OF SAID SECTION 10, BOTH LOCATED IN TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN.

A PARCEL OF LAND SHOWN AS PARCEL B ON THAT CERTAIN RECORD OF SURVEY NO. 10504, OFFICIAL RECORDS OF ADA COUNTY, IDAHO, LOCATED IN THE NW1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 10;  
THENCE S. 00°12'30" W., COINCIDENT WITH THE WEST LINE OF SAID NW1/4 OF SECTION 10, A DISTANCE OF 1161.25 FEET;  
THENCE LEAVING SAID WEST LINE, S. 89°47'30" E., 25.00 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 946" MARKING THE EAST RIGHT OF WAY LINE OF S. BLACKCAT ROAD AND THE POINT OF BEGINNING;  
THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S. 80°03'50" E., 916.23 FEET TO A 1/2 IN REBAR WITH CAP "PLS 946" ON THE EAST TOP OF BANK OF THE RIDENBAUGH HIGHLINE CANAL;  
THENCE COINCIDENT WITH SAID EAST TOP OF BANK THE FOLLOWING COURSES AND DISTANCES:  
THENCE N. 14°22'14" E., 217.81 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 946";  
THENCE N. 05°12'38" E., 97.95 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 946";  
THENCE N. 06°16'02" W., 104.85 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 946";  
THENCE N. 19°20'17" W., 218.21 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 946";  
THENCE LEAVING SAID EAST TOP OF BANK, N. 08°09'11" E., 390.50 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 11574";  
THENCE S. 77°40'32" E., 167.89 FEET TO A 1/2 INCH REBAR WITH AN ILLEGIBLE CAP MARKING THE BEGINNING OF A CURVE RIGHT, HAVING A RADIUS OF 56.28 FEET;  
THENCE 55.34 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°20'04", SUBTENDED BY A CHORD BEARING S. 49°29'03" E., 53.13 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 946";  
THENCE NON-TANGENT TO SAID CURVE, S. 08°21'18" W., 477.57 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 946";  
THENCE S. 83°03'38" E., 270.51 FEET TO A 1/2 INCH REBAR WITH NO CAP;  
THENCE S. 05°02'06" W., 481.56 FEET TO A 1/2 INCH REBAR WITH NO CAP;  
THENCE S. 84°37'01" E., 327.27 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 946";  
THENCE S. 00°23'11" W., 883.57 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 946";  
THENCE S. 84°14'45" E., 762.72 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 946" MARKING THE BEGINNING OF A NON-TANGENT CURVE LEFT, HAVING A RADIUS OF 158.00 FEET;  
THENCE 151.16 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°49'00", SUBTENDED BY A CHORD BEARING N. 68°19'54" E., 145.46 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 946";  
THENCE NON-TANGENT TO SAID CURVE, N. 40°58'14" E., 100.82 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 946" MARKING THE BEGINNING OF A NON-TANGENT CURVE LEFT, HAVING A RADIUS OF 187.00 FEET;  
THENCE 132.53 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°36'21", SUBTENDED BY A CHORD BEARING N. 20°31'50" E., 129.77 FEET TO A 1/2 INCH REBAR WITH AN ILLEGIBLE CAP ON THE EAST LINE OF SAID NW1/4 OF SECTION 10;  
THENCE S. 00°17'21" W., COINCIDENT WITH SAID EAST LINE OF THE WN1/4, A DISTANCE OF

**EXHIBIT "A"**  
Legal Description

544.01 FEET TO A 5/8 INCH REBAR WITH NO CAP MARKING THE SE CORNER OF SAID NW1/4 OF SECTION 10;  
THENCE S. 89°59'28" W., COINCIDENT WITH THE SOUTH LINE OF THE SE1/4 OF SAID NW1/4 OF SECTION 10, A DISTANCE OF 1325.89 FEET TO A 5/8 INCH REBAR WITH NO CAP MARKING THE CW1/16 CORNER OF SAID SECTION 10;  
THENCE S. 89°59'10" W., COINCIDENT WITH THE SOUTH LINE OF THE SW1/4 OF SAID NW1/4 OF SECTION 10, A DISTANCE OF 253.17 FEET TO A 1/2 INCH REBAR WITH NO CAP ON THE WEST TOP OF BANK OF SAID RIDENBAUGH HIGHLINE CANAL;  
THENCE N. 23°17'29" W., COINCIDENT WITH SAID WEST TOP OF BANK, A DISTANCE OF 758.28 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 5292" MARKING THE BEGINNING OF A NON-TANGENT CURVE RIGHT, HAVING A RADIUS OF 289.89 FEET;  
THENCE 158.17 FEET ALONG THE ARC OF SAID CURVE AND COINCIDENT WITH SAID WEST TOP OF BANK, THROUGH A CENTRAL ANGLE OF 31°15'44", SUBTENDED BY A CHORD BEARING N. 08°03'58" W., 156.22 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 11574";  
THENCE LEAVING SAID WEST TOP OF BANK AND NON-TANGENT TO SAID CURVE, N. 80°59'11" W., 731.35 FEET TO A 1/2 INCH REBAR WITH CAP "PLS 11574" ON SAID EAST RIGHT OF WAY LINE OF S. BLACKCAT ROAD;  
THENCE N. 00°12'30" E., COINCIDENT WITH SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 525.87 FEET TO THE POINT OF BEGINNING.

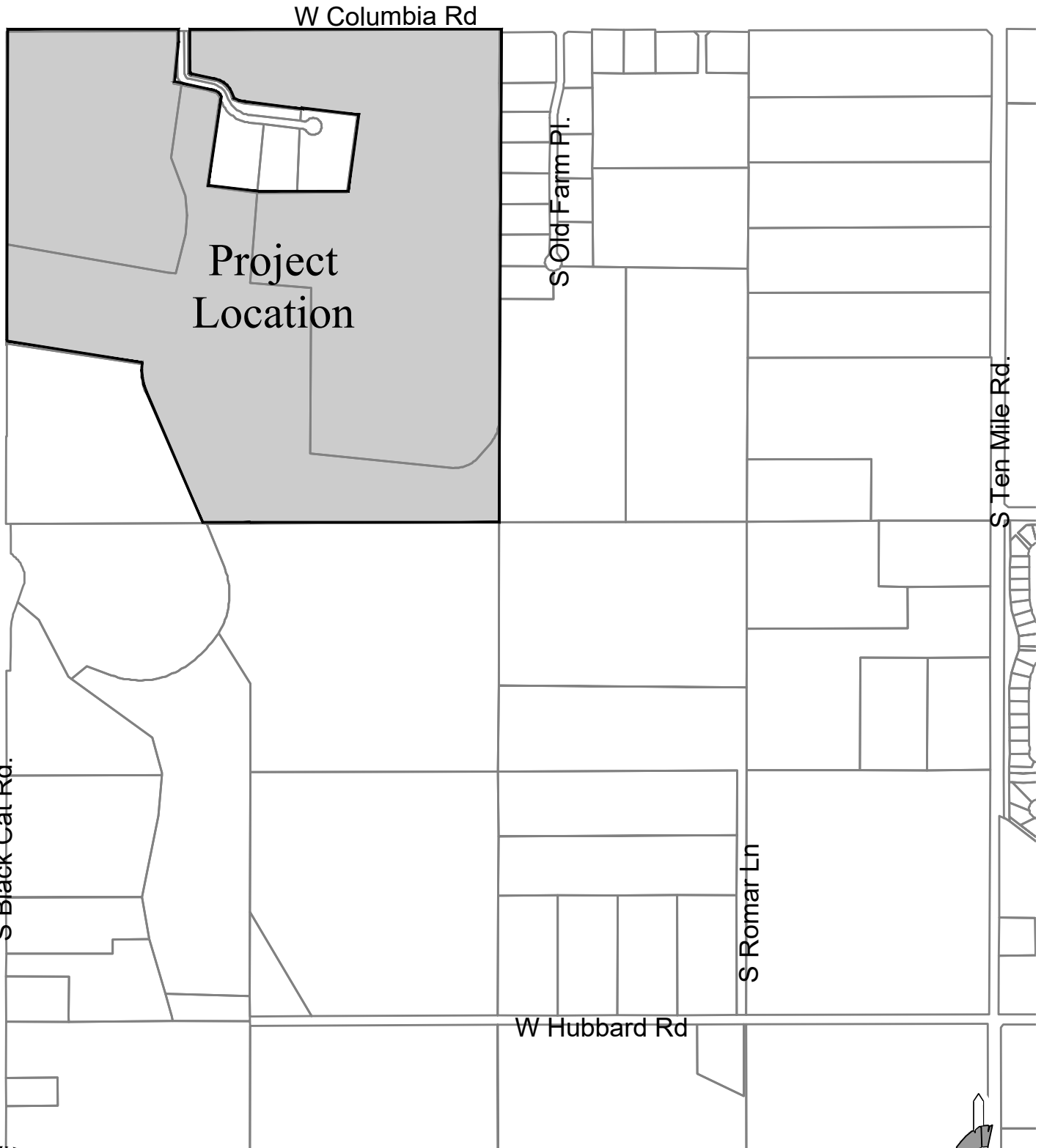








# Gallica Heights Estates Subdivision Vicinity Map



**CENTURION | B&A ENGINEERS, INC.**

Consulting Engineers, Land Surveyors, Planners  
5505 W Franklin Road | Boise, ID 83705  
208.343.3381 | [www.centengr.com](http://www.centengr.com)



NORTH  
NOT TO SCALE

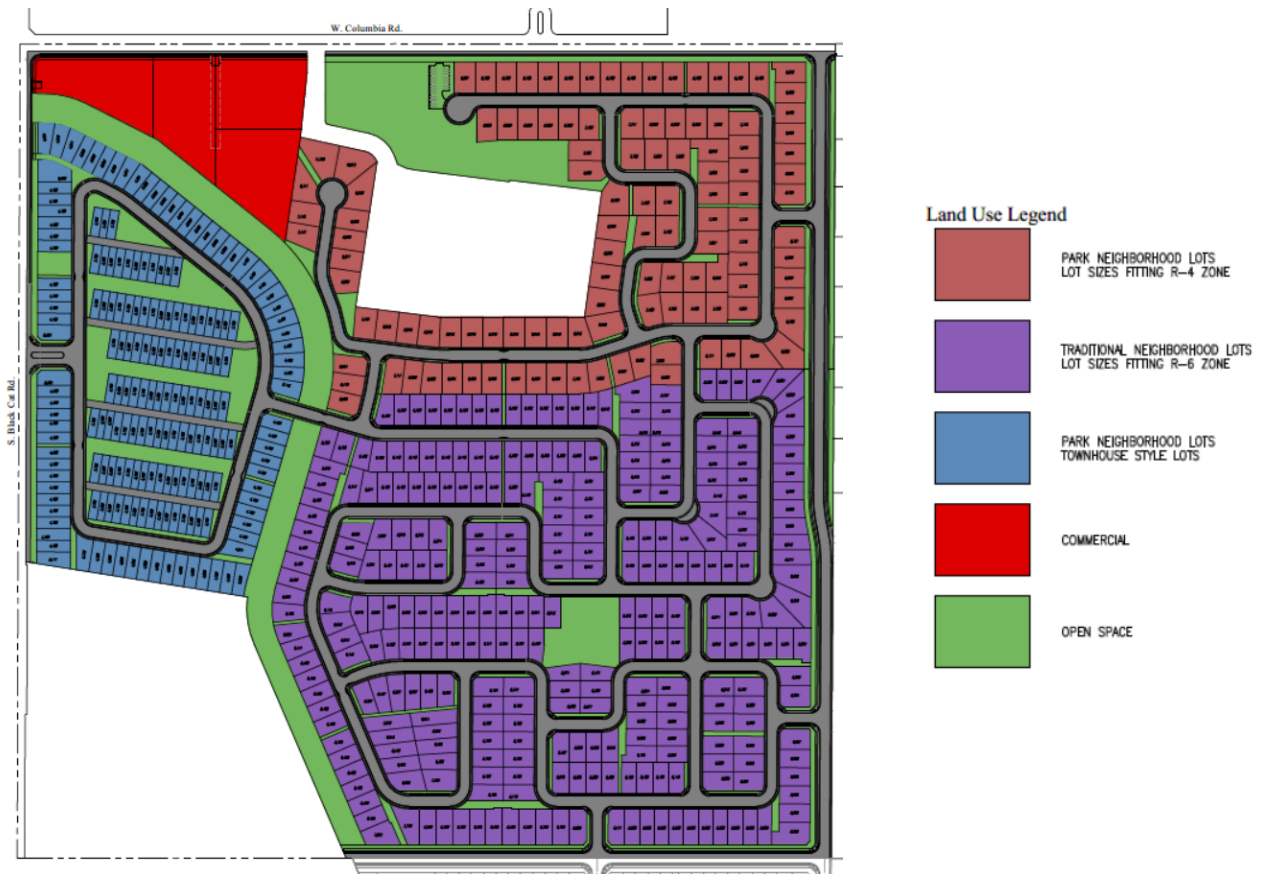
July 15, 2022

Mr. Doug Hanson  
Planning & Zoning Department  
City of Kuna  
751 West 4<sup>th</sup> Street  
Kuna, ID 83634

**RE: Gallica Heights – Kuna, ID  
Zoning, Preliminary Plat, Planned Unit Development and Design Review Applications**

Dear Mr. Hanson:

On behalf of Thistle Farm LLC and Daniel and Kimberly Van Grouw, we are pleased to present Gallica Heights, a mixed-use residential and commercial community located on the southeast corner of Black Cat Road and Columbia. This 132-acre upscale mixed-use development is adjacent to future single-family residential subdivisions and commercial uses.



Gallica Heights features enhanced walkability and pedestrian connectivity throughout and to current and future subdivisions and services in the area; desired amenities for residents including a swimming pool, clubhouse, and pickleball courts; and housing diversity with multiple levels of affordability including attached townhomes and detached single-family residential lots to provide a variety of housing options for Kuna residents.

Applications for this project include a rezone to R-6, R-12, and C1; a Preliminary Plat; a Planned Unit Development including upgraded amenities and unique housing styles; and Design Review for review the subdivision landscaping.

We held neighborhood meetings on June 23, 2021 and May 19, 2022, have met with City and ACHD staff, and have researched adjacent projects and recent approvals. The development plan and renderings included in this application package reflect the input we have received from staff and neighbors, including the elimination of an access point onto Columbia, increased connectivity throughout the development, and surrounding the inholding parcels with open space and large lots.

### Site Information

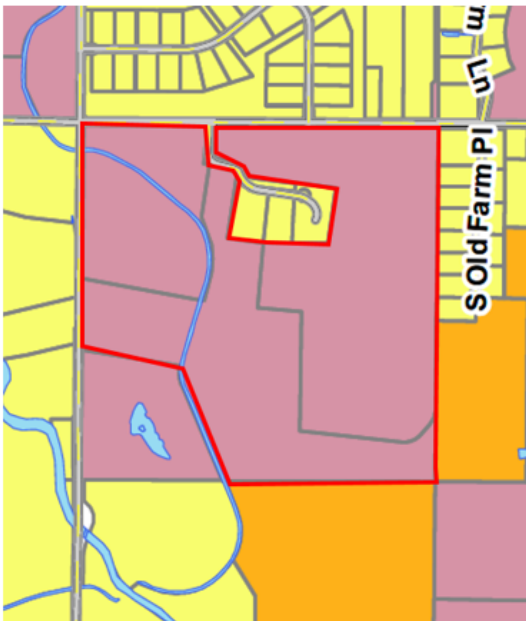
The property is approximately 132.26 acres of agricultural ground identified as Ada County parcel numbers S1310223100, S1310233700, and S1310233610 (collectively, the “Property”). The Property is located directly east of Black Cat Road and south of Columbia Road. The site is currently zoned Agricultural, annexed into the City of Kuna and is designated Mixed Use on the Future Land Use Planning Map (“FLUM”).

Gallica Heights is compatible with the existing and planned land uses surrounding the property (*clockwise from top*):

Current Zoning



Future Land Use Map



- North: Columbia Road; and single family homes zoned Rural Residential (RR) in Ada County and single family homes zoned R-1 within the City of Kuna; designated Low Density Residential on Kuna's FLUM;
- East: Single family homes zoned RR in Ada County and designated as Low Density Residential on Kuna's FLUM; and undeveloped property within the City of Kuna zoned Agricultural and designated as Medium Density Residential on Kuna's FLUM;
- South: Undeveloped property in the City of Kuna zoned Medium Density Residential (R-4) and designated Medium Density Residential on Kuna's FLUM with a development application currently submitted to Kuna; and undeveloped property zoned RR in Ada County and designated as Low Density Residential on Kuna's FLUM;
- South-west corner: One residential home, zoned Agricultural within the City of Kuna and designated as Mixed-Use on Kuna's FLUM.
- West: Black Cat Road; undeveloped property zoned RR in Ada County and designated Low Density Residential on Kuna's FLUM.
- Balivi Lane (inholding). Zoned Rural Residential within Ada County and designated Mixed Use on Kuna's FLUM; contains three residential homes.

## Compliance with Comprehensive Plan

Gallica Heights aligns with the intent of *Envision Kuna* (Kuna's comprehensive plan) by complementing surrounding development and providing residential and commercial opportunities in this part of Kuna. In alignment with *Goal Area 3* our intent is to develop a distinct and well-designed community with diverse residential opportunities adjacent to a complementary commercial area to provide essential services as well as employment opportunities for the surrounding area. Our proposed zoning designations and enclosed development plan support the intent of the land use designations and the Comprehensive Plan.

*Objective 3.C.2* supports the creation of neighborhood-serving mixed-use centers that incorporate commercial activities. In accord with that objective, Gallica Heights proposes a mixture of housing types, commercial lots and open space, all of which will contribute to a strong community and available commercial opportunities in this area. Gallica Heights further supports *Objective 3.D.1*, which encourages the development of housing options for all citizens, by providing a wide range of housing options within the development from single-family attached townhomes to large 11,000 square foot detached residential lots.

*Policy 3.D.2.b.* encourages the development of neighborhood-serving mixed-use and commercial activity centers that allow residents to play, shop, eat and interact with neighbors without leaving their neighborhood. The connectivity through the residential portions of Gallica Heights allow residents to easily access the commercial development located on the north-west corner of the Property.

*Goals 4.B* and *4.C* focus on increasing walkability and connectivity throughout the community. In accord with *Objective 4.B.2*, Gallica Heights provides expanded sidewalks and pedestrian facilities throughout the development. It furthers *Objective 4.C.2* by incorporating expanding pathways and trails throughout the neighborhood and increasing connectivity to the surrounding properties as they develop. Closely related, Gallica Heights provides a gravel pathway along the Ridenbaugh Canal as depicted on the Pathways Master Plan, furthering the creation of neighborhood connections in accord with *Policy 4.C.2.b.*

*Goal 4.D* promotes a connected street network that incorporates mid-mile collectors and crossings for improved neighborhood connectivity. Gallica Heights proposes Shayla Avenue, a mid-mile collector on its

eastern boundary, which will provide the primary entrance to Gallica Heights and enhanced connectivity as this area of Kuna continues to grow and develop. Gallica Heights also includes the construction of West Wing Over Way, a mid-mile collector on its southern border.

**Zoning Application**

We propose to zone the property to the R-6 (Medium Density Residential) , R-12 (High Density Residential) and C-1 (Neighborhood Commercial District) zoning districts to accommodate a mix of single-family detached and attached homes (townhome lots), and commercial uses.

The R-6 district will encompass 418 lots and approximately 94.5 acres, the R-12 district will include 196 lots and approximately 24.6 acres (excluding the Canal easement), and the C-1 zone will be comprised of 4 lots and approximately 6.42 acres.

The C-1 district will allow neighborhood commercial uses that are complementary to the residential area and provide necessary services and employment opportunities to future and existing residents, consistent with the comprehensive plan. The commercial lots will provide easy and efficient access to services, ideally situated with frontage on both Black Cat and Columbia Roads.

The medium and high density residential is encouraged and necessary to support the commercial center on the corner. The R-6 zoning district provides a strong detached family residential neighborhood and the townhomes in the R-12 zoning district provide a desirable housing-type in this area. The residential districts requested are reflective of the type of product envisioned for Kuna’s Mixed Use designation.

Gallica Heights meets the future land use designation for this property of Mixed Use. We are presenting a mix of housing types as a component of the PUD request to support Kuna’s diverse housing goals by balancing an internal cluster of attached townhomes, medium density lots, and larger single-family home lots. The neighborhood commercial portion of the project will support the residential component of the project while also providing services to the area.

