



City of Kuna
Planning & Zoning Department

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

Agency Transmittal

November 5, 2020

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

FILE NUMBER:	20-07-ZC (Rezone) and 20-10-S (Preliminary Plat), for the proposed PALOMA RIDGE Subdivision.
PROJECT DESCRIPTION	Applicant requests a rezone for approx. 113.26 total acres to the following zones; From Agriculture: to C-1 (Commercial) 9.08 ac., to R-4 (MDR) 58.86 ac., to R-6 (MDR) 34.14 ac. and to R-8 (MDR) 11.17 ac.. Applicant also requests preliminary plat approval in order to subdivide the approx. 113 ac into 388 total lots including residential, commercial, and common lots. The proposed gross density is 3.01 DUA, and the net density is approx. 5.20 DUA. Applicant proposes 12.1% open space, or 13.32 acres. The site is in Sec. 12, T2N, R1W, BM.
SITE LOCATION	The site is on the SEC of Columbia and Linder Roads, Kuna, Idaho, 83634.
REPRESENTATIVE	Toll Southwest, LLC; Sabrina Durtschi 3103 W. Sheryl Dr. Meridian, ID, 83642 sdurtschi@tollbrothers.com
SCHEDULED HEARING DATE	Tuesday, January 12, 2021 (<i>Tentative Date</i>) 6:00 P.M.
STAFF CONTACT	Troy Behunin Tbehunin@Kunald.Gov Phone: 922.5274 Fax: 922.5989

Enclosed is information to assist you with your consideration and response. ***No response within 15 business days will indicate you have no objection or comments for this project.*** We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions. ***If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, included their email as well.*** If your agency needs additional time for review, please let our office know ASAP.