**Preliminary Plat Application**

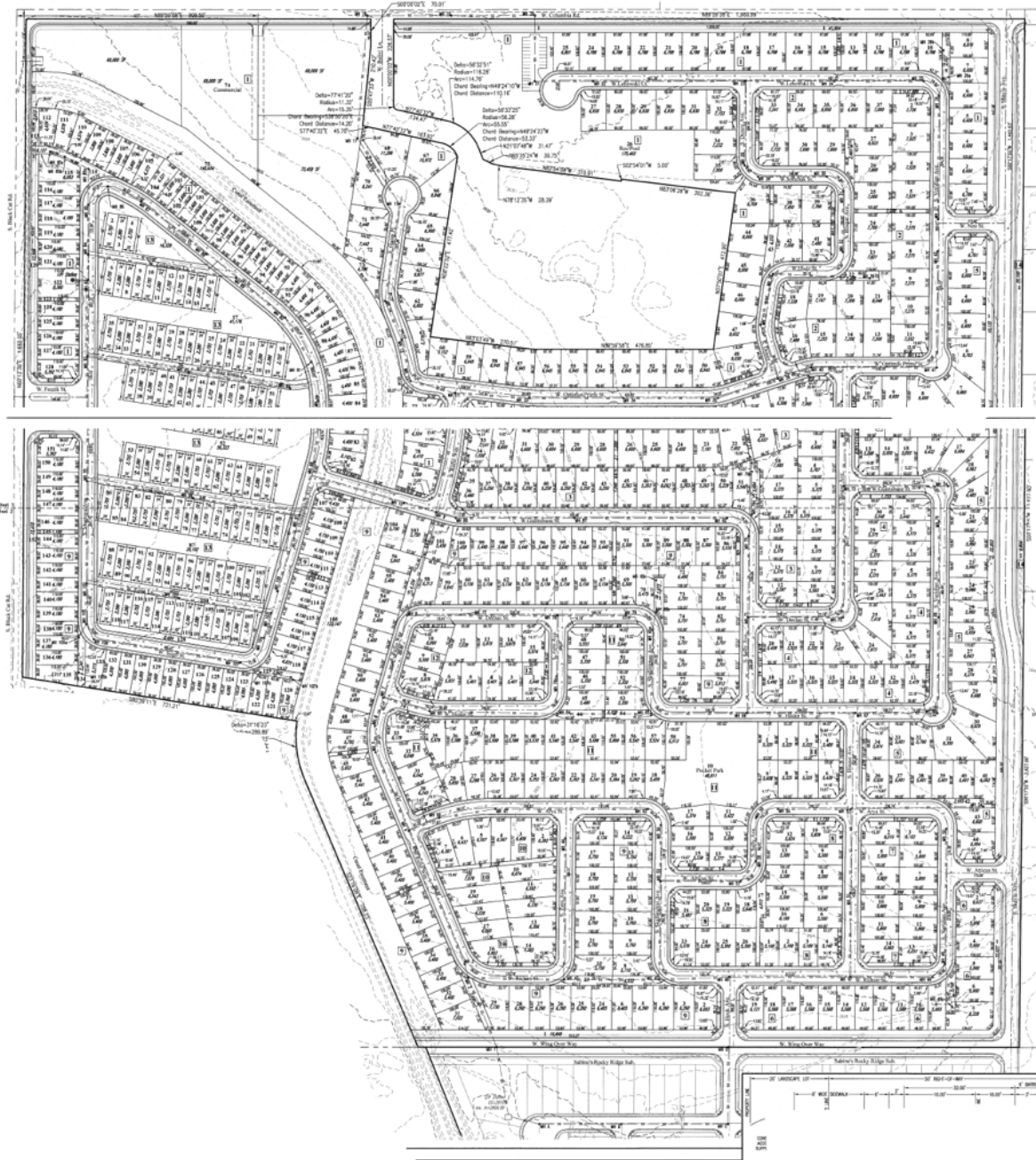
The Gallica Heights preliminary plat encompasses approximately 132.26 acres. The R-6 district consists of 418 residential lots, all of which are proposed to be single-family detached residential lots. The R-12 district consists of 196 lots designed to be utilized as single-family attached lots with zero-lot lines to accommodate a townhome product. There are 4 commercial lots and 91 non-buildable lots including 51 landscaped buffer lots and 40 pathway/parks lots

Residential lot sizes range from approximately 2,280 square feet to 11,322 square feet to provide a variety of housing types within the development, consistent with the comprehensive plan. The average lot size in the R-6 zone is approximately 6,167 square feet; the average lot size in the R-12 zone is 3,274 square feet.

Single-family detached lots are located in the north, east and south to ensure compatibility with the FLUM designations in those directions and with existing residential developments to the north and east zoned R-R in Ada County. Open space and large lot sizes about the residential properties located on Balivi Lane, which is a small interior enclave of three homes. The townhome single-family attached lots, which are located within

the western portion of the subdivision are significantly separated from the existing residential developments to the east and the north, are located west of the canal bisecting the property, and are clustered on the edge of the property along Black Cat Road.

The four commercial lots, comprised of approximately 6.42 acres in total will provide an opportunity for neighborhood commercial uses to serve existing and future residences.





### ***Access and Connectivity***

The primary entrance road for the detached single-family lots will be S. Shayla Road, a full access point, mid-mile collector via Columbia Road proposed in alignment with a future mid-mile collector road to the north. S. Shayla Road will extend south along the eastern border of the development. Neo Street, a local east-west road will intersect with S. Shalya Road and then intersect with S. Verdian Avenue, a north-south local road that will provide access throughout the single-family detached portion of the development. Local streets are proposed throughout the subdivision and will be improved to the City of Kuna and ACHD’s standards.

The primary entrance for the attached single-family lots will be W. Fezzik Street, a full access point via Black Cat. The detached and attached single-family lots are also connected via W. Giantsbane Street, a local road that crosses the Ridenbaugh Highline canal.

A new mid-mile collector road, W. Wing Over Way, will also be constructed on the southern edge of the development. One local street is proposed to connect to W. Wing Over Way. S. Shayla Road will also intersect with this new collector. This development provides the necessary connections to the east and south when those properties develop and will aid in increasing the safety and efficiency of pedestrian and vehicular traffic in the area.

We propose access into the commercial portion of the development from Columbia. The commercial use element of this neighborhood creates trip capture and increases the quality of life for all area residents.

A traffic impact study (TIS) has been approved by ACHD.

### ***Walkability***

Gallica Heights includes multiple pedestrian connections and pathways within the community to enhance walkability for residents. A multi-use pathway will be constructed adjacent to the Ridenbaugh Highline Canal. Connections are proposed throughout the townhome portion to adjacent commercial uses and single-family homes and amenities within the community and to adjacent neighborhoods. As illustrated, Gallica Heights offers the opportunity to connect to future neighborhoods to the south and east with pedestrian walkways. Pedestrian connections will enhance walkability in the entire area and will contribute toward fulfilling Kuna Comprehensive Plan *Goal 4.B* by increasing sidewalk coverage and connectivity.





**Services**

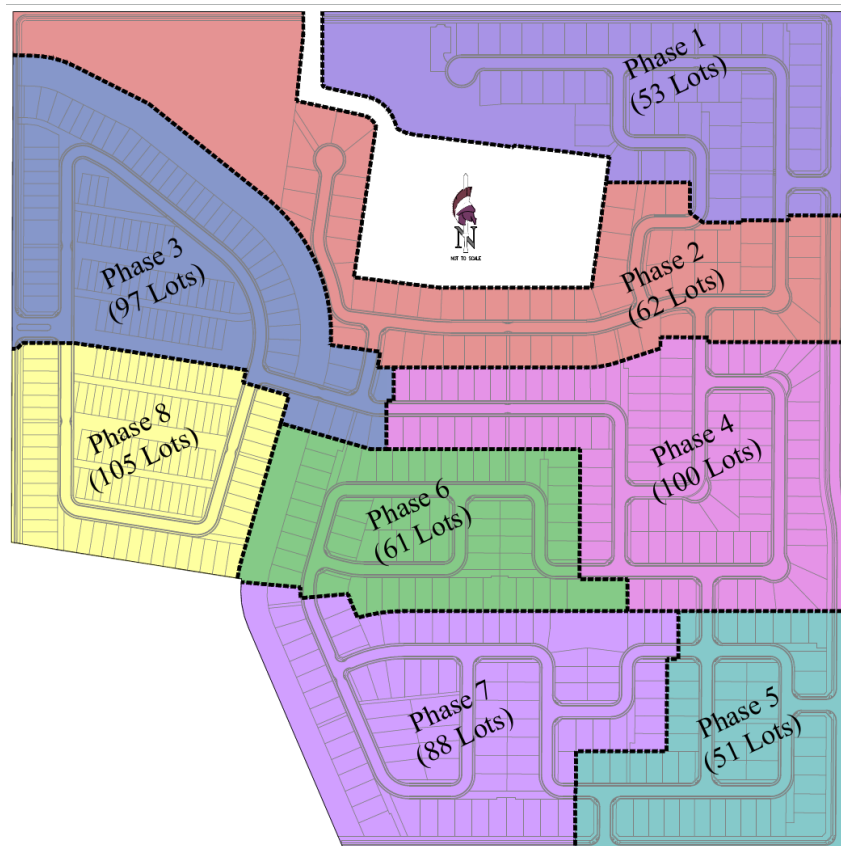
Sewer is available to the Property through an extension from Sabino’s Rocky Ridge subdivision to the south.

The development is located within the Kuna School District and is served by Silver Trail Elementary School, Kuna Middle School and Kuna High School.

Neither the Kuna Fire District nor the Kuna City Police Department had concerns with the preliminary plat in our pre-application meetings.

**Project Phasing**

Gallica Heights is proposed to be constructed in 8 phases, as depicted on the phasing exhibit, below. The first phase will include the construction of 53 single family homes in the R-6 district, the clubhouse and swimming pool. If approved, we plan to begin construction in the Spring 2023 . The timing of subsequent phases will be market-driven.



# Planned Unit Development Application

Gallica Heights is presented as a planned unit development to afford flexibility in the density and dimensional standards presented in the residential portion of the project while incorporating the amenities, services and dedicated land proposed. The proposed PUD utilizes an efficient layout to integrate the uses proposed while meeting a demand for housing and commercial options in this part of Kuna. In alignment with *Goal 3.D* and *Objective 3.D.2* of the Comprehensive Plan, Gallica Heights proposes to provide housing options and a strong neighborhood by using a PUD to create a neighborhood-serving mixed-use and commercial activity center. *Envision Kuna Goal 3.C* encourages the development of commercial areas with good connectivity and character, and *Policy 3.C.1.c* supports commercial centers with high and medium-density residential and mixed use designations in surrounding areas, while providing transitions and buffers between commercial and residential development.

In alignment with City Code § 5-7-1C, Gallica Heights PUD proposes a mix of residential and commercial (which could include office) uses. The community boasts a variety of building types and densities, ample open space, and a clustered section of homes within the R-12 district.

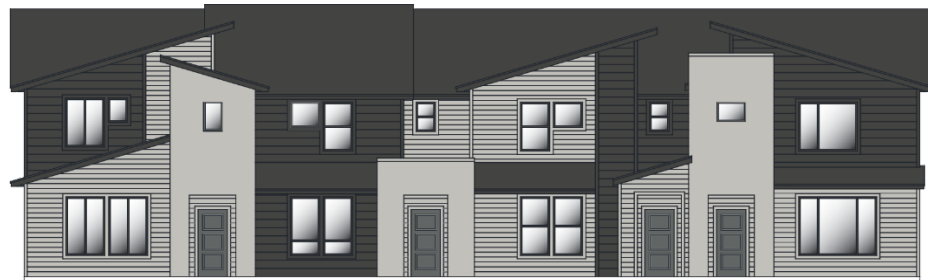
The requested zoning and PUD request is commensurate with the higher-intensity comprehensive plan designation of Mixed Use. Gallica Heights has been designed to be compatible with both the future development of the surrounding neighborhoods and its current Mixed Use designation on the FLUM.

## ***Residential Uses***

The residential portion of Gallica Heights is comprised of single-family attached and detached homes within the R-6 and R-12 districts. Larger lots with detached single-family homes will be located on the north and east to buffer and provide a transition to adjacent developments to the east and to the north across Columbia Road. Lots will transition in size from east to west and north to south, with smaller detached single-family lots on the south-eastern area of the development. As shown on the attached preliminary plat, townhome units are clustered on the west part of the site to provide a unique housing type and higher density, consistent with the comprehensive plan and FLUM designation, while preserving large, green open spaces throughout this area.

To accommodate the mix of housing planned, we propose to modify the underlying zone as permitted in City Code § 5-7-2B to accommodate single-family attached units. We request that a portion of those lots be included with zero lot line setbacks. The reduced width will allow for an in-demand, attached housing product not currently readily available in the City of Kuna and will enable the mix of housing styles we foresee for this community. We have included elevations depicting the proposed product for the area as well as a detail illustrating the functionality of this part of the community within this application.

Proposed townhome elevations:



### ***Density***

The gross density of the R-6 portion of the development is 4.6 du/acre and the net density is 6.0 du/acre. The gross density of the R-12 townhome portion of the project is 6.97 and the net density is 8.28 du/acre. The overall gross residential density of the development is 4.65 du/acre and the net residential density is 5.99 du/acre.

### ***Commercial Uses***

Approximately 6.4 acres of the overall project site is proposed to include commercial lots for future neighborhood serving uses such as retail, small-scale restaurants and coffee shops. The commercial lot will be enclosed with landscaping and the canal to the southwest and with fencing to the east to provide a buffer to adjacent residential uses.



## ***Amenities and Open Space***

Overall, Gallica Heights includes 22.39 acres of open space, with 16.86 acres of qualified open space or a little over 12.75% of the site.



Open space has been included within the subdivision to serve as a gathering place for residents, with a community center, swimming pool, pickleball courts, and landscaped areas. The entrance area along Columbia Road also includes a large grassy sports field. A 3/4 acre park with additional pickleball courts is located in the center of the development. Pedestrian walkways are located throughout the development to allow for integration of uses, interconnectivity and pedestrian access to the commercial areas and all amenities. The pathways, including a pathway along the entire canal length, also provide an active amenity for residents who can safely walk around the entire neighborhood. All common space within the residential portion of the project will be owned and maintained by the homeowners' association.

## **Design Review Application**

Included with this submittal package is the design review application for the common area landscaping within the subdivision. Proposed landscaping will consist of a combination of trees, shrubs, and other landscape materials consistent with City standards, which are detailed on the attached landscape plans.

## **Conclusion**

We are excited to bring Gallica Heights to the City of Kuna. This mixed use community will complement surrounding uses, fulfill comprehensive plan goals, and provide needed housing and employment opportunities in this area of Kuna. The community design and mix of uses will allow residents to play, shop, eat and interact with neighbors without leaving their neighborhood.

Gallica Heights supports the City's vision for growth and will be an asset to the community. Should you have questions or require further information in order to process this application, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Tim Eck', written in a cursive style.

Tim Eck

cc:



# Neighborhood Meeting Certification

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)



You **must** conduct a Neighborhood Meeting **prior** to submission of an application for Annexation; Rezone; Special Use Permit; Subdivision; and Variance. Please see Kuna City Code 5-1A-2 for more information or contact the Planning & Zoning Department at (208) 922-5274.

The Neighborhood Meeting Certification packet includes the following:

- Neighborhood Meeting Certification – This acts as quick reference information regarding your project.
- Sign-in Sheet – This provides written record of who attended your Neighborhood Meeting.
- Neighborhood Meeting Minutes – Provides space in which to record the items discussed and any concerns attendees may have.

A Neighborhood Meeting cannot take place more than two (2) months prior to acceptance of the application and an application will not be accepted before the meeting is conducted. You are required to mail written notification of your meeting, allowing at least fourteen (14) days before your meeting for property owners to plan to attend. **Contacting and/or meeting individually with property owners will not fulfill Neighborhood Meeting requirements.** You may request a 300' property owners mailing list by completing the Neighborhood Meeting Mailing List Request form located under Forms & Applications on the City of Kuna website.

Neighborhood Meetings must be held on either a weekend between 10:00 Am & 7:00 PM, or a weekday between 6:00 PM & 8:00 PM. The meeting **cannot** be conducted on holidays, holiday weekends, or the day before/after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- Subject property;
- Nearest available public meeting place (i.e. Libraries, Community Centers, etc.); or
- An office space within a one (1) mile radius of the subject property.

Once you have held your Neighborhood Meeting, please complete this certification form and include with your application along with the Sign-in Sheet, Neighborhood Meeting Minutes & a copy of the notification mailed to attendees.

Description of proposed project: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Meeting: \_\_\_\_\_ Time: \_\_\_\_\_

Meeting Location: \_\_\_\_\_

### Site Information

Location: Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ Total Acres \_\_\_\_\_

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

Address: \_\_\_\_\_

Parcel No(s): \_\_\_\_\_

*Include ALL addresses and parcel numbers for your application.*

**Current Property Owner**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

**Contact Person**

Name: \_\_\_\_\_

Business Name (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Applicant**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

*I, \_\_\_\_\_, certify that a Neighborhood Meeting was conducted at the time and location noted on this form in accordance with Kuna City Code 5-1A-2.*

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_





## Neighborhood Meeting Minutes

Meeting Date: 5/19/2022

Number of Attendees: 18

Location: Kuna Public Library – 457 N. Locust St, Kuna, ID

Project Description: a medium density development incorporating single family homes, townhomes, and commercial uses.

### Attendee Comments or Concerns:

- Will emergency vehicles be able to get through where the townhomes are located, also during a natural disaster will there be access to evacuate?

Common drives will be restricted parking or no parking areas for emergency vehicles. There will be open access points for all vehicles.

- Will a light be put in?

It is up to ACHD. They have trigger points based on development for a traffic light to be installed or alternative intersection improvements.

- Is Columbia going to be widened?

Widening of Columbia will happen in the right-of-way. We anticipate that it will be a three-lane road.

- Is a berm planned for Columbia Rd?

Generally, there is a landscaping installed adjacent to the roadway which may include a small berm.

- Why does the R-6 have three points of exit and R-12 has only one?

The site plan has been shown in conformance with input we have received from ACHD which restricted access points. This will reduce the conflict with arterial roads.

- This development has two different zones, why?

R-6 and R-12 is consistent with the Kuna Comprehensive Plan Map for mixed use.

- The developers are putting wells, what about interference to our wells?

A City well site is proposed on the project. Typically, City wells are drilled several hundred feet below the aquifer level used in the area.

- Is a new lift station going in off Black Cat?

A lift station is planned on the project's west boundary near Black Cat Rd.

- Will the current property owners be forced to annex into the city?

This development will not require any property owner to be annexed into the City.

- Is the developer going to fence in the canal?

The developer is required to put fences on the boundary. More than likely, white vinyl fencing with a lattice detail on the top.

- Will the homeowners have access to the canal?

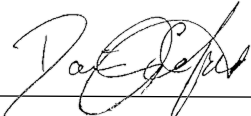
The Irrigation District will whether or not canal access will be restricted. Normally Irrigation Districts do not gate canal access points.

- Who will maintain the areas around the townhomes?

The HOA will maintain the parks, open spaces and walk paths in the development.

A concern that was mentioned several times, the current property owners surrounding the development do not want R-12. They feel the townhomes would bring to much traffic to an already busy road and lower property values.

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

Applicant Signature: 

Date: 5/24/2022

## Tamee L. Bilbo

---

**From:** David Crawford  
**Sent:** Monday, April 26, 2021 10:17 AM  
**To:** Timothy Eck; Brittany Sofro  
**Subject:** FW: Gallica Heights Subdivision Name Reservation

Tim, Brittany,  
The subdivision name has been approved for use.

Sincerely,  
**David Crawford**  
B&A Engineers, Inc.  
208.343.3381  
[dacrawford@baengineers.com](mailto:dacrawford@baengineers.com)

---

**From:** Sub Name Mail <subnamemail@adacounty.id.gov>  
**Sent:** Monday, April 26, 2021 5:25 AM  
**To:** David Crawford <dacrawford@baengineers.com>  
**Cc:** Joseph Canning <jdcanning@baengineers.com>  
**Subject:** RE: Gallica Heights Subdivision Name Reservation

April 26, 2021

Joseph Canning, B&A Engineers  
David Crawford, B&A Engineers

RE: Subdivision Name Reservation: **GALLICA HEIGHTS SUBDIVISION**

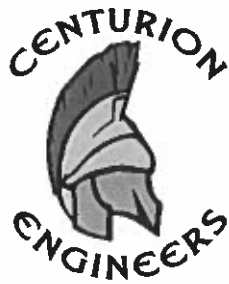
At your request, I will reserve the name **Gallica Heights Subdivision** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

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

Sincerely,



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



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## **Gallica Heights Estates Boundary Description**

July 18, 2022

Parcel of land situate in the northwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the northwest corner of said Section 10 and the centerline intersection of North Black Cat Road and West Columbia Road; thence N89°59'58"E, 2,655.53 feet along the northerly boundary of said Section 10 and the centerline of said West Columbia Road to the north quarter corner of said Section 10; thence S00°17'55"W, 25.00 feet along the north-south center quarter Section line to the southerly right-of-way of West Columbia Road and to the **Point of Beginning**:

Thence continuing S00°17'55"W, 2,627.90 feet along the north-south center quarter Section line to the center quarter corner of said Section 10;

Thence S89°59'46"W, 1,325.83 feet along the southerly boundary of the southeast quarter of the northwest quarter of said Section 10 to the center west sixteenth corner;

Thence N89°59'19"W, 253.38 feet along the southerly boundary of the southwest quarter of the northwest quarter of said Section 10 to the westerly top bank of the Ridenbaugh Highline Canal;

Thence N23°16'08"W, 758.23 feet along a line coincident with the west top bank of said Ridenbaugh Highline Canal;

Thence 158.23 feet along a curve coincident with said west top bank having a radius of 289.89 feet, a delta angle of 31°16'23", a chord bearing of N08°03'36"W, and a chord distance of 156.27 feet;

Thence N80°59'11"W, 731.21 feet to the easterly right-of-way of South Black Cat Road;

Thence N00°12'30"E, 1,662.05 feet along said easterly right-of-way of South Black Cat Road to the southerly right-of-way of West Columbia Road;

Thence N89°59'58"E, 909.50 feet along said southerly right-of-way of West Columbia Road;

Thence S00°00'02"E, 70.01 feet;

Thence S05°47'33"W, 210.42 feet;



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Thence S77°40'32"E, 213.62 feet;

Thence 55.55 feet along a curve to the right having a radius of 56.28 feet, a delta angle of 56°33'25", a chord bearing of S49°24'23"E, and a chord distance of 53.33 feet;

Thence S08°22'52"W, 477.42 feet;

Thence S83°03'49"E, 270.51 feet;

Thence N89°59'58"E, 476.85 feet;

Thence N07°50'01"E, 412.90 feet;

Thence N83°06'28"W, 302.36 feet;

Thence S02°54'01"W, 5.00 feet;

Thence N82°54'08"W, 310.91 feet;

Thence N78°12'35"W, 28.39 feet;

Thence N65°35'24"W, 30.75 feet;

Thence N21°07'48"W, 31.47 feet;

Thence 114.76 feet along a curve to the left having a radius of 116.28 feet, a delta angle of 56°32'51", a chord bearing of N49°24'10"W, and a chord distance of 110.16 feet;

Thence N77°40'32"W, 134.47 feet;

Thence 15.35 feet along a curve to the right having a radius of 11.32 feet, a delta angle of 77°41'20", a chord bearing of N38°50'20"W, and a chord distance of 14.20 feet;

Thence N00°00'02"W, 226.57 feet to the southerly right-of-way of West Columbia Road;

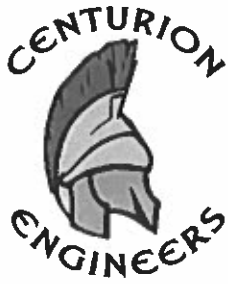
Thence N89°59'58"E, 1,660.98 feet along said southerly right-of-way of West Columbia Road to the **Point of Beginning**.

Comprising 132.26 Acres, more or less.

*Subject to easements of record or apparent.*







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## **Gallica Heights Estates R-6 Rezone Description**

February 22, 2022

Parcel of land situate in the northwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the northwest corner of said Section 10 and the centerline intersection of North Black Cat Road and West Columbia Road; thence N89°59'58"E, 994.43 feet along the northerly boundary of said Section 10 and the centerline of said West Columbia Road to the **Point of Beginning**:

Thence continuing N89°59'58"E, 1,661.10 feet along the northerly boundary of said Section 10 and the centerline of said West Columbia Road to the north quarter corner of said Section 10;

Thence S00°17'55"W, 2,652.91 feet along the easterly boundary of the northwest quarter of said Section 10 to the center quarter corner of said Section 10;

Thence S89°59'46"W, 1,325.83 feet along the southerly boundary of the southeast quarter of the northwest quarter of said Section 10 to the southwest corner of the southeast quarter of the northwest quarter of said Section 10;

Thence N89°59'19"W, 253.38 feet along the southerly boundary of the southwest quarter of the northwest quarter of said Section 10;

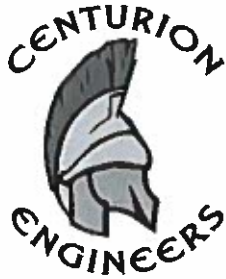
Thence N23°16'08"W, 758.23 feet;

Thence 158.23 feet along a tangent curve to the right having a radius of 289.89 feet, a delta angle of 31°16'23", a chord bearing of N08°03'36"W, and a chord distance of 156.27 feet;

Thence N80°59'11"W, 12.97 feet;

Thence 52.70 feet along a curve to the right having a radius of 345.00 feet, a delta angle of 08°45'09", a chord bearing of N11°43'07"E, and a chord distance of 52.65 feet;

Thence N16°05'41"E, 611.37 feet;



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Thence 200.67 feet along a tangent curve to the left having a radius of 455.00 feet, a delta angle of  $25^{\circ}16'12''$ , a chord bearing of  $N03^{\circ}27'36''E$ , and a chord distance of 199.05 feet;

Thence  $S83^{\circ}03'49''E$ , 98.18 feet;

Thence 367.76 feet along a non-tangent curve to the left having a radius of 550.00 feet, a delta angle of  $38^{\circ}18'41''$ , a chord bearing of  $N25^{\circ}29'29''W$ , and a chord bearing of 360.95 feet;

Thence  $N08^{\circ}22'52''E$ , 347.33 feet;

Thence  $S77^{\circ}40'32''E$ , 45.70 feet;

Thence  $S77^{\circ}40'32''E$ , 167.92 feet;

Thence 55.55 feet along a tangent curve to the right having a radius of 56.28 feet, a delta angle of  $56^{\circ}33'25''$ , a chord bearing of  $S49^{\circ}24'23''E$ , and a chord distance of 53.33 feet;

Thence  $S08^{\circ}22'52''W$ , 477.42 feet;

Thence  $S83^{\circ}03'49''E$ , 270.51 feet;

Thence  $N89^{\circ}59'58''E$ , 476.85 feet;

Thence  $N07^{\circ}50'01''E$ , 412.90 feet;

Thence  $N83^{\circ}06'28''W$ , 302.36 feet;

Thence  $S02^{\circ}54'01''W$ , 5.00 feet;

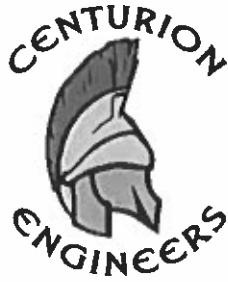
Thence  $N82^{\circ}54'08''W$ , 310.91 feet;

Thence  $N78^{\circ}12'35''W$ , 28.39 feet;

Thence  $N65^{\circ}35'24''W$ , 30.75 feet;

Thence  $N21^{\circ}07'48''W$ , 31.47 feet;





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Thence 114.76 feet along a non-tangent curve to the left having a radius of 116.28 feet, a delta angle of 56°32'51", a chord bearing of N49°24'10"W, and a chord distance of 110.16 feet;

Thence N77°40'32"W, 134.47 feet;

Thence 15.35 feet along a tangent curve to the right having a radius of 11.32 feet, a delta angle of 77°41'20", a chord bearing of N38°50'20"W, and a chord distance of 14.20 feet;

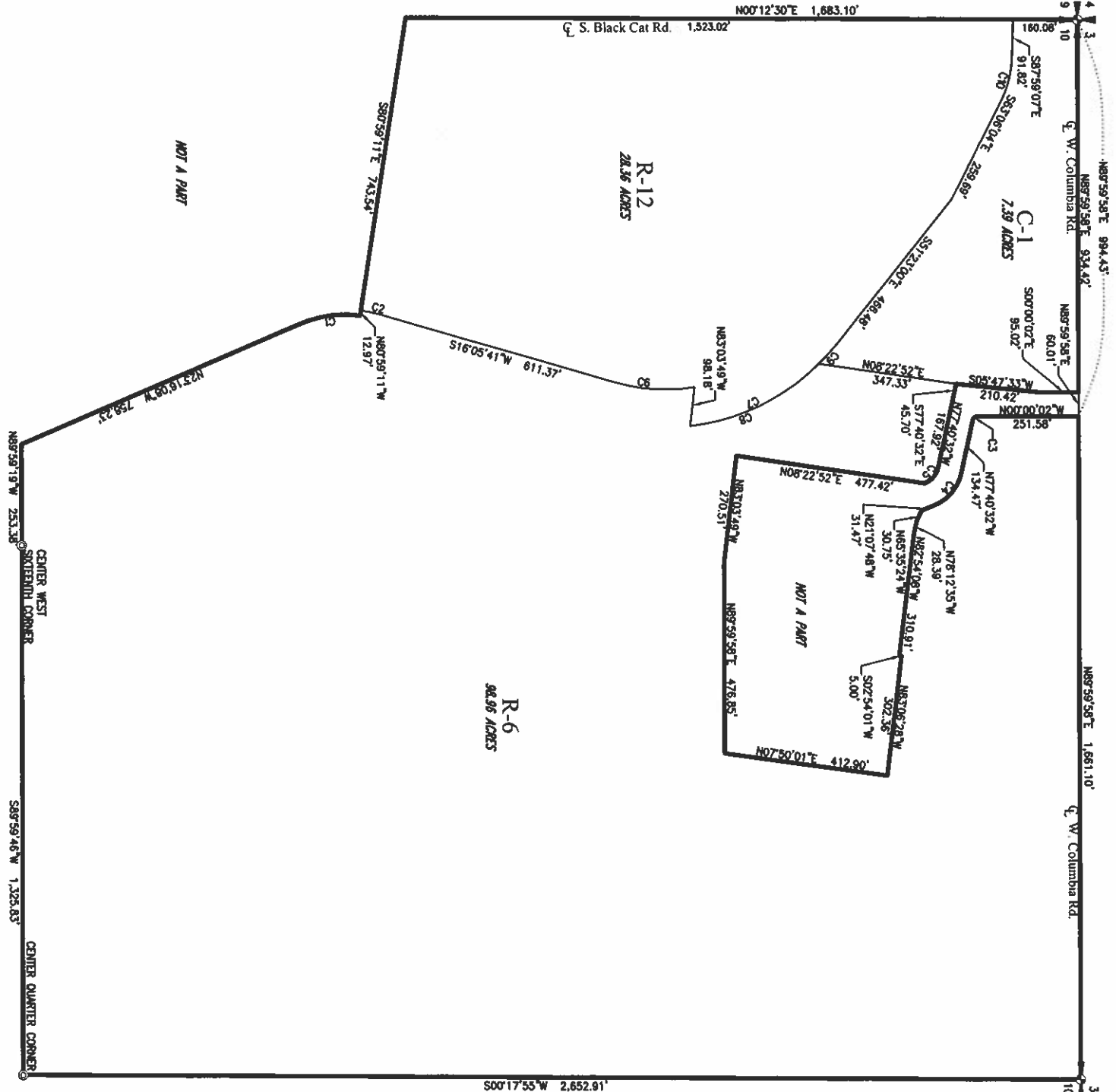
Thence N00°00'02"W, 251.58 feet to the **Point of Beginning**.

Comprising 98.96 Acres, more or less.

*Subject to easements of record or apparent.*







Curve Table

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE
C1	311°16'23"	289.89'	158.23'	N87°03'36"W	156.27'
C2	8°45'09"	345.00'	52.70'	S11°43'07"W	52.65'
C3	77°41'20"	11.32'	15.35'	S38°50'20"E	14.20'
C4	56°32'51"	116.28'	144.76'	N46°24'10"W	110.16'
C5	56°33'25"	56.28'	55.55'	N46°24'23"W	53.33'
C6	25°16'12"	455.00'	200.67'	N57°27'36"E	198.05'
C7	45°02'52"	550.00'	432.43'	N28°51'34"W	421.37'
C8	38°18'41"	550.00'	367.76'	N25°29'29"W	360.95'
C9	6°44'11"	550.00'	64.86'	N48°00'54"W	64.63'
C10	24°53'03"	305.00'	132.46'	N75°32'36"W	131.43'

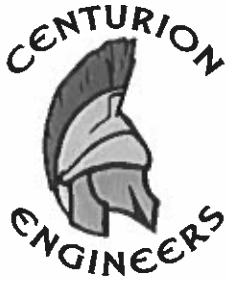


Reszone Description Sketch for:  
**Gallia Heights Estates Sub.**

PARCELS OF LAND SHOWN IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 WEST, BAKER NATIONAL CITY OF IDAHO, VAN COUNTY, IDAHO.

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## **Gallica Heights Estates R-12 Rezone Description**

February 22, 2022

Parcel of land situate in the northwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the northwest corner of said Section 10 and the centerline intersection of North Black Cat Road and West Columbia Road; thence  $S00^{\circ}12'30''W$ , 160.08 feet along the westerly boundary of said Section 10 and the centerline of said North Black Cat Road to the ***Point of Beginning***:

Thence  $S87^{\circ}59'07''E$ , 91.82 feet;

Thence 132.46 feet along a tangent curve to the right having a radius of 305.00 feet, a delta angle of  $24^{\circ}53'03''$ , a chord bearing of  $S75^{\circ}32'36''E$ , and a chord bearing of 131.43 feet;

Thence  $S63^{\circ}06'04''E$ , 259.69 feet;

Thence  $S51^{\circ}23'00''E$ , 466.48 feet;

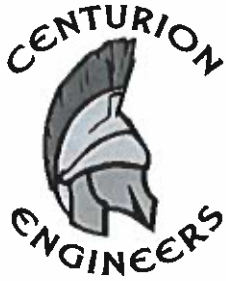
Thence 432.43 feet along a tangent curve to the right having a radius of 550.00 feet; a delta angle of  $45^{\circ}02'52''$ , a chord bearing of  $S28^{\circ}51'34''E$ , and a chord distance of 421.37 feet;

Thence  $N83^{\circ}03'49''W$ , 98.18 feet;

Thence 200.67 feet along a non-tangent curve to the right having a radius of 455.00 feet, a delta angle of  $25^{\circ}16'12''$ , a chord bearing of  $S03^{\circ}27'36''W$ , and a chord distance of 199.05 feet;

Thence  $S16^{\circ}05'41''W$ , 611.37 feet;

Thence 52.70 feet along a tangent curve to the left having a radius of 345.00 feet, a delta angle of  $08^{\circ}45'09''$ , a chord bearing of  $S11^{\circ}43'07''W$ , and a chord distance of 52.65 feet;



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Thence N80°59'11"W, 743.54 feet to the westerly boundary of said Section 10 and to the centerline of said North Black Cat Road;

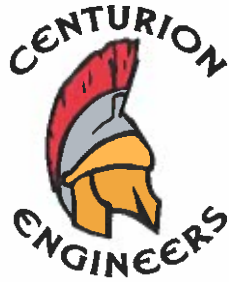
Thence N00°12'30"E, 1,523.02 feet along the westerly boundary of said Section 10 and the centerline of said North Black Cat Road to the **Point of Beginning**.

Comprising 28.36 Acres, more or less.

*Subject to easements of record or apparent.*







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## Gallica Heights Estates C-1 Rezone Description

February 22, 2022

Parcel of land situate in the northwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Beginning at the northwest corner of said Section 10 and the centerline intersection of North Black Cat Road and West Columbia Road, which is the **Point of Beginning**:

Thence N89°59'58"E, 934.42 feet along the northerly boundary of said Section 10 and the centerline of West Columbia Road;

Thence S00°00'02"E, 95.02 feet;

Thence S05°47'33"W, 210.42 feet;

Thence S08°22'52"W, 347.33 feet

Thence 64.66 feet along a non-tangent curve to the left having a radius of 550.00 feet, a delta angle of 06°44'11", a chord bearing of N48°00'54"W, and a chord distance of 64.63 feet;

Thence N51°23'00"W, 466.48 feet;

Thence N63°06'04"W, 259.69 feet;

Thence 132.46 feet along a tangent curve to the left having a radius of 305.00 feet, a delta angle of 24°53'03", a chord bearing of N75°32'36"W, and a chord bearing of 131.43 feet;

Thence N87°59'07"W, 91.82 feet to the centerline of said North Black Cat Road and to the westerly boundary of said Section 10;

Thence N00°12'30"E, 160.08 feet along the westerly boundary of said Section 10 and the centerline of North Black Cat Road, to the **Point of Beginning**.

Comprising 7.39 Acres, more or less.

Subject to easements of record or apparent.





Curve Table

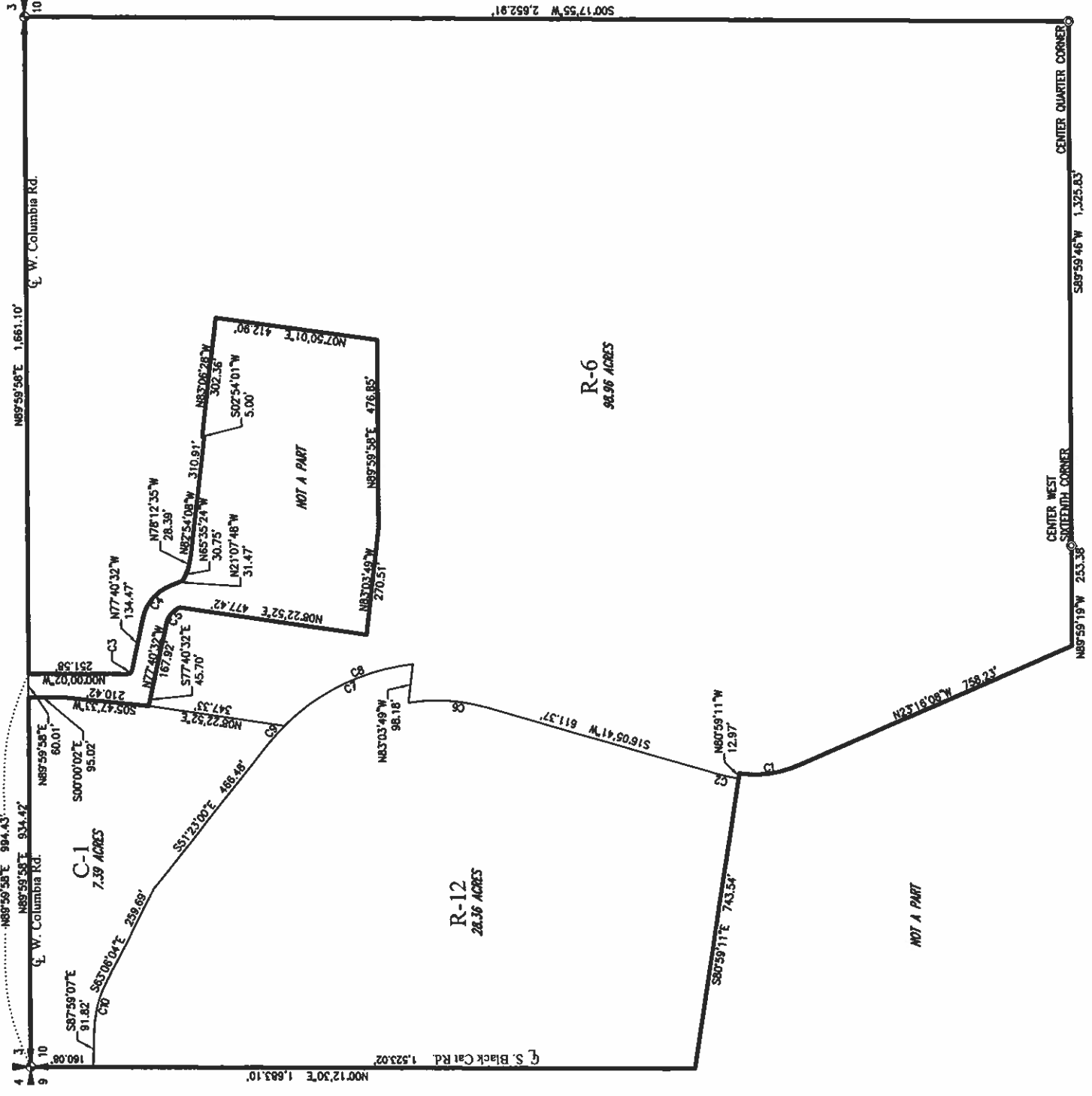
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE
C1	31°16'23"	289.89'	158.23'	N8°03'36"W	156.27'
C2	6°45'08"	345.00'	52.70'	S11°43'07"W	52.65'
C3	77°41'20"	11.32'	15.35'	S38°50'20"E	14.20'
C4	56°32'51"	116.28'	114.76'	N49°24'10"W	110.16'
C5	56°33'25"	56.28'	55.55'	N49°24'23"W	53.33'
C6	25°16'12"	455.00'	200.67'	N5°27'36"E	199.05'
C7	45°02'52"	550.00'	432.43'	N28°51'34"W	421.37'
C8	38°18'41"	550.00'	367.76'	N25°28'29"W	360.85'
C9	5°44'11"	550.00'	64.66'	N48°00'54"W	64.63'
C10	24°53'03"	305.00'	132.46'	N75°32'36"W	131.43'



Rezone Description Sketch for:  
**Gallia Heights Estates Sub.**

PARCELS OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF RUMA, ADA COUNTY, IDAHO.

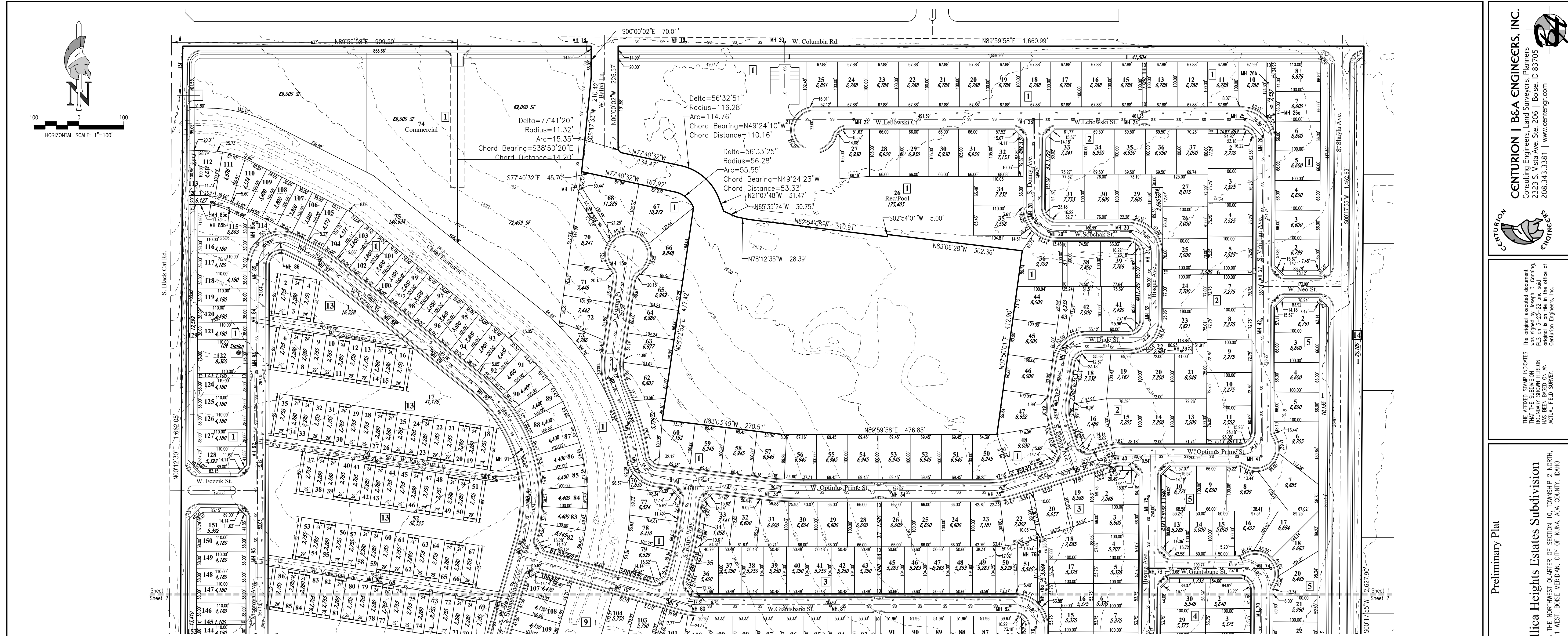
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 208.343.3381 | www.centurionengr.com



3 10  
 S00°17'55\"/>

4 3  
 9 10  
 N89°59'58\"/>





- Notes**
1. THERE ARE NO POTENTIALLY HAZARDOUS AREAS.
  2. THERE ARE NO STREAMS, PONDS, LAKES, OR WETLANDS ON THIS PROPERTY.
  3. THERE ARE NO NATURAL DRAINAGE SWALES ON THIS PROPERTY.
  4. THERE ARE NO PERMANENT AND/OR SEASONAL HIGH GROUNDWATER AREAS ON THIS PROPERTY.
  5. THIS PROPERTY IS NOT IN A FLOOD PLAIN AREA.
  6. THERE ARE NO IDENTIFIED UNSTABLE ROCK FORMATIONS OR LANDSLIDE AREAS ON THIS PROPERTY.
  7. THERE ARE AREAS ANTICIPATED TO HAVE SHALLOW BEDROCK.
  8. THIS PROPERTY IS NOT IN AN AQUIFER RECHARGE AREA.
  9. NO UNSTABLE SOILS SUSCEPTIBLE TO EROSION EXISTING ON THIS PROPERTY. ALL AREAS ARE SUITABLE FOR DEVELOPMENT.
  10. SANITARY SEWER SERVICE IS TO BE PROVIDED BY THE CITY OF KUNA.
  11. POTABLE WATER IS TO BE PROVIDED BY THE CITY OF KUNA.
  12. PROPERTY LIES WITHIN THE BOISE KUNA IRRIGATION DISTRICT.
  13. PROPERTY LIES WITHIN THE KUNA RURAL FIRE DISTRICT.
  14. EXISTING IRRIGATION FACILITIES TO BE CONTINUED TO THEIR HISTORIC DISCHARGE POINTS.
  15. THESE PROPERTIES ARE CURRENTLY ZONED A, A REZONE TO R-6 IS PROPOSED.
  16. EXISTING USE: AGRICULTURAL.
  17. CONTOUR INTERVAL: 2 FOOT DATUM: NAVD 88
  18. COMMON AREAS SHOWN HEREON SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
  19. THIS DEVELOPMENT ANTICIPATES USING SUBSURFACE STORM WATER DISPOSAL OF STORM WATER GENERATED FROM THE LOCAL ROAD SYSTEM.
  20. 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.
  21. THIS PARCEL LIES WITHIN THE "ZONE X" FLOODWAY PER FEMA MAP #16001C0400, DATED OCTOBER 2, 2003.
  22. POTABLE WATER, SANITARY SEWER AND PRESSURE IRRIGATION ARE AVAILABLE TO THIS SITE WITH THE EXTENSION OF SERVICES FROM MAINLINES AS REQUIRED.
  23. ALL STORM WATER GENERATED BY THIS DEVELOPMENT WILL BE RETAINED ON SITE AND/OR BY ACCEPTED STORM WATER DISPOSAL METHODS.
  24. 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.

**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
---	PROPOSED SANITARY SEWER MANHOLE & NUMBER
---	FOUND BRASS CAP
---	FOUND 1/2" PIN
---	FOUND 5/8" PIN
---	SET 1/2"x2" IRON PIN WITH PLASTIC CAP LABELED "B&A LS 4116"
---	SET 5/8"x3" IRON PIN WITH PLASTIC CAP LABELED "B&A LS 4116"
---	PROPOSED FIRE HYDRANT
---	PROPOSED STREET LIGHT
---	PROPOSED BLOCK NUMBER
---	PROPOSED LOT NUMBER
---	PROPOSED LOT AREA IN SQUARE FEET

**Land Use Calculations**

DESCRIPTION	AREA (ACRES)	PERCENTAGE
PROJECT	132.26	100%
RESIDENTIAL LOTS	74.30	56.18%
OPEN SPACE (UNIMPROVED) LOTS	22.31	16.87%
LANDSCAPED BUFFER LOTS	5.48	4.14%
*PATHWAY/PARK LOTS	16.83	12.72%
COMMERCIAL SITE	6.42	4.85%
TOWNHOUSE COMMON DRIVES	1.01	0.76%
RIGHT-OF-WAY	28.22	21.34%

RESIDENTIAL LOTS	617
SINGLE FAMILY LOTS	422
TOWNHOME LOTS	195
NON-BUILDABLE LOTS	89
LANDSCAPED BUFFER LOTS	50
*PATHWAY/PARK LOTS	39
COMMERCIAL LOTS	4
GROSS RESIDENTIAL DENSITY	4.7 u/Ac
NET RESIDENTIAL DENSITY	6.0 u/Ac

\*QUALIFIED OPEN SPACE

**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).

Owner/Applicant	Parcel Numbers
VFER INVESTMENTS, LLC 1977 E. OVERLAND RD. MERIDIAN, ID 83642	<ul style="list-style-type: none"> <li>• S1310233610</li> <li>• S1310233700</li> <li>• S1310223100</li> </ul>

**Setback/Zoning Table**

PROPOSED ZONE	R-6
MINIMUM LOT AREA	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
MINIMUM BUILDING HEIGHT	35 FEET
MINIMUM STREET FRONTAGE	45 FEET
MAXIMUM DENSITY	6.0/ACRE
EXISTING ZONE	A

**Revisions**

REV.	DESC.	DATE/ BY

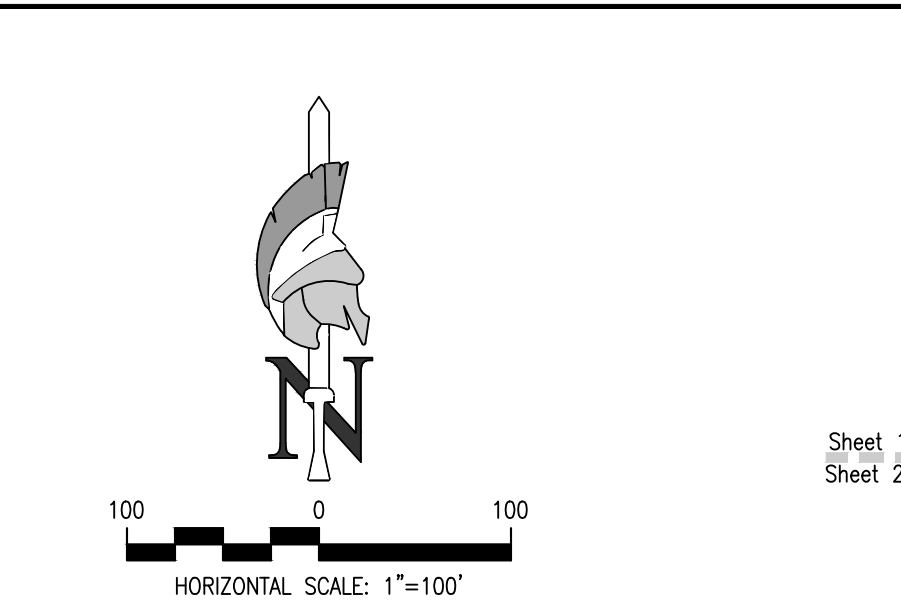
SCALE: 1" = 100'  
DATE: JUNE 20, 2022  
DRAWN BY: J.L. HALL  
CHECKED BY: J.D. CHANNING  
PROJECT NO.: 2022-001  
PARCEL FILE NAME: Gallica Heights Prelim2022.dwg  
SHEET NO.: 1

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

THE REFERED GROUP INDICATES THE ORIGINAL EXISTING DOCUMENT THAT THE SUBDIVISION BOUNDARY SHOWN HEREON HAS BEEN BASED ON AN ACTUAL FIELD SURVEY.

**Preliminary Plat**  
**Gallica Heights Estates Subdivision**  
 SITUATE IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

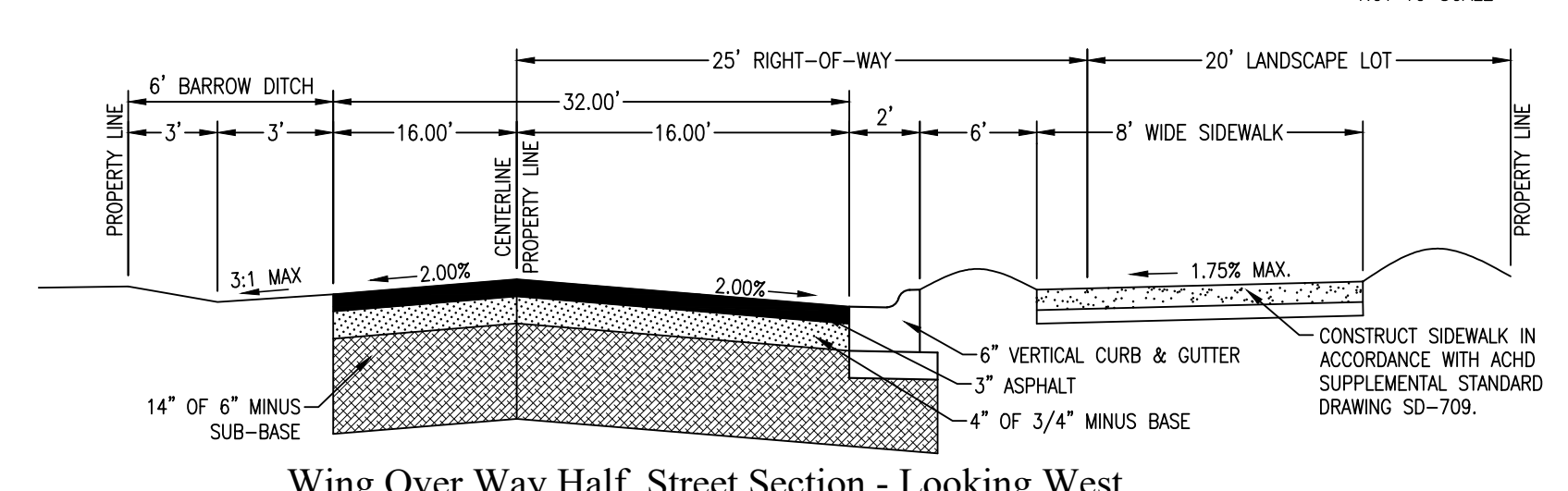
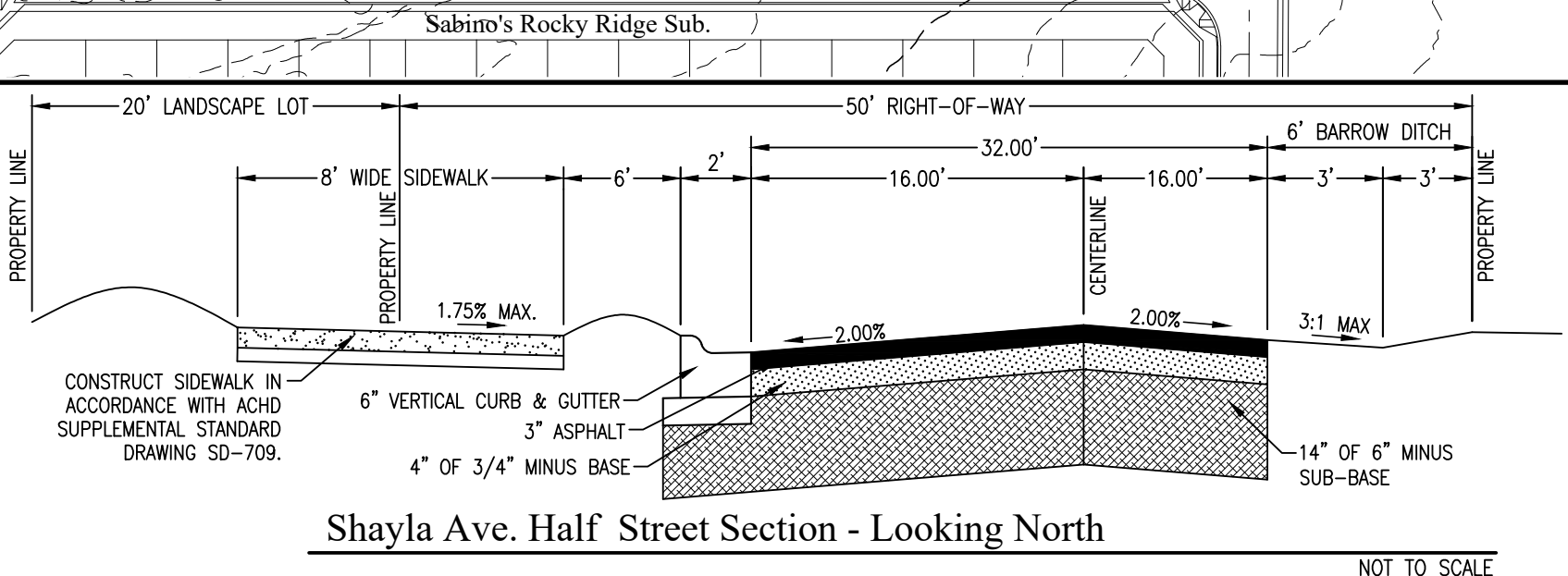
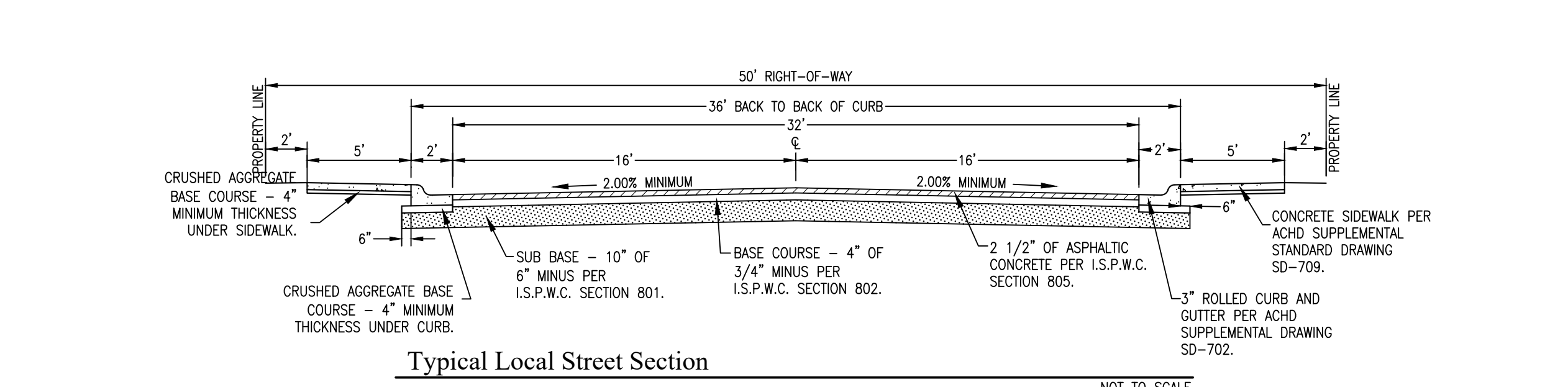




**Manhole Invert Table**

MH #	INVERTS	RIM & DEPTH	MH #	INVERTS	RIM & DEPTH	MH #	INVERTS	RIM & DEPTH	MH #	INVERTS	RIM & DEPTH
LIFT STATION	8" INV IN-2592.40 (E)	RM=2599.40 DEPTH=7.00'	MH 31	8" INV IN-2626.54 (S)	RM=2634.14 DEPTH=7.70'	MH 62	8" INV OUT-2616.78 (W)	RM=2624.28 DEPTH=7.50'	MH 86	8" INV IN-2599.69 (SE)	RM=2607.48 DEPTH=7.89'
MH 1	10" INV IN-2604.47 (NW)	RM=2611.87 DEPTH=7.50'	MH 32	8" INV OUT-2627.50 (N)	RM=2635.06 DEPTH=7.56'	MH 63	8" INV IN-2611.45 (E)	RM=2618.85 DEPTH=7.50'	MH 87	8" INV IN-2600.17 (SE)	RM=2607.86 DEPTH=7.79'
MH 2	10" INV IN-2605.23 (S)	RM=2610.09 DEPTH=7.50'	MH 33	8" INV IN-2619.21 (W)	RM=2626.21 DEPTH=7.10'	MH 64	8" INV IN-2614.16 (E)	RM=2621.56 DEPTH=7.50'	MH 88	8" INV OUT-2601.50 (NW)	RM=2607.92 DEPTH=6.42'
MH 3	10" INV IN-2605.43 (NW)	RM=2617.82 DEPTH=12.49'	MH 34	8" INV IN-2623.01 (E)	RM=2630.02 DEPTH=7.11'	MH 65	8" INV IN-2615.80 (N)	RM=2624.36 DEPTH=8.66'	MH 89	8" INV IN-2601.92 (SE)	RM=2607.86 DEPTH=6.42'
MH 4	10" INV IN-2606.67 (NW)	RM=2622.81 DEPTH=16.24'	MH 35	8" INV IN-2624.10 (E)	RM=2631.37 DEPTH=7.37'	MH 66	8" INV IN-2616.78 (S)	RM=2623.99 DEPTH=7.31'	MH 90	8" INV IN-2602.69 (SE)	RM=2608.68 DEPTH=6.09'
MH 5	10" INV IN-2607.44 (N)	RM=2618.44 DEPTH=11.10'	MH 36	8" INV IN-2624.86 (E)	RM=2631.24 DEPTH=6.48'	MH 67	8" INV IN-2617.25 (N)	RM=2624.21 DEPTH=7.05'	MH 91	8" INV OUT-2603.50 (NW)	RM=2609.73 DEPTH=6.23'
MH 6	10" INV IN-2607.75 (N)	RM=2618.05 DEPTH=10.40'	MH 37	8" INV IN-2625.55 (N)	RM=2632.43 DEPTH=6.97'	MH 68	8" INV IN-2617.15 (S)	RM=2624.76 DEPTH=7.01'	MH 92	8" INV IN-2593.53 (S)	RM=2604.35 DEPTH=10.92'
MH 7	10" INV IN-2608.06 (N)	RM=2617.93 DEPTH=9.97'	MH 38	8" INV IN-2626.30 (S)	RM=2633.00 DEPTH=6.88'	MH 69	8" INV IN-2620.12 (N)	RM=2627.02 DEPTH=7.00'	MH 93	10" INV IN-2600.75 (E)	RM=2606.97 DEPTH=6.32'
MH 8	8" INV IN-2608.95 (E)	RM=2617.69 DEPTH=9.00'	MH 39	8" INV IN-2626.58 (W)	RM=2633.53 DEPTH=7.03'	MH 70	8" INV IN-2624.50 (E)	RM=2632.47 DEPTH=8.07'	MH 94	10" INV OUT-2603.75 (W)	RM=2610.46 DEPTH=6.71'
MH 9	10" INV IN-2609.67 (N)	RM=2617.05 DEPTH=7.48'	MH 40	8" INV IN-2626.83 (N)	RM=2633.23 DEPTH=6.99'	MH 71	8" INV IN-2624.00 (E)	RM=2632.64 DEPTH=8.64'	MH 95	8" INV IN-2597.01 (S)	RM=2606.70 DEPTH=9.79'
MH 10	10" INV IN-2610.17 (E)	RM=2616.37 DEPTH=6.20'	MH 41	8" INV IN-2627.17 (N)	RM=2633.17 DEPTH=8.10'	MH 72	8" INV IN-2623.20 (N)	RM=2631.77 DEPTH=14.84'	MH 96	8" INV IN-2601.00 (E)	RM=2607.95 DEPTH=7.05'
MH 11	8" INV IN-2610.55 (W)	RM=2619.58 DEPTH=9.19'	MH 42	8" INV IN-2627.97 (W)	RM=2633.46 DEPTH=7.46'	MH 73	8" INV IN-2623.47 (N)	RM=2631.31 DEPTH=14.84'	MH 97	8" INV IN-2604.34 (S)	RM=2613.28 DEPTH=8.23'
MH 12	8" INV IN-2611.33 (N)	RM=2618.03 DEPTH=7.00'	MH 43	8" INV IN-2628.22 (E)	RM=2633.46 DEPTH=7.46'	MH 74	8" INV IN-2623.57 (N)	RM=2631.31 DEPTH=14.84'	MH 98	8" INV IN-2605.15 (N)	RM=2613.28 DEPTH=8.23'
MH 13	8" INV IN-2611.74 (NW)	RM=2618.04 DEPTH=7.00'	MH 44	8" INV IN-2628.46 (E)	RM=2633.46 DEPTH=7.46'	MH 75	8" INV IN-2623.72 (N)	RM=2631.31 DEPTH=14.84'	MH 99	8" INV IN-2605.58 (N)	RM=2613.28 DEPTH=8.23'
MH 14	8" INV IN-2612.49 (N)	RM=2619.39 DEPTH=7.00'	MH 45	8" INV IN-2628.68 (E)	RM=2633.46 DEPTH=7.46'	MH 76	8" INV IN-2623.87 (N)	RM=2631.31 DEPTH=14.84'	MH 100	8" INV IN-2605.90 (N)	RM=2613.28 DEPTH=8.23'
MH 15	8" INV IN-2613.09 (SE)	RM=2619.58 DEPTH=7.00'	MH 46	8" INV IN-2628.90 (E)	RM=2633.46 DEPTH=7.46'	MH 77	8" INV IN-2624.02 (N)	RM=2631.31 DEPTH=14.84'	MH 101	8" INV IN-2599.10 (N)	RM=2609.23 DEPTH=10.23'
MH 16	8" INV IN-2613.99 (SE)	RM=2620.09 DEPTH=8.61'	MH 47	8" INV IN-2629.12 (E)	RM=2633.46 DEPTH=7.46'	MH 78	8" INV IN-2624.17 (N)	RM=2631.31 DEPTH=14.84'	MH 102	8" INV IN-2599.50 (N)	RM=2609.23 DEPTH=10.23'
MH 17	8" INV IN-2614.99 (SE)	RM=2620.59 DEPTH=9.61'	MH 48	8" INV IN-2629.34 (E)	RM=2633.46 DEPTH=7.46'	MH 79	8" INV IN-2624.32 (N)	RM=2631.31 DEPTH=14.84'	MH 103	8" INV IN-2600.00 (N)	RM=2609.23 DEPTH=10.23'
MH 18	8" INV IN-2615.99 (SE)	RM=2621.09 DEPTH=10.61'	MH 49	8" INV IN-2629.56 (E)	RM=2633.46 DEPTH=7.46'	MH 80	8" INV IN-2624.47 (N)	RM=2631.31 DEPTH=14.84'	MH 104	8" INV IN-2600.40 (N)	RM=2609.23 DEPTH=10.23'
MH 19	8" INV IN-2616.99 (SE)	RM=2621.59 DEPTH=11.61'	MH 50	8" INV IN-2629.78 (E)	RM=2633.46 DEPTH=7.46'	MH 81	8" INV IN-2624.62 (N)	RM=2631.31 DEPTH=14.84'	MH 105	8" INV IN-2600.80 (N)	RM=2609.23 DEPTH=10.23'
MH 20	8" INV IN-2617.99 (SE)	RM=2622.09 DEPTH=12.61'	MH 51	8" INV IN-2630.00 (E)	RM=2633.46 DEPTH=7.46'	MH 82	8" INV IN-2624.77 (N)	RM=2631.31 DEPTH=14.84'	MH 106	8" INV IN-2601.20 (N)	RM=2609.23 DEPTH=10.23'
MH 21	8" INV IN-2618.99 (SE)	RM=2622.59 DEPTH=13.61'	MH 52	8" INV IN-2630.22 (E)	RM=2633.46 DEPTH=7.46'	MH 83	8" INV IN-2624.92 (N)	RM=2631.31 DEPTH=14.84'	MH 107	8" INV IN-2601.60 (N)	RM=2609.23 DEPTH=10.23'
MH 22	8" INV IN-2619.99 (SE)	RM=2623.09 DEPTH=14.61'	MH 53	8" INV IN-2630.44 (E)	RM=2633.46 DEPTH=7.46'	MH 84	8" INV IN-2625.07 (N)	RM=2631.31 DEPTH=14.84'	MH 108	8" INV IN-2602.00 (N)	RM=2609.23 DEPTH=10.23'
MH 23	8" INV IN-2620.99 (SE)	RM=2623.59 DEPTH=15.61'	MH 54	8" INV IN-2630.66 (E)	RM=2633.46 DEPTH=7.46'	MH 85	8" INV IN-2625.22 (N)	RM=2631.31 DEPTH=14.84'	MH 109	8" INV IN-2602.40 (N)	RM=2609.23 DEPTH=10.23'
MH 24	8" INV IN-2621.99 (SE)	RM=2624.09 DEPTH=16.61'	MH 55	8" INV IN-2630.88 (E)	RM=2633.46 DEPTH=7.46'	MH 86	8" INV IN-2625.37 (N)	RM=2631.31 DEPTH=14.84'	MH 110	8" INV IN-2602.80 (N)	RM=2609.23 DEPTH=10.23'
MH 25	8" INV IN-2622.99 (SE)	RM=2624.59 DEPTH=17.61'	MH 56	8" INV IN-2631.10 (E)	RM=2633.46 DEPTH=7.46'	MH 87	8" INV IN-2625.52 (N)	RM=2631.31 DEPTH=14.84'	MH 111	8" INV IN-2603.20 (N)	RM=2609.23 DEPTH=10.23'
MH 26	8" INV IN-2623.99 (SE)	RM=2625.09 DEPTH=18.61'	MH 57	8" INV IN-2631.32 (E)	RM=2633.46 DEPTH=7.46'	MH 88	8" INV IN-2625.67 (N)	RM=2631.31 DEPTH=14.84'	MH 112	8" INV IN-2603.60 (N)	RM=2609.23 DEPTH=10.23'
MH 26A	8" INV IN-2624.99 (SE)	RM=2625.59 DEPTH=19.61'	MH 58	8" INV IN-2631.54 (E)	RM=2633.46 DEPTH=7.46'	MH 89	8" INV IN-2625.82 (N)	RM=2631.31 DEPTH=14.84'	MH 113	8" INV IN-2604.00 (N)	RM=2609.23 DEPTH=10.23'
MH 26B	8" INV IN-2625.99 (SE)	RM=2626.09 DEPTH=20.61'	MH 59	8" INV IN-2631.76 (E)	RM=2633.46 DEPTH=7.46'	MH 90	8" INV IN-2625.97 (N)	RM=2631.31 DEPTH=14.84'	MH 114	8" INV IN-2604.40 (N)	RM=2609.23 DEPTH=10.23'
MH 27	8" INV IN-2626.99 (SE)	RM=2626.59 DEPTH=21.61'	MH 60	8" INV IN-2631.98 (E)	RM=2633.46 DEPTH=7.46'	MH 91	8" INV IN-2626.12 (N)	RM=2631.31 DEPTH=14.84'	MH 115	8" INV IN-2604.80 (N)	RM=2609.23 DEPTH=10.23'
MH 28	8" INV IN-2627.99 (SE)	RM=2627.09 DEPTH=22.61'	MH 61	8" INV IN-2632.20 (E)	RM=2633.46 DEPTH=7.46'	MH 92	8" INV IN-2626.27 (N)	RM=2631.31 DEPTH=14.84'	MH 116	8" INV IN-2605.20 (N)	RM=2609.23 DEPTH=10.23'
MH 28A	8" INV IN-2628.99 (SE)	RM=2627.59 DEPTH=23.61'	MH 62	8" INV IN-2632.42 (E)	RM=2633.46 DEPTH=7.46'	MH 93	8" INV IN-2626.42 (N)	RM=2631.31 DEPTH=14.84'	MH 117	8" INV IN-2605.60 (N)	RM=2609.23 DEPTH=10.23'
MH 28B	8" INV IN-2629.99 (SE)	RM=2628.09 DEPTH=24.61'	MH 63	8" INV IN-2632.64 (E)	RM=2633.46 DEPTH=7.46'	MH 94	8" INV IN-2626.57 (N)	RM=2631.31 DEPTH=14.84'	MH 118	8" INV IN-2606.00 (N)	RM=2609.23 DEPTH=10.23'
MH 29	8" INV IN-2630.99 (SE)	RM=2628.59 DEPTH=25.61'	MH 64	8" INV IN-2632.86 (E)	RM=2633.46 DEPTH=7.46'	MH 95	8" INV IN-2626.72 (N)	RM=2631.31 DEPTH=14.84'	MH 119	8" INV IN-2606.40 (N)	RM=2609.23 DEPTH=10.23'
MH 30	8" INV IN-2631.99 (SE)	RM=2629.09 DEPTH=26.61'	MH 65	8" INV IN-2633.08 (E)	RM=2633.46 DEPTH=7.46'	MH 96	8" INV IN-2626.87 (N)	RM=2631.31 DEPTH=14.84'	MH 120	8" INV IN-2606.80 (N)	RM=2609.23 DEPTH=10.23'

**Roadway Cross-Sections**



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

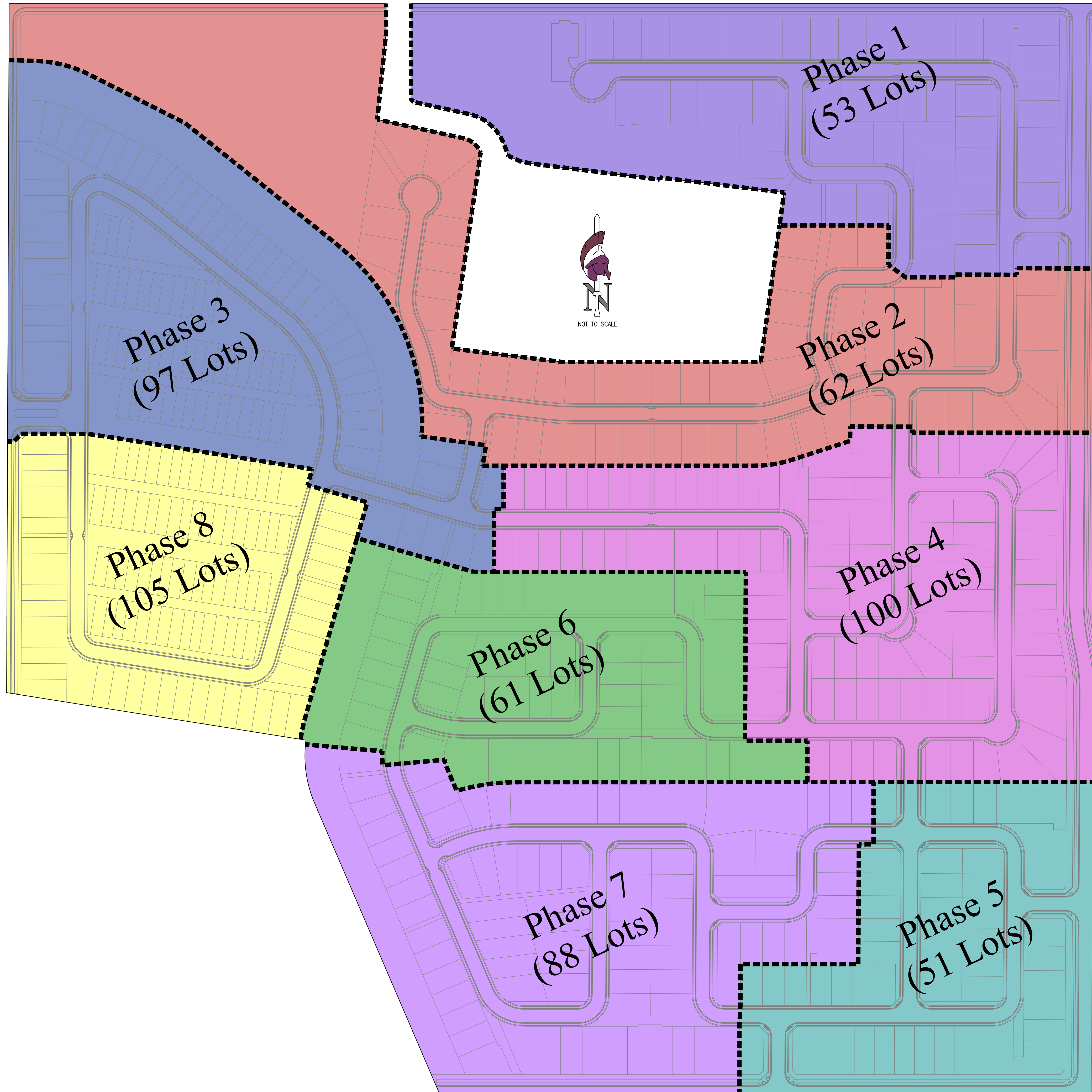
The original executed document was signed by Joseph D. Conning, that the SUBDIVISION BOUNDARY SHOWN HEREON ORIGINAL IS ON FILE IN THE OFFICE OF Centurion Engineers, Inc.

**Preliminary Plat**  
**Gallica Heights Estates Subdivision**  
 SITUATE IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

REV.	DESC.	DATE	BY

SCALE: 1" = 100'  
 DATE: JULY 20, 2022  
 DRAWN BY: J.D. CONNING  
 ALL: HALL  
 CHECKED BY: J.D. CHANNING  
 PROJECT NO.: 2022-001  
 PREPARED BY: J.D. CONNING  
 SHEET NO.: 2









**GENERAL LANDSCAPE NOTES - AGENCY SUBMITTAL**

- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
- ALL TOPSOIL TO BE AMENDED AT A RATIO OF 3 CU. YDS. OF ORGANIC MATTER PER 1000 SQ. FT. ROTO-TILL ORGANIC MATER INTO THE TOP 6 INCHES OF TOPSOIL.
- ALL SHRUB BEDS SHALL HAVE A MIN 12 INCHES OF TOPSOIL, ALL PLANTER ISLANDS SHALL HAVE MIN 12" TOPSOIL AND ALL LAWN AREAS SHALL HAVE MIN 6" TOPSOIL. SPREAD, COMPACT AND FINE GRADE SMOOTHLY TO 3 INCHES BELOW THE SURFACE OF WALKWAYS AND CURBS.
- FINISH GRADES ARE TO BE SMOOTH WITH POSITIVE DRAINAGE IN ACCORDANCE WITH THE GRADING PLAN.
- TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF ROCKS (LARGER THAN 2 INCHES), WEEDS, ROOTS, GRASS, OR OTHER FOREIGN MATERIAL THAT IS HARMFUL TO PLANT GROWTH. TOPSOIL SHALL HAVE A PH OF 5.5 TO 7.0.
- WHERE POSSIBLE, RE-USE EXISTING SURFACE TOPSOIL FROM SITE. VERIFY TOPSOIL WILL MEET THE REQUIREMENTS AND AMEND AS NECESSARY. IMPORT WHEN EXISTING TOPSOIL QUANTITIES ARE INSUFFICIENT.
- IF IMPORTING TOPSOIL FROM OFFSITE, OBTAIN FROM LOCAL SOURCES THAT HAVE SIMILAR SOIL CHARACTERISTICS TO THE PROJECT SITE. NEW TOPSOIL MUST BE FERTILE, FRIABLE, NATURAL LOAM, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, WEEDS, ROOTS, STONES LARGER THAN 1 INCH. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE. COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT.
- ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH 2" MINUS BARK MULCH. INSTALL A PERMEABLE FABRIC WEED BARRIER UNDER BARK MULCH. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED. STAPLE ALL EDGES 10" MAX.
- TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT CONSENT FROM THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL STAKE ALL TREES NECESSARY TO PREVENT THEM FROM BEING BLOWN OVER.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF ACCEPTANCE BY OWNER. CONTRACTOR SHALL REPLACE ALL PLANT MATERIAL FOUND DEAD OR UNHEALTHY IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FERTILIZE ALL TREES WITH 'AGRIFORM' PLANTING TABLETS. FOLLOW MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE IMMEDIATE CLEAN UP OF ANY TOPSOIL OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE CONSTRUCTION OPERATIONS.

**GENERAL IRRIGATION NOTES - AGENCY SUBMITTAL**

- ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE VIA METERED, POTABLE WATER AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
- COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
- IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
- OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

**OPEN SPACE LEGEND**

-  BUFFER AREA
-  OPEN SPACE

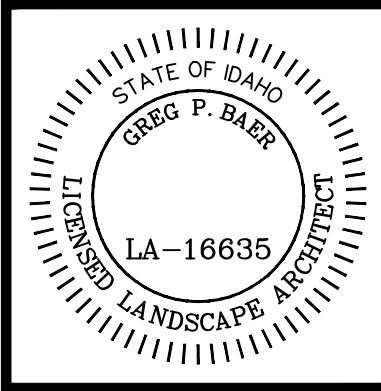


**OVERALL LANDSCAPE PLAN**

Scale 1" = 120'-0"



**BAER DESIGN GROUP, LLC**  
 greg@baerdg.com  
 Ph. 208.859.1980



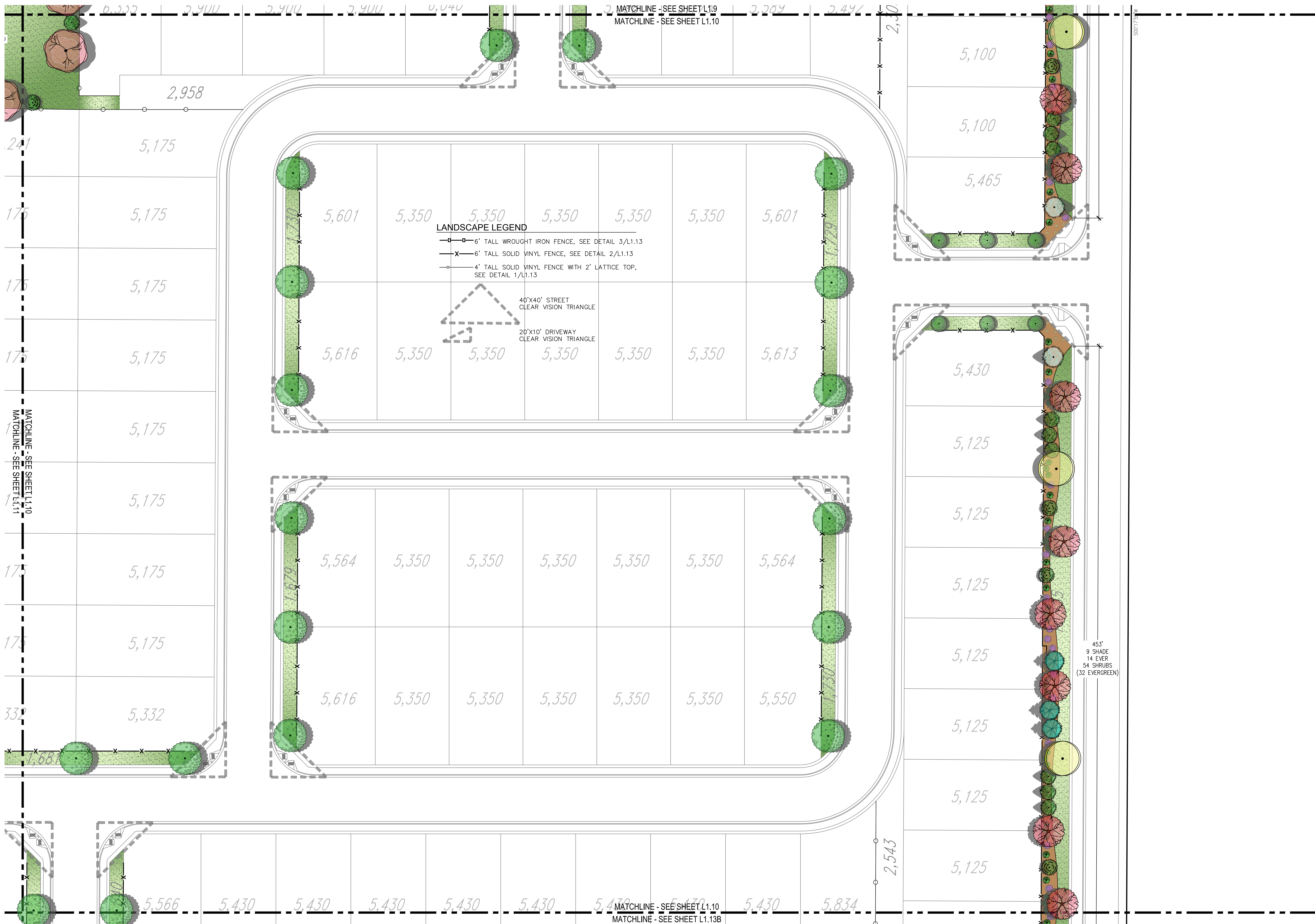
Gallica Heights Subdivision  
 City of Kuna Design Review  
 Overall Landscape Plan  
 Idaho  
 Kuna

Revisions	
Project Name:	21030
Drawn by:	JR
Checked by:	GB
Date:	5/28/2021
Sheet No.:	<b>L1.0</b>









LANDSCAPE PLAN - AREA TEN



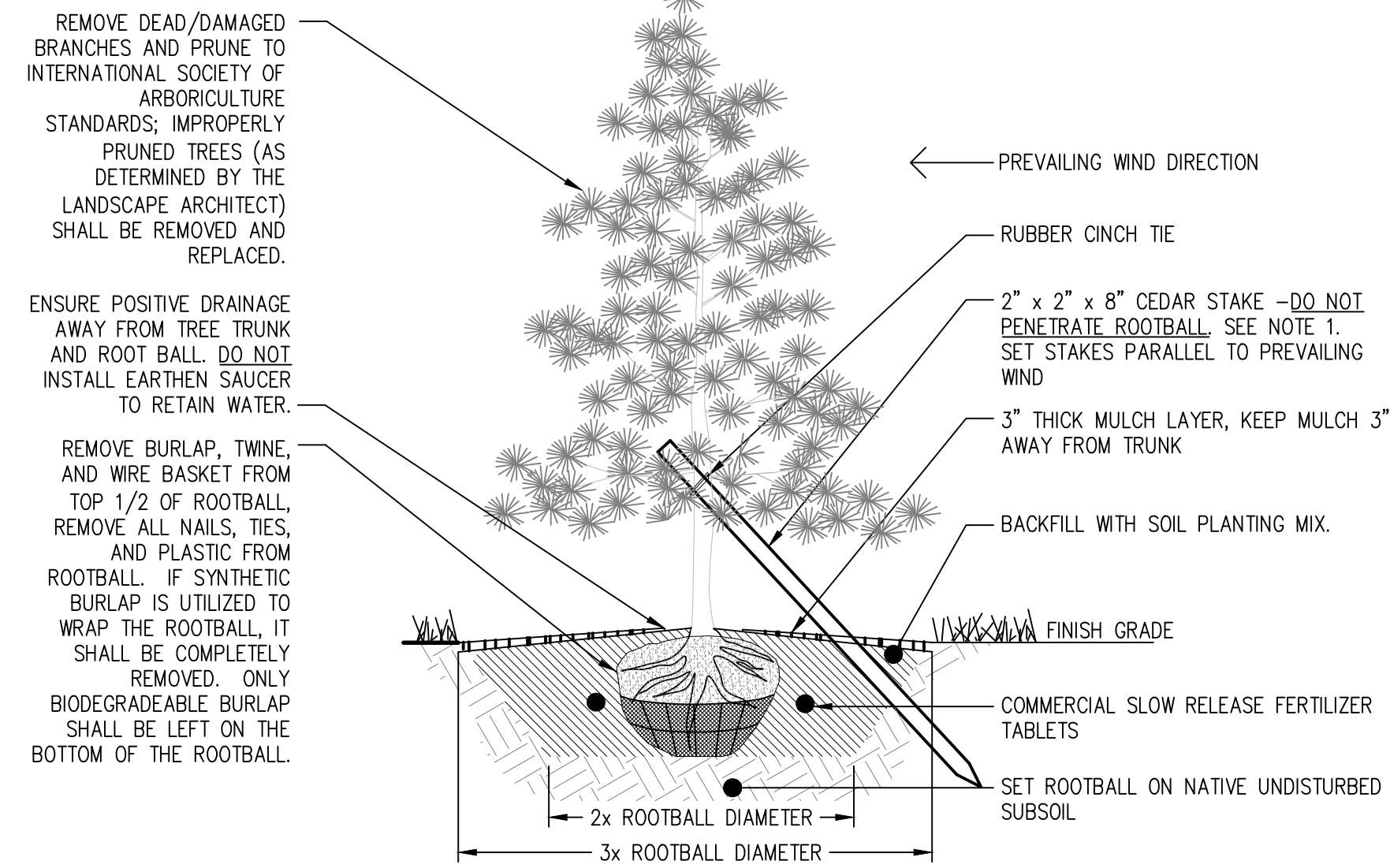
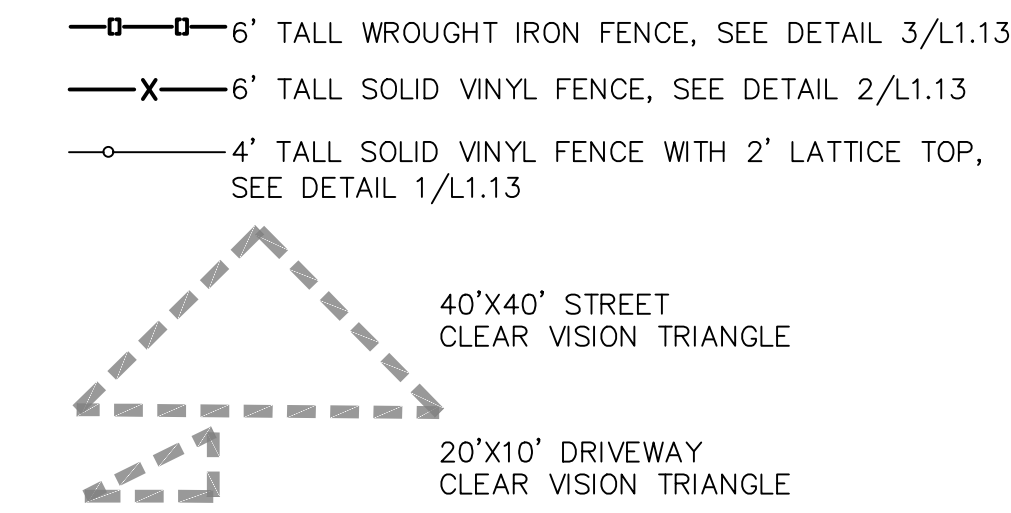




### PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON / BOTANICAL NAME	SIZE	MATURE SIZE HXW	CLASS
	38	Red Sunset Maple <i>Acer rubrum 'Franksred'</i>	2" CAL. B&B	40' x 30'	Class II
	74	Pyramidal European Hornbeam <i>Carpinus betulus 'Fastigiata'</i>	2" CAL. B&B	45'x30'	Class II
	80	Common Hackberry <i>Celtis occidentalis</i>	2" CAL. B&B	45'x30'	Class II
	27	Autumn Purple Ash <i>Fraxinus americana 'Autumn Purple'</i>	2" CAL. B&B	50'x40'	Class II
	75	Cimmaron Ash <i>Fraxinus pennsylvanica 'Cimmaron' TM</i>	2" CAL. B&B	50'x30'	Class II
	28	Skyline Honey Locust <i>Gleditsia triacanthos 'Skyline'</i>	2" CAL. B&B	45'x35'	Class II
	42	Bloodgood London Plane Tree <i>Platanus x acerifolia 'Bloodgood'</i>	2" CAL. B&B	50'x40'	Class II
	29	Boulevard Linden <i>Tilia americana 'Boulevard'</i>	2" CAL. B&B	50' x 25'	Class II
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	SIZE	MATURE SIZE HXW	CLASS
	29	Blue Atlas Cedar <i>Cedrus atlantica 'Glauca'</i>	6'-8' B&B	30'x20'	
	99	Black Hills Spruce <i>Picea glauca 'Densata'</i>	8'-9' B&B	35'x15'	
	57	Colorado Blue Spruce <i>Picea pungens 'Glauca'</i>	7'-8' B&B	35'x15'	
	92	Vanderwolf's Pyramid Pine <i>Pinus flexilis 'Vanderwolf's Pyramid'</i>	10'-12' B&B	25'x15'	
	12	Leylandi Cypress <i>x Cupressocyparis leylandii</i>	10'-12' B&B	35'x10'	
FLOWERING TREES	QTY	COMMON / BOTANICAL NAME	SIZE	MATURE SIZE HXW	CLASS
	8	Eastern Redbud <i>Cercis canadensis</i>	2" CAL. B&B	25'x30'	Class I
	16	Prairifire Crab Apple <i>Malus x 'Prairifire'</i>	2" CAL. B&B	15'x15'	Class I
	27	Capital Flowering Pear <i>Pyrus calleryana 'Capital'</i>	2" CAL. B&B	35'x15'	Class I
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	MATURE SIZE HXW	
	312	Winter Gem Boxwood <i>Buxus microphylla japonica 'Winter Gem'</i>	5 GAL.	4'x4'	
	102	Hidcote Blue Lavender <i>Lavandula angustifolia 'Hidcote Blue'</i>	2 GAL.	3'x3'	
	29	Dart's Gold Ninebark <i>Physocarpus opulifolius 'Dart's Gold'</i>	5 GAL.	5'x5'	
	153	Summer Wine Ninebark <i>Physocarpus opulifolius 'Summer Wine'</i>	5 GAL.	5'x5'	
	131	Mugo Pine <i>Pinus mugo 'Pumilio'</i>	5 GAL.	5'x5'	
	8	Gro-Low Fragrant Sumac <i>Rhus aromatica 'Gro-Low'</i>	2 GAL.	3'x6'	
ANNUALS/PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE	MATURE SIZE HXW	
	75	Happy Returns Daylily <i>Hemerocallis x 'Happy Returns'</i>	1 GAL.	1.5'x1.5'	
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SIZE	MATURE SIZE HXW	
	635,914 sf	Rhizomatous Tall Fescue Turf Sod Rhizomatous			

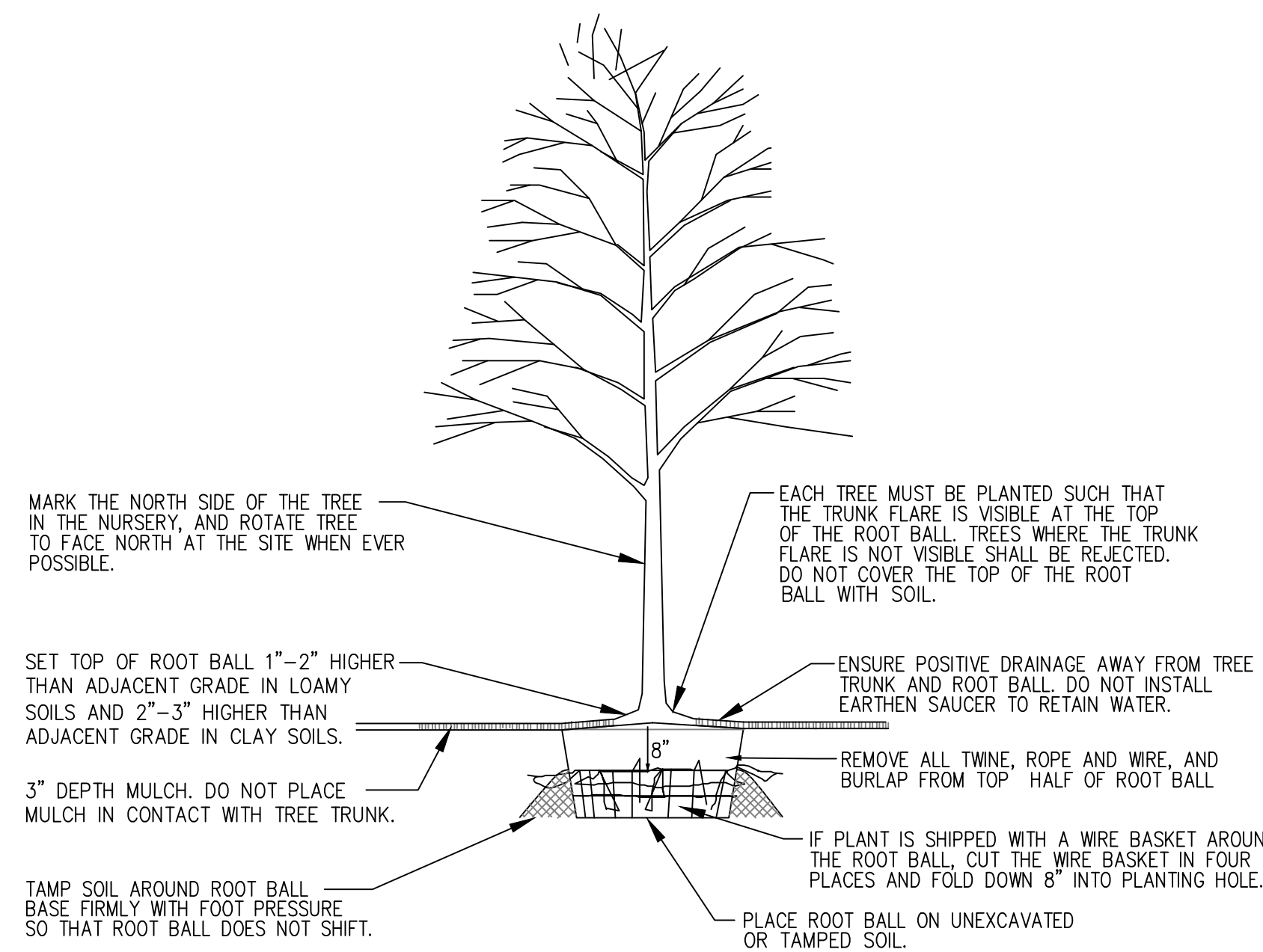
### LANDSCAPE LEGEND



- NOTES:
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
  - WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
  - WATER TREE TWICE WITHIN THE FIRST 24 HOURS.

### 1 CONIFER TREE DETAIL

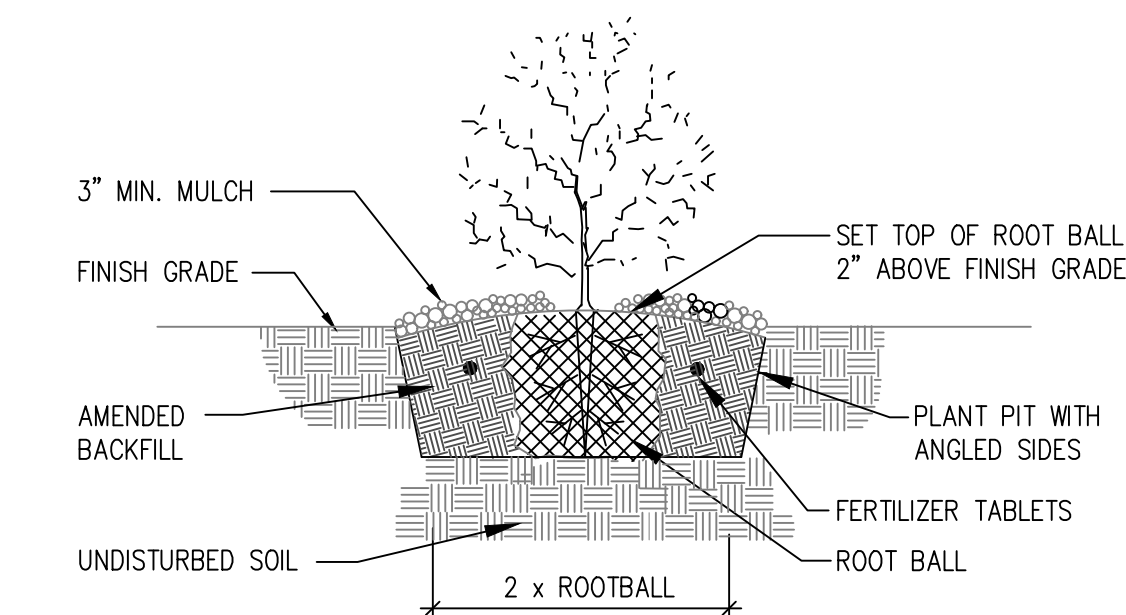
NTS



- NOTES:
- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN AND DEAD BRANCHES. DO NOT PRUNE TERMINAL BUDS OF BRANCHES EXTENDING TO THE CROWN.
  - WRAP TREE TRUNKS ONLY UPON APPROVAL OF THE LANDSCAPE ARCHITECT.
  - STAKE TREES AS NECESSARY. STAKES MUST BE REMOVED WITHIN 12 MONTHS OF PLANTING.

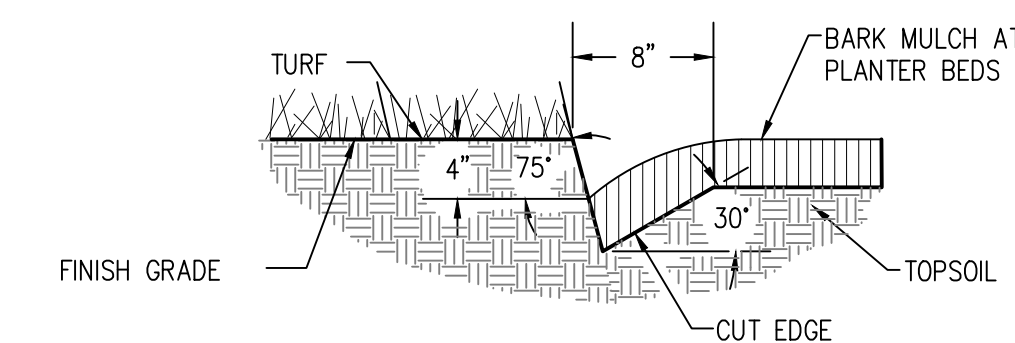
### 2 TREE PLANTING DETAIL

NTS



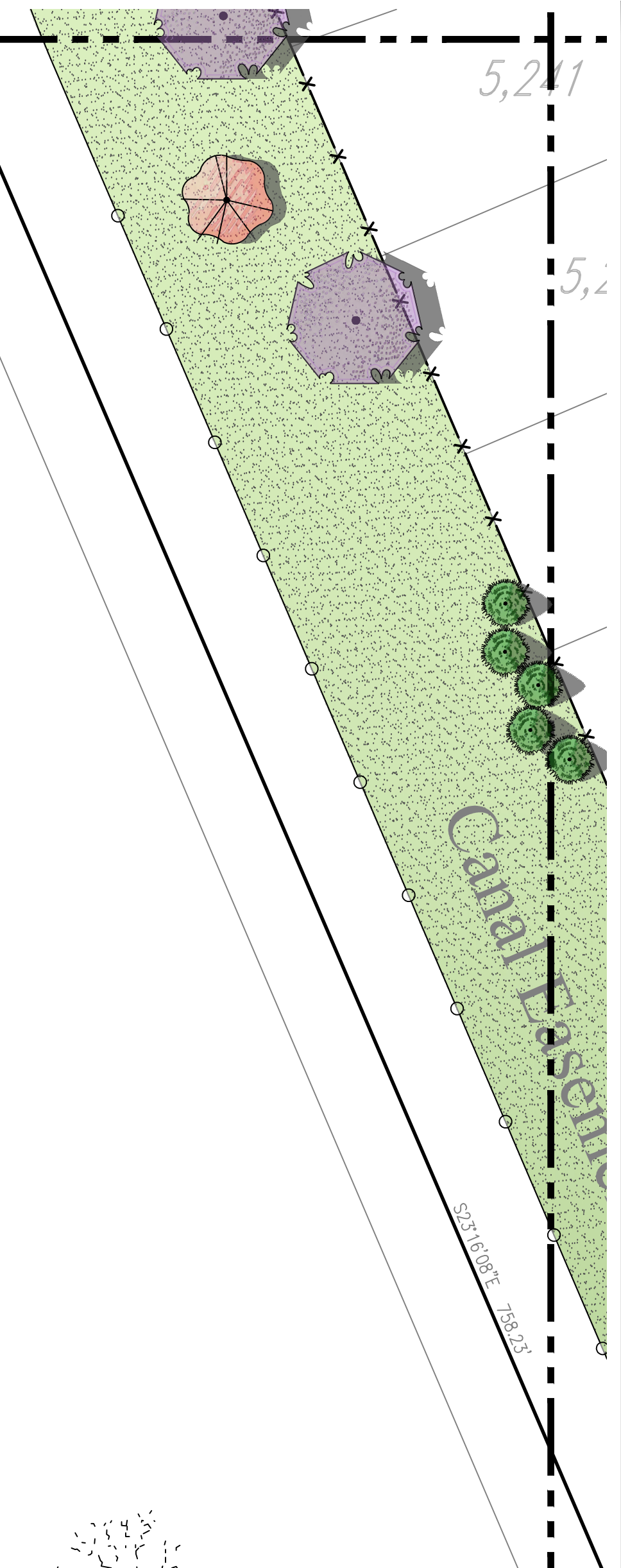
### 3 SHRUB PLANTING DETAIL

NTS



### 4 EDGING DETAIL

NTS









W. Columbia Rd

664'  
13 SHADE  
20 EVERGREEN  
80 SHRUBS  
(48 EVERGREEN)

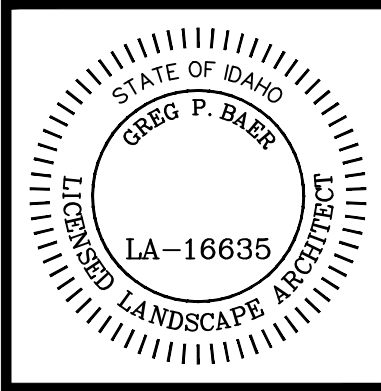


**LANDSCAPE LEGEND**

- 6' TALL WROUGHT IRON FENCE, SEE DETAIL 3/L1.13
- X— 6' TALL SOLID VINYL FENCE, SEE DETAIL 2/L1.13
- 4' TALL SOLID VINYL FENCE WITH 2' LATTICE TOP, SEE DETAIL 1/L1.13
- △ 40'x40' STREET CLEAR VISION TRIANGLE
- △ 20'x10' DRIVEWAY CLEAR VISION TRIANGLE



**BAER** DESIGN GROUP, LLC  
greg@baerdg.com  
Ph. 208.859.1980



Gallica Heights Subdivision  
Kuna  
Idaho

City of Kuna Design Review  
Landscape Plan - Area Two

Revisions  
Project Name: 21030  
Drawn by: JR  
Checked by: GB  
Date: 5/28/2021

LANDSCAPE PLAN - AREA TWO

Scale 1" = 30'-0"

Sheet No.: **L1.2**



W. Columbia Rd.



LANDSCAPE PLAN - AREA THREE

0 30 60  
Scale 1" = 30'-0"

**BAER DESIGN GROUP, LLC**  
greg@baerdg.com  
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STATE OF IDAHO  
GREG P. BAER  
LA-16635  
LICENSED LANDSCAPE ARCHITECT

Gallica Heights Subdivision  
Kuna  
Idaho

City of Kuna Design Review  
Landscape Plan - Area Three

Revisions

Project Name:	21030
Drawn by:	JR
Checked by:	GB
Date:	5/28/2021

Sheet No.:  
**L1.3**













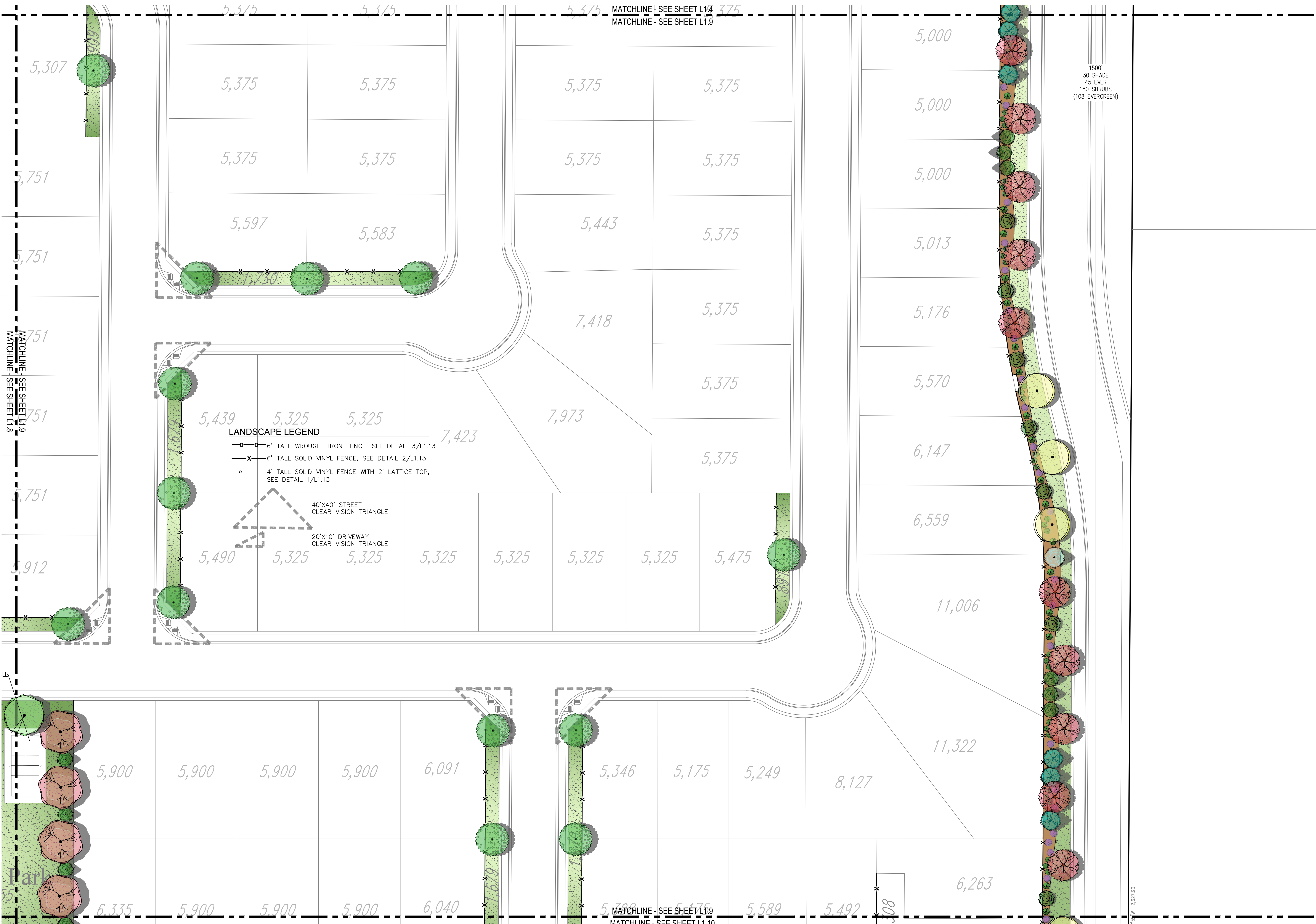






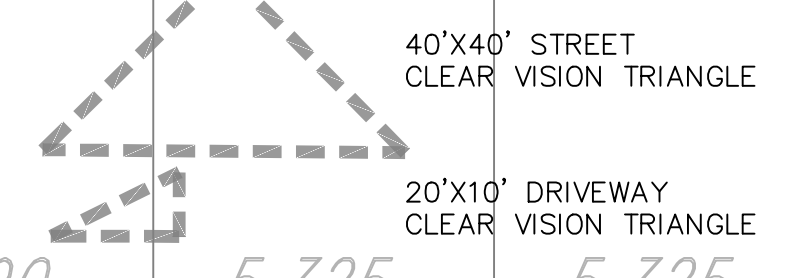




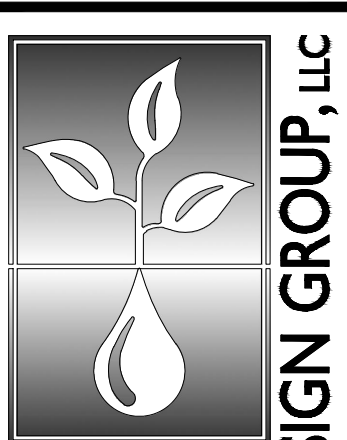


**LANDSCAPE LEGEND**

- 6" TALL WROUGHT IRON FENCE, SEE DETAIL 3/L1.13
- X — 6" TALL SOLID VINYL FENCE, SEE DETAIL 2/L1.13
- O — 4" TALL SOLID VINYL FENCE WITH 2' LATTICE TOP, SEE DETAIL 1/L1.13



1500'  
30 SHADE  
45 EVER  
180 SHRUBS  
(108 EVERGREEN)



**BAER DESIGN GROUP, LLC**  
greg@baerdg.com  
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Idaho  
**Gallica Heights Subdivision**

Kuna

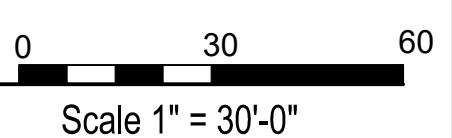
**City of Kuna Design Review  
Landscape Plan - Area Nine**

Revisions

Project Name:	21030
Drawn by:	JR
Checked by:	GB
Date:	5/28/2021

Sheet No.: **L1.9**

**LANDSCAPE PLAN - AREA NINE**







# COMMITMENT TO PROPERTY POSTING

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)



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

The Applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the Planning and Zoning Department *no later than seven (7) days* prior to the Public Hearing, attesting to where and when the sign(s) were posted. Unless such certificate is received by the required date, the hearing will be continued to the next available date, as scheduling permits.

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

Print Name: Timothy W Eck

Signature:  Date: \_\_\_\_\_

**DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
GALLICA HEIGHTS SUBDIVISION**

THIS DECLARATION is made effective as of \_\_\_\_\_, 2022, by **Thistle Farm LLC**, an Idaho limited liability company (“**Owner**” or **Grantor**”).

ARTICLE I: RECITALS

1.1 Grantor is the owner of all of the real property located in the County of Ada, State of Idaho (the “**County**”), set forth on the Plat of [ ] , recorded in records of Ada County, Idaho on [ ] as Instrument Number [ ] in Book [ ] of Plats at Pages [ ] - [ ] , a copy of which is attached hereto as Exhibit A (the “**Property**”), which exhibit is incorporated herein by this reference.

1.2 The purpose of this Declaration is to set forth the basic restrictions, covenants, limitations, easements, conditions, and equitable servitudes (collectively “**Restrictions**”) that apply to the Property. The Restrictions are designed to preserve the Property’s value, desirability and attractiveness, to ensure a well-integrated high-quality development, and to guarantee adequate maintenance of the Common Area, and the Improvements located thereon, in a cost effective and administratively efficient manner.

ARTICLE II: DECLARATION

Grantor declares that the Property shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied, and improved subject to the following terms, covenants, conditions, easements, and restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement, and sale of the Property, and to enhance the value, desirability, and attractiveness of the Property. The terms, covenants, conditions, easements, and restrictions set forth herein:

necessary or appropriate to act as the Association for any Annexed Tract (as defined below). In such event, reference in this Declaration to the “Association” shall apply to the particular Association designated to apply to that Annexed Tract.).

3.6 “Association Rules” shall mean those rules and regulations promulgated by the Association governing conduct upon and use of the Property under the jurisdiction or control of an Association, the imposition of fines and forfeitures for violation of such rules and regulations, and procedural matters for use in the conduct of business of the Association.

3.7 “Board” shall mean the Board of Directors or other governing board or individual, if applicable, of the Association.

3.8 “Building Lot” shall mean one or more lots within the Property as specified or shown on any Plat and/or by Supplemental Declaration, upon which Improvements may be constructed.

3.9 “Bylaws” shall mean the Bylaws of the Association.

3.10 “Common Area” shall mean all real property in which the Association holds an interest or which is held or maintained, permanently or temporarily, for the common use, enjoyment, and benefit of the entire Subdivision and each Owner therein, and shall include, without limitation, all such parcels that are designated as private streets or drives, common open spaces, common landscaped areas, recreation areas, other amenities, and Waterways. The Common Area may be established from time to time by Grantor on any portion of the Property by describing it on a Plat, by granting or reserving it in a deed or other instrument to the Association, or by designating it pursuant to this Declaration or any Supplemental Declaration. The Common Area may include easement and/or license rights. Grantor makes no representation of the creation of Common Areas on property outside the property described on Exhibit A, but reserves the right to do so in its sole and absolute discretion.

3.11 “Declaration” shall mean this Declaration as it may be amended from time to time.

3.12 “Gallica Heights Subdivision” and the “Subdivision” shall each mean the Property.

3.13 “Design Guidelines” shall mean the construction guidelines approved by the Architectural Committee.

3.14 “Grantor” shall mean, Thistle Farm, LLC, an Idaho limited liability company and its successors-in-interest, and Affiliates (collectively, “Thistle Farm”), and any person or entity to whom Thistle Farm expressly transfers its Grantor rights, which transfer must be made in writing and must include a specific reference to the transfer being of “Grantor rights” or “rights as Grantor” or other similar specific reference. Grantor shall be permitted to make partial transfers of Grantor’s rights, or multiple transfers, on terms and conditions acceptable to Grantor in its sole and absolute

Board shall be liable for any omission or improper exercise by the manager of any such duty or power so delegated.

5.5.1.4 Association Rules. The power to adopt, amend and repeal, by majority vote of the Board, such rules and regulations as the Board deems reasonable, including, without limitation, reasonable charges for an Owner's failure to comply with such rules and regulations. The Association may govern the use of the Common Areas, including, but not limited to, the use of private streets and other common area improvements by the Owners, their families, invitees, licensees, lessees, or contract purchasers; provided, however, that any Association Rules shall apply equally to all Owners and shall not be inconsistent with this Declaration, the Articles, or the Bylaws. A copy of the Association Rules as they may from time to time be adopted, amended, or repealed, shall be mailed or otherwise delivered to each Owner. Upon such mailing or delivery, the Association Rules shall have the same force and effect as if they were set forth in and were a part of this Declaration. In the event of any conflict between such Association Rules and any other provisions of this Declaration, or the Articles or the Bylaws, the provisions of the Association Rules shall be deemed to be superseded by provisions of this Declaration, the Articles, or the Bylaws to the extent of any such inconsistency.

5.5.1.5 Emergency Powers. The power, exercisable by the Association or by any person authorized by it, to enter upon any portion of the Property (but not inside any building constructed thereon) in the event of any emergency involving illness or potential danger to life or property or when necessary in connection with any maintenance or construction for which the Association is responsible. Such entry shall be made with as little inconvenience to the Owner as practicable, and any damage caused thereby shall be repaired by the Association unless the conditions of such emergency were caused by such Owner.

5.5.1.6 Licenses, Easements, and Rights-of-Way. The power to grant and convey to any third party such licenses, easements, and rights-of-way in, on, or under the Common Area as may be necessary or appropriate for the orderly maintenance, preservation, and enjoyment of the Common Area or which do not materially and adversely affect the Common Area, and for the preservation of the health, safety, convenience, and welfare of the Owners, for the purpose of constructing, erecting, operating, or maintaining:

5.5.1.6.1 Underground lines, cables, wires, conduits, or other devices for the transmission of electricity or electronic signals-for lighting, heating, power, telephone, television, or other purposes, and the above ground lighting stanchions, meters, and other facilities associated with the provisions of lighting and services;

5.5.1.6.2 Public sewers, storm drains, water drains, and pipes, water supply systems, sprinkling systems, heating and gas lines or pipes, and any similar public or quasi-public improvements or facilities;

5.5.1.6.3 Mailboxes and sidewalk abutments around such mailboxes, or any service facility, berms, fencing and landscaping abutting Common Areas, public and private streets or land conveyed for any public or quasi-public purpose including, but not limited to, bicycle pathways.

5.5.1.7 Conveyances to and from Municipalities. The power to convey any portion of the Common Area and any portion of the Property that it owns to any city, county, the State of Idaho, the United States of America, or any political subdivision of any of the foregoing. The Board shall also have the power to receive a conveyance of any property interest from the above-referenced entities, or any other individual or entity, and to hold such property interest as Common Area.

5.5.2 Duties. In addition to duties necessary and proper to carry out the power delegated to the Association by this Declaration, and the Articles and Bylaws, without limiting the generality thereof, the Association or its agents, if any, shall have the authority and the obligation to conduct all business affairs of the Association and to perform, without limitation, each of the following duties:

5.5.2.1 Operation and Maintenance of the Common Area. Operate, maintain, and otherwise manage, or provide for the operation, maintenance, and management of, the Common Area. Such properties may include those lands intended for open space uses and which may be referred to as “non-buildable” lots per the Plat. Without limiting the generality of the foregoing, the Association shall perform the following:

5.5.2.1.1 Maintain, repair, or replace all school bus staging areas;

5.5.2.1.2 Maintain the integrity of the vision triangles as required by the Plat Conditions;

5.5.2.1.3 Maintain the development’s Common Area landscaping and open spaces, including temporary irrigation and furnishings located in all public rights-of-way;

5.5.2.1.4 Maintain the Subdivision's non-publically dedicated park and pathway areas;

5.5.2.1.5 Participate in a Road Improvement District or utility local improvement district as the need for these improvements arise;

5.5.2.1.6 Provide for snow removal along pathways in the Common Areas so they are pedestrian accessible within 24 hours of a snow event;

5.5.2.1.7 If the Subdivision becomes part of a transit route(s), provide residents of the Subdivision with transit street furnishings; and

5.5.2.1.8 Repair and replacement of property damaged or destroyed by casualty loss.

Additionally, the Association may, in its discretion, limit or restrict the access and use of the Common Area to any Owner or Owners, other than Grantor, residing in the Subdivision. The Association may establish rules and regulations regarding the Owners' use of Common Areas and Improvements located thereon.

5.5.2.2 Reserve Account. Establish and fund a reserve account with a reputable banking institution or savings and loan association or title insurance company authorized to do business in the State of Idaho, which reserve account shall be dedicated to the costs of repair, replacement, maintenance and improvement of the Common Area.

5.5.2.3 Maintenance of Berms Retaining Walls and Fences. Maintain the berms, retaining walls, fences, and water amenities within and abutting the Common Area and Landscape Easement areas.

5.5.2.4 Taxes and Assessments. Pay all real and personal property taxes and assessments separately levied against the Common Area or against the Subdivision, the Association, and/or any other property owned by the Association. Such taxes and assessments may be contested or compromised by the Association, provided, however, that such taxes and assessments are paid, or a bond insuring payment is posted prior to the sale or disposition of any property to satisfy the payment of such taxes and assessments. In addition, the Association shall pay all other federal, state, or local taxes, including income or corporate taxes levied against the Association, in the event that the Association is denied the status of a tax-exempt corporation.

5.5.2.5 Water and Other Utilities. Acquire, provide, and/or pay for water, sewer, garbage disposal, refuse and rubbish collection, electrical, telephone, and gas, and other necessary services, for the Common Area, and manage for the benefit of the Subdivision all domestic, irrigation, and amenity water rights and rights to receive water held by the Association, whether such rights are evidenced by license, permit, claim, stock ownership, or otherwise. The Association shall maintain, repair, and operate any sewer lift stations located on the Property and shall comply with all of the terms and conditions of the Stormwater Plan. All responsibility for payment of fees related to the provision of utilities, and other similar fees, including, without limitation, impact fees, sewer treatment connection fees, sewer interceptor fees, water connection fees, pressure irrigation connection fees, and related inspections fees, shall belong to the Owner of each Building Lot at the time a building permit is acquired to commence construction on any Improvements on such Building Lot. In the event the Grantor or Association has paid any such fees, the Association or Grantor, whichever is applicable, shall be entitled to reimbursement of the same and such reimbursement shall be a Limited Assessment.

5.5.2.6 Insurance. Obtain insurance from reputable insurance companies authorized to do business in the State of Idaho, and maintain in effect any insurance policy the Board deems necessary or advisable, which policies must include, the following policies of insurance:

5.5.2.6.1 Fire insurance, including those risks embraced by coverage of the type known as the broad form "All Risk" or special extended coverage endorsement on a blanket agreed amount basis for the full insurable replacement value of all Improvements, equipment, and fixtures located within the Common Area.

5.5.2.6.2 Comprehensive public liability insurance insuring the Board, the Association, the Grantor, and the individual grantees and agents and employees of each of the foregoing, against any liability incident to the ownership and/or use of the Common Area. Limits of liability of such coverage shall be a minimum of the following:

Not less than One Million Dollars and No Cents (\$1,000,000.00) per person, and One Million Dollars and No Cents (\$1,000,000.00) per occurrence, with respect to personal injury or death, and One Million Dollars and No Cents (\$1,000,000.00) per occurrence with respect to property damage.



5.5.2.6.3 Full coverage directors' and officers' liability insurance with a limit of at least Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00).

5.5.2.6.4 Such other insurance, including motor vehicle insurance and Workmen's Compensation Insurance, to the extent necessary to comply with all applicable laws and indemnity, faithful performance, fidelity, and other bonds as the Board shall deem necessary or required to carry out the Association functions or to insure the Association against any loss from malfeasance or dishonesty of any employee or other person charged with the management or possession of any Association funds or other property.

5.5.2.7 Association as Trustee. The Association shall act as and be deemed trustee of the interests of all Owners in connection with any insurance proceeds paid to the Association under such policies and have full power to receive such Owner's interests in such proceeds and to deal therewith.

5.5.2.8 Insurance Premiums as Regular Assessments. Charge as a common expense to be included in the Regular Assessments insurance premiums for any and all insurance coverage the Board deems necessary or advisable.

5.5.2.9 Rule Making. Make, establish, promulgate, amend, and repeal such Association Rules as the Board shall deem advisable.

5.5.2.10 Newsletter. If it so elects, prepare and distribute a newsletter on matters of general interest to Association Members, the cost of which shall be included in Regular Assessments.

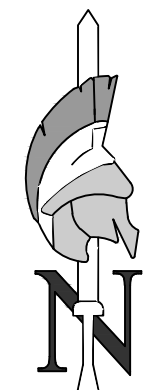
5.5.2.11 Architectural Committee. Appoint and remove members of the Architectural Committee, subject to the provisions of this Declaration.

5.5.2.12 Enforcement of Restrictions and Rules. Perform such other acts, whether or not expressly authorized by this Declaration, as may be reasonably advisable or necessary to enforce any of the provisions of the Declaration, or of the Articles or the Bylaws, including, without limitation, the recordation of any claim of lien with the County Recorder, as more fully provided herein.

5.5.2.13 Private Streets, Signs, Lights and Certain Easement Areas. Maintain, repair, or replace private streets (as noted on the Plat and including any cul-de-sac easements), street signs, and private streetlights located, on the Property. This duty shall run with the land and cannot be waived by the Association unless the all required governmental entities consent to such waiver.

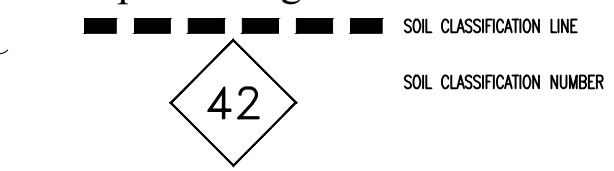


# Gallica Estates Subdivision Natural Features Sketch



NOT TO SCALE

## Map Unit Legend

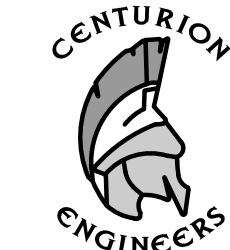


## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Abs silt loam, 0 to 3 percent slopes	3.8	1.8%
40	Colthorp silt loam, 0 to 2 percent slopes	85.5	40.9%
41	Colthorp silt loam, 2 to 4 percent slopes	70.9	33.9%
43	Colthorp cobbly loam, 2 to 4 percent slopes	1.5	0.7%
51	Elijah silt loam, bedrock substratum, 0 to 2 percent slopes	18.1	8.7%
103	McCain silt loam, 4 to 8 percent slopes	19.5	9.3%
142	Purdam silt loam, 2 to 4 percent slopes	7.3	3.5%
158	Rock outcrop-Trevino complex, 5 to 20 percent slopes	1.7	0.8%
9999	Water	0.5	0.3%
<b>Totals for Area of Interest</b>		<b>209.1</b>	<b>100.0%</b>

## Notes

1. THE INFORMATION SHOWN HERE ON IS BASED ON INFORMATION THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA), NATIONAL RESOURCE CONSERVATION SERVICE (NRCS).
2. THE PROPERTY IS SUBJECT TO A BUREAU OF RECLAMATION EASEMENT FOR THE RIDENBAUGH-HIGHLINE CANAL LOCATED NEAR THE WEST BOUNDARY OF THE SITE.
3. THE PROPERTIES INCLUDED WITHIN THIS DEVELOPMENT ARE CURRENTLY AND PRIMARILY IRRIGATED FARM LANDS. IRRIGATION USED IS PRIMARILY SURFACE WATERS AND PRESSURIZED WHEEL LINE SYSTEMS.
4. THIS PROPERTY IS SUBJECT TO SURFACE WATER IRRIGATION.
5. AS NOTED IN THE MAP UNIT LEGEND (THIS SHEET) IS AFFECTED BY SHALLOW DEPTHS TO BED ROCK.
6. THERE ARE NO POTENTIALLY HAZARDOUS AREAS.
7. THERE ARE NO STREAMS, PONDS, LAKES, OR WETLANDS ON THIS PROPERTY.
8. THERE ARE NO NATURAL DRAINAGE SWALES ON THIS PROPERTY.
9. THERE ARE NO PERMANENT AND/OR SEASONAL HIGH GROUNDWATER AREAS ON THIS PROPERTY.
10. THIS PROPERTY IS NOT IN A FLOOD PLAIN AREA.
11. THERE ARE NO IDENTIFIED UNSTABLE ROCK FORMATIONS, OR LANDSLIDE AREAS ON THIS PROPERTY.
12. THIS PROPERTY IS NOT IN AN AQUIFER RECHARGE AREA.
13. NO UNSTABLE SOILS SUSCEPTIBLE TO EROSION EXISTING ON THIS PROPERTY. ALL AREAS ARE SUITABLE FOR DEVELOPMENT.
14. PROPERTIES LIE WITHIN THE NEW YORK IRRIGATION DISTRICT AND THE BOISE PROJECT BOARD OF CONTROL.



**CENTURION | B&A ENGINEERS, INC.**  
 Consulting Engineers, Land Surveyors, Planners  
 5505 W Franklin Road | Boise, ID 83705  
 208.343.3381 | www.centengr.com





TRANSPORTATION IMPACT STUDY

# Gallica Heights Subdivision

Updated February 2022

PREPARED FOR  
**TIM ECK**  
DB Development, LLC  
2228 Piazza Place  
Meridian, ID 83646

PREPARED BY  
**KITTELSON & ASSOCIATES, INC.**  
101 S Capitol Boulevard, Suite 600  
Boise, ID 83702  
208.338.2683

Transportation Impact Study

# Gallica Heights Subdivision

Kuna, Idaho

Prepared For:

**DB Development, LLC**  
2228 Piazza Place  
Meridian, Idaho 83646

Prepared By:

**Kittelson & Associates, Inc.**  
101 South Capitol Boulevard, Suite 600  
Boise, ID 83702  
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Section 1  
Executive Summary

## EXECUTIVE SUMMARY

DB Development, LLC is proposing to develop the Gallica Heights Subdivision which consists of approximately 450 single-family detached housing units, 197 townhomes, and 55,900 SF of commercial shopping center in Kuna, Idaho. The site is located in the southeast quadrant of Columbia Road and Black Cat Road on approximately 132 acres of land.

Access to Gallica Heights is proposed via one full access on Black Cat Road, one full access on Columbia Road, and two full accesses on the new mid-mile n/s collector that will be constructed with this project. Additionally, there will be a driveway access to the commercial portion of the development on Columbia Road between Black Cat Road and Balivi Lane. There is also a stub street connection on the south side of the development that is planned to connect to a future development.

The site is currently vacant farmland and surrounded by farmland and residential developments. The site surrounds a small 3-unit residential development near the north end of the property which will not be disturbed. The expected build-out of the Gallica Heights Subdivision will be completed in year 2025. This TIS addresses the existing (2021) and background (2025) traffic conditions, as well as the property's impact in the build-out year 2025.

## FINDINGS

The results of the traffic impact analysis indicate that the build-out of the Gallica Heights 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 except for:
  - **Black Cat Road / Amity Road:** Intersection is under capacity but the critical movement operates at LOS E in the a.m. peak hour. Meets the 4-hour and peak hour traffic signal warrants.
  - **Black Cat Road / Amity Road:** Critical movement exceeds capacity in p.m. peak. Meets the 8-hour, 4-hour, and peak hour traffic signal warrants.
- Intersection mitigations have been identified for the overcapacity intersection that brings it up to acceptable levels of service. This includes:
  - **Black Cat Road / Amity Road:** Install a multi-lane roundabout as identified in the Capital Improvements Plan (CIP) or an interim traffic signal with left-turn lanes.
- 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 (2016-2020) 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 (compounded) except for the north- and southbound traffic on SH 69 (Meridian Road) where a 3% annual growth rate (compounded) was used for the ITD facility. These growth rates were based on future traffic projections by COMPASS. The growth rates account for general growth in the area but do not include some recently approved developments in the study vicinity. Traffic from these approved in-process developments that are not accounted for in the growth rate was included as additional background traffic.
- 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 / Victory Road (a.m. peak hour only):** LOS F and critical movement exceeds capacity
  - **Black Cat Road / Amity Road (a.m. and p.m. peak hours):** LOS F and critical movements exceed capacity
  - **Black Cat Road / Columbia Road (p.m. peak hour only):** LOS E and critical movement exceeds capacity
  - **Ten Mile Road / Columbia Road (a.m. peak hour only):** Intersection V/C ratio exceeds 0.90 and critical movement exceeds capacity
  - **SH 69 (Meridian Road) / Columbia Road (a.m. and p.m. peak hours):** Intersection V/C ratio exceeds 0.90 and several movements exceed capacity. The eastbound approach is the critical over-capacity approach for the intersection.
- All the unsignalized 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 / Victory Road:** Install a multi-lane roundabout as identified in the Capital Improvements Plan (CIP) or an interim traffic signal with left-turn lanes. This is projected to be needed in approximately 2022 with the site development at which time the site would have approximately 99 units and 8,000 SF of commercial space constructed.

- **Black Cat Road / Amity Road:** Install a multi-lane roundabout as identified in the Capital Improvements Plan (CIP) or an interim traffic signal with left-turn lanes. Mitigation for this intersection is needed in existing conditions.
- **Black Cat Road / Columbia Road:** Install a single-lane roundabout or a traffic signal with left-turn lanes. This is projected to be needed in approximately 2023 with the site development at which time the site would have approximately 365 units and 32,000 SF of commercial space constructed.
- **Ten Mile Road / Columbia Road:** Install a multi-lane roundabout or add a northbound right-turn lane to the existing traffic signal. The CIP identifies a single-lane expandable roundabout at this intersection, but this improvement will not operate acceptably under year 2025 background conditions. Mitigation is projected to be needed in approximately 2022 or 2023 with the site development at which time the site would have approximately 245 units and 21,000 SF of commercial space constructed.
- **SH 69 (Meridian Road) / Columbia Road:** ITD is currently completing a corridor study for SH 69 in this area and the vision presented by that study identifies a future Median U Turn (MUT) intersection at this location. This is projected to be needed in approximately 2022 at which time the site would have approximately 140 units and 12,000 SF of commercial space constructed.
- All study roadway segments were found to operate within the ACHD segment level of service threshold under year 2025 background traffic conditions except the following:
  - Columbia Road between McDermott Road and Black Cat Road
  - 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 mitigations 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 the segments of Columbia Road from McDermott Road to Linder Road to meet ACHD policy.
- Columbia Road between Linder Road and SH 69 (Meridian Road) will need to be widened to 5-lanes to meet ACHD segment level of service thresholds under year 2025 background traffic conditions.

## Trip Generation and Distribution

- The *ITE Trip Generation Manual, 10<sup>th</sup> Edition* was used to estimate the trip generation for the proposed Gallica Heights Subdivision Development.
- The proposed Gallica Heights Subdivision Development, with 450 single-family detached housing units, 197 townhomes, and 55,900 SF of commercial shopping center in the build-out

year of 2025, is estimated to generate a total of 8,142 daily net new vehicle trips, of which 585 trips occur during the a.m. peak hour (208 inbound/377 outbound) and 676 trips occur during the p.m. peak hour (398 inbound/278 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 following study intersections do not operate at acceptable levels based on applicable ACHD and ITD policies:
  - **Black Cat Road / Victory Road (a.m. and p.m. peak hours):** LOS F and critical movements exceed capacity. Site traffic accounts for approximately 9% of the projected traffic.
  - **Black Cat Road / Amity Road (a.m. and p.m. peak hours):** LOS F and critical movements exceed capacity. Site traffic accounts for approximately 8% of the projected traffic.
  - **Black Cat Road / Columbia Road (a.m. and p.m. peak hours):** LOS F and critical movement exceeds capacity. Site traffic accounts for approximately 20% of the projected traffic.
  - **Ten Mile Road / Columbia Road (a.m. and p.m. peak hours):** Intersection V/C ratio exceeds 0.90 and critical movements exceed capacity. Site traffic accounts for approximately 16.5% of the projected traffic.
  - **Linder Road / Columbia Road (a.m. peak hour only):** Intersection V/C ratio exceeds 0.90 and critical movements exceed capacity. Site traffic accounts for approximately 14.5% of the projected traffic.
  - **SH 69 (Meridian Road) / Columbia Road (a.m. and p.m. peak hours):** Intersection V/C ratio exceeds 0.90 and several movements exceed capacity. The eastbound approach is the critical over-capacity approach for the intersection. Site traffic accounts for approximately 5% of the projected traffic.
- No additional mitigations are required at the study intersections beyond those identified in the 2025 background traffic conditions except for:
  - **Ten Mile Road / Columbia Road:** Install a dual-lane roundabout or add a northbound and eastbound right-turn lane to the existing traffic signal. The CIP identifies a single-lane expandable roundabout at this intersection, but this improvement will not operate acceptably under year 2025 total traffic conditions.
  - **Linder Road / Columbia Road:** Install a single-lane roundabout or add a northbound right-turn lane to the existing traffic signal. Mitigation is projected to be needed in

approximately 2024 with the site development at which time the site would have approximately 465 units and 40,000 SF of commercial space constructed.

- 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 within the ACHD segment level of service threshold under year 2025 total traffic conditions except the following:
  - Columbia Road between McDermott Road and Black Cat Road
  - 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 mitigations 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 the segment of Columbia Road from McDermott Road to Black Cat Road to meet ACHD policy.
- Columbia Road between Black Cat Road and SH 69 (Meridian Road) will need to be widened to 5-lanes to meet ACHD segment level of service thresholds under year 2025 total traffic conditions.

## Site Access Evaluation

- The turn lane analysis using ACHD procedures identified the following:
  - **Black Cat Road / Site Access A:** No turn lanes are warranted.
  - **Site Access B / Columbia Road:** An eastbound right-turn lane and westbound left-turn lane are warranted.
  - **Site Access C / Columbia Road:** An eastbound right-turn lane and westbound left-turn lane are warranted.
  - **New Collector Roadway / Columbia Road:** An eastbound right-turn lane and westbound left-turn lane are warranted.
  - **New Collector Roadway / Site Access D:** No turn lanes are warranted.
  - **New Collector Roadway / Site Access E:** No turn lanes are warranted.
  - **McDermott Road / Columbia Road:** A westbound right-turn lane and eastbound left-turn lane are warranted under 2025 background conditions.
- The results from the queuing analysis found that the 95<sup>th</sup> percentile queue lengths can be accommodated.
  - Each site access provides at least 150 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 and Columbia Road as necessary to obtain and maintain adequate intersection sight distance.
- Access to the development is proposed via one full access on Columbia Road and one full access on Black Cat Road. In addition, the new mid-mile collector roadway will be constructed along the east end of the site and will have two full accesses. Although not yet designed, a driveway access to the commercial portion of the site will be on Columbia Road. There is a stubbed connection on the south side of the subdivision to connect to future development.
  - ***Black Cat Road / Site Access A***
    - This access, a proposed local street, accesses Black Cat Road approximately 810 feet south of Columbia Road. 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.
    - Based on this evaluation, the access should be approved by ACHD for the following reasons:
      - The proposed access meets ACHD spacing requirements for a local street on a minor arterial and will function acceptably as an unsignalized full access.
      - Site Access A serves as the primary access for the western portion of the site.
      - Site Access A operates well under ACHD standards during both the AM and PM peak hours.
      - If Site Access A were removed, the daily traffic of Site Access C, Site Access D, and Site Access E would likely exceed ACHD's daily local road threshold of 2,000 vehicles.
    - Therefore, ACHD should consider allowing the new local street as a full access.
  - ***Site Access B / Columbia Road***
    - This access, a proposed driveway serving the commercial development, accesses Columbia Road to the east of Black Cat Road. The exact location will be determined when the commercial site plan is created. ACHD's spacing criteria for a full access driveway on a minor arterial is 425 feet. The access can be built in a location such that there is 475 feet of spacing from Black Cat Road to the west and Balivi Lane to the east. Therefore, the proposed access meets the spacing requirement for Columbia Road.



- Based on this evaluation, the access should be approved by ACHD for the following reasons:
  - The proposed access meets ACHD spacing requirements for a driveway on a minor arterial and will function acceptably as an unsignalized full access.
  - With the current site plan, this location of Site Access B is the only feasible location for a driveway access to the commercial development.
  - Site Access B operates under ACHD standards during both the AM and PM peak hours.
- Therefore, ACHD should consider allowing the new local street as a full access.
- **Site Access C / Columbia Road**
  - This access, a proposed local street, is located directly across from Saddle Bag Way on Columbia Road. It is approximately 735 feet east of Balivi Lane and 910 feet west of the new collector roadway. 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 Columbia Road.
  - Based on this evaluation, the access should be approved by ACHD for the following reasons:
    - The proposed access meets ACHD spacing requirements for a local street on a minor arterial and will function acceptably as an unsignalized full access.
    - Site Access C is aligned with the existing road, Saddle Bag Way, to the north.
    - Site Access C operates under ACHD standards during both the AM and PM peak hours.
    - If Site Access C were removed, the daily traffic of Site Access D would likely exceed ACHD's daily local road threshold of 2,000 vehicles.
  - Therefore, ACHD should consider allowing the new local street as a full access.
- **New Collector Roadway / Columbia Road**
  - This access, a proposed collector street, is located on Columbia Road approximately 2,600 feet east of Black Cat Road. This collector street is the future mid-mile collector street which is identified on the *Ada County Master Street Map*. It is located approximately 910 feet east of Saddle Bag Way and approximately 375 feet west of Old Farm Lane. ACHD's spacing criteria for an unsignalized collector street on a minor arterial is 1,320 feet. The proposed collector does not meet ACHD's spacing requirements.

- Based on this evaluation, the new collector street should be approved by ACHD for the following reasons:
  - Although the proposed collector does not meet ACHD spacing requirements, it is identified on the Master Street Map as future mid-mile collector roadway.
    - There is currently a small residential development in the exact mid-mile location as identified on the Master Street Map. The proposed collector is shifted slightly to the west until it can shift to the proper location, just south of the existing residential development.
  - The intersection with Columbia Road will function acceptably as an unsignalized full access.
  - The collector street would provide access to adjacent parcels and future development, which will minimize future development directly accessing Columbia 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.
- Therefore, ACHD should consider allowing the new collector street as a full access.
- ***New Collector Roadway / Site Access D***
  - This access, a proposed local street, accesses the new collector roadway approximately 545 feet south of Columbia Road. ACHD's spacing criteria for a full access public street on a collector is 330 feet. Therefore, the proposed access meets the spacing requirement for the new collector roadway.
  - Based on this evaluation, the access should be approved by ACHD for the following reasons:
    - The proposed access meets ACHD spacing requirements for a local street on a collector and will function acceptably as an unsignalized full access.
    - Site Access D operates well under ACHD standards during both the AM and PM peak hours.
    - If Site Access D were removed, the daily traffic of Site Access B and Site Access C would likely exceed ACHD's daily local road threshold of 2,000 vehicles.
  - Therefore, ACHD should consider allowing the new local street as a full access.

- **New Collector Roadway / Site Access E**
  - This access, a proposed local street, accesses the new collector roadway approximately 1,580 feet south of Site Access D. ACHD's spacing criteria for a full access public street on a collector is 330 feet. Therefore, the proposed access meets the spacing requirement for the new collector roadway.
  - Based on this evaluation, the access should be approved by ACHD for the following reasons:
    - The proposed access meets ACHD spacing requirements for a local street on a collector and will function acceptably as an unsignalized full access.
    - Site Access E operates well under ACHD standards during both the AM and PM peak hours.
    - If Site Access E were removed, the daily traffic of Site Access C and Site Access D would likely exceed ACHD's daily local road threshold of 2,000 vehicles.
  - Therefore, ACHD should consider allowing the new local street as a full access.

## RECOMMENDATIONS

Based on the report's analyses and evaluation findings, recommendations were developed accordingly.

### Year 2021 Existing Conditions

The following mitigations are recommended under year 2021 existing traffic conditions:

- **Black Cat Road / Amity Road**
  - Install a multi-lane roundabout or an interim traffic signal with left-turn lanes.
  - ACHD's CIP includes a multi-lane roundabout at this intersection.

### Year 2025 Background Conditions

The following mitigations are recommended under year 2025 background traffic conditions, without the proposed development:

- **Black Cat Road / Victory Road**
  - Install a multi-lane roundabout or an interim traffic signal with left-turn lanes.
  - ACHD's CIP includes a multi-lane roundabout at this intersection.
- **Black Cat Road / Amity Road**
  - Install a multi-lane roundabout or an interim traffic signal with left-turn lanes.
  - ACHD's CIP includes a multi-lane roundabout at this intersection.
- **Black Cat Road / Columbia Road**

- Install a single-lane roundabout or a traffic signal with left-turn lanes.
- ACHD's CIP and FYWP do not identify any improvements at this intersection.
- **Ten Mile Road / Columbia Road:**
  - Install a multi-lane roundabout or add a northbound right-turn lane to the existing traffic signal.
  - ACHD's CIP includes a single-lane expandable roundabout at this intersection. Analysis shows that a single-lane roundabout will not operate within ACHD standards under year 2025 background conditions.
- **SH 69 (Meridian Road) / Columbia Road:**
  - ITD is currently completing a corridor study for SH 69 in this area and the vision presented by that study identifies a future Median U Turn (MUT) intersection at this location. The Gallica Heights Subdivision would be responsible for a proportional share of the construction of the MUT. The proposed development traffic is projected to be approximately 5.0% of the 2025 total traffic at this intersection. The MUT intersection is the planned 2040 horizon year mitigation so the development's proportional share for contributions for this intersection should be calculated based on the 2040 projected intersection volumes.
- **Columbia Road between McDermott Road and Linder Road:**
  - With the intersection mitigations 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 the segments of Columbia Road from McDermott Road to Linder Road to meet ACHD policy.
- **Columbia Road between Linder Road and SH 69 (Meridian Road):**
  - Widen Columbia Road to 5-lanes
  - ACHD's CIP and FYWP do not identify any improvements on this segment.

### Year 2025 Total Traffic Conditions

No additional intersection or segment operational mitigations beyond those identified under 2025 background traffic conditions are required except for:

- **Ten Mile Road / Columbia Road:**
  - Install a dual-lane roundabout or add northbound and eastbound right-turn lanes to the existing traffic signal.
  - ACHD's CIP includes a single-lane expandable roundabout at this intersection. Analysis shows that a single-lane roundabout will not operate within ACHD standards under year 2025 total traffic conditions.

- Site Traffic accounts for approximately 16.5% of the projected traffic.
- **Linder Road / Columbia Road:**
  - Install a single-lane roundabout or add a northbound right-turn lane to the existing traffic signal.
  - ACHD's CIP and FYWP do not identify any improvements at this intersection.
  - Site Traffic accounts for approximately 14.5% of the projected traffic.
- **Columbia Road between Black Cat Road and Linder Road:**
  - Widen Columbia Road to 5-lanes
  - ACHD's CIP and FYWP do not identify any improvements on these segments.
  - Site Traffic accounts for approximately 23% of the projected traffic.

Construct all accesses to the development with the following designations:

- 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.
- All accesses and internal streets should be designed to provide adequate intersection sight distance. Shrubbery and landscaping near the internal intersections and site access points should be maintained to ensure adequate sight distance is maintained.
- Site accesses are assumed to match the existing grade of the connected roadway at the intersection and back at least one car length. Significant changes to the approach grade could impact the sight distances.
- If widening occurs along any of the site access roads, care should be taken to ensure adequate grades and intersection sight distance is maintained.

Section 2  
Introduction

## INTRODUCTION

Kittelson & Associates, Inc. (Kittelson) has conducted a Transportation Impact Study (TIS) for the proposed Gallica Heights Subdivision in Kuna, Idaho. The study was prepared in accordance with requirements of Ada County Highway District's (ACHD) *Policy Manual Section 7106* (Reference 1) and the Idaho Transportation Department (ITD) *Rules Governing Highway Right-of-Way Encroachment Rights-of-Way* (Reference 2). This TIS examines the current transportation network and addresses the transportation impacts associated with background growth and the proposed build-out of the site.

## PROJECT DESCRIPTION

DB Development, LLC is proposing to develop the Gallica Heights Subdivision which consists of approximately 450 single-family detached housing units, 197 townhomes, and 55,900 SF of commercial shopping center in Kuna, Idaho. The site is located in the southeast quadrant of Columbia Road and Black Cat Road on approximately 132 acres of land. Figure 1 illustrates the site's location within Ada County, Idaho.

Access to Gallica Heights is proposed via one full access on Black Cat Road, one full access on Columbia Road, and two full accesses on the new mid-mile n/s collector that will be constructed with this project. Additionally, there will be a driveway access to the commercial portion of the development on Columbia Road between Black Cat Road and Balivi Lane. There is also a stub street connection on the south side of the development that is planned to connect to a future development. The preliminary site plan showing the access locations is shown in Figure 2.

The site is currently vacant farmland and surrounded by farmland and residential developments. The site surrounds a small 3-unit residential development near the north end of the property which will not be disturbed. The expected build-out of the Gallica Heights Subdivision will be completed in year 2025. This TIS addresses the existing (2021) and background (2025) traffic conditions, as well as the property's impact in the build-out year 2025.