VICINITY MAP



Swan Falls High School

S Chisum Way

W Columbia Rd

S Linder Rd

S Chugiak Pl

S Obadiah Ln

W Wild Sheep Ln

S Iditarod Dr

N Kelsan Ave




S Updale Ave

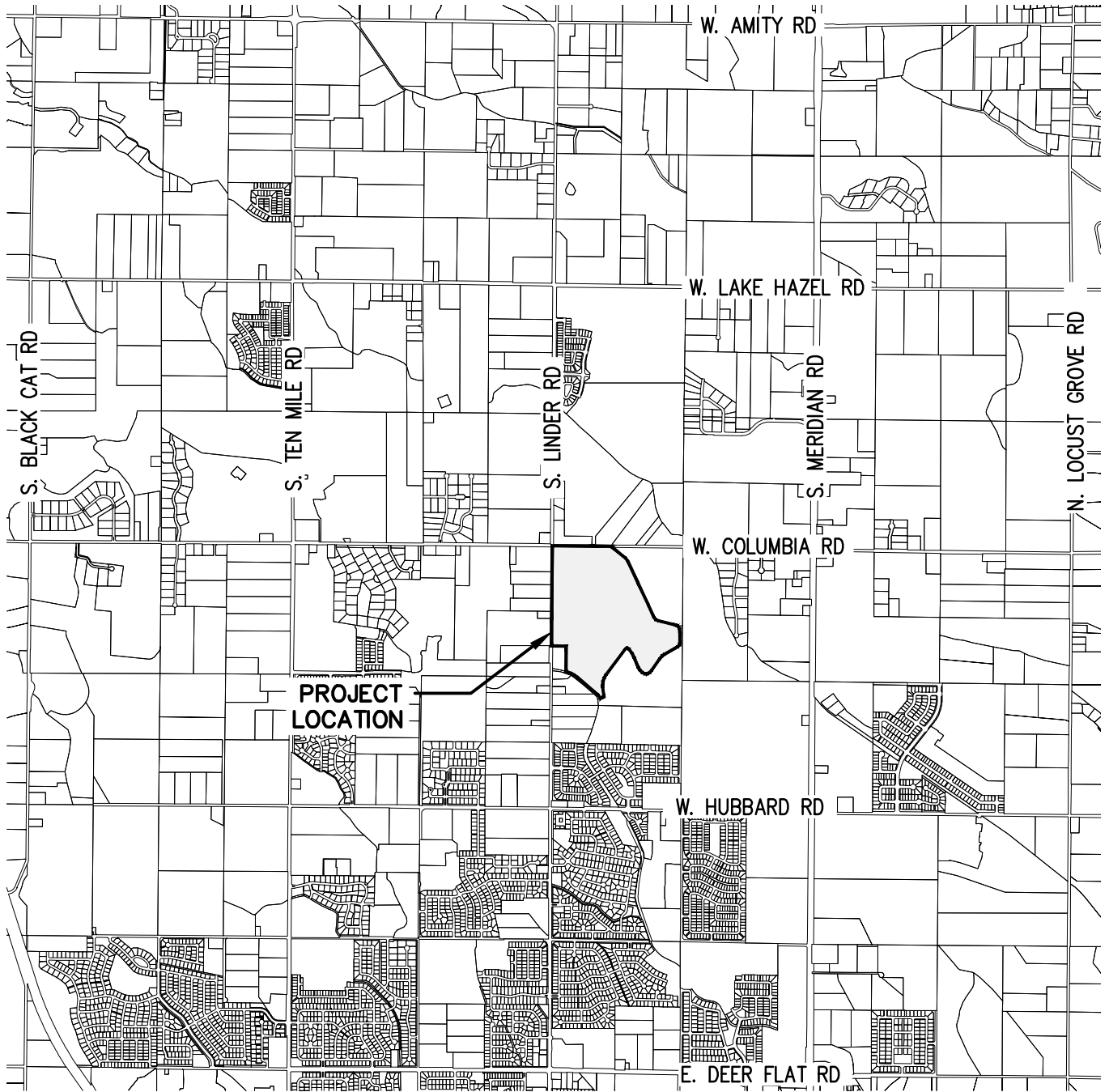
S Kay Ave

W Hubbard

E Whitbeck St

Legend

-  KUNA CITY LIMITS
-  PARCEL LINES
-  ROADS



ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
 3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
 T: 208-424-0020

VICINITY MAP

PALOMA RIDGE EAST SUBDIVISION

REV.	DATE	DESCRIPTION	DATE:	SCALE:	DESIGN:	DRAWN:	JOB NO.:	FILE NAME:	SHEET NO.:	1	OF	1
			8/17/2020	NTS	JB	KL	7636					

Toll Brothers®

LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

September 18, 2020

City of Kuna
Community Development
751 W 4th Street
Kuna, Idaho 83634

RE: Rezone and Preliminary Plat for Paloma Ridge Subdivision

Dear Troy Behunin,

Attached for your review are the applications for Rezone and Preliminary Plat for Paloma Ridge Subdivision. The subject site is located at 8430 S. Linder Road and is approximately 113 acres. Based on City of Kuna's Comprehensive Plan, Zoning Code, and public agency input received, we have thoughtfully designed a community that includes 341 single-family residential lots and 5 commercial lots for your consideration.

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Paloma Ridge Subdivision

Paloma Ridge Subdivision is going to be a welcoming community. Situated atop a ridge, Paloma Ridge offers a special place to call home in the rolling plains of Kuna. Homeowners living here will enjoy a central amenity area with a pool, pool-house, pickle-ball court, and playgrounds. We have also included various walking paths, playground areas and complimentary amenities throughout the community.

Along with all the great amenities provided this site is located near schools, conveniences, and Meridian Road for an easy commute. With close proximity to the Birds of Prey Conservation area and the Snake River, the landscape and amenities will incorporate elements such as tall grasses, wood beams and stone accents to bring in the natural beauty of the area. Paloma Ridge will be a great fit for all ranges of families, from young families just starting out, to people preparing for retirement and everyone in between who are ready to call Kuna their “forever home.”

Subject Site History and Site Characteristics

The subject property is located at the southeast intersection of Columbia and Linder Roads. The site is currently annexed into the City of Kuna with an (A) Agriculture district zone designation.

Characteristics of the site include street frontage on both Columbia and Linder Roads. The Kuna Canals runs along the southern boundary of the property. The Painter Lateral runs along the eastern boundary of the site.

The site is relatively flat with elevations that vary from 2692 at the corner of Columbia and Linder, 2685 at the mid-point of the property, then finishes 2682 at the bottom southeast corner of the site. Historically this site has been farmed.

The City has approved several residential developments near the site, including the new Swan Falls High School located directly north of this application.

The following approved subdivisions are directly adjacent or near our subject site:

- Silverstar Trail Addition Subdivision - is east of our site, with a R-6 (Medium Density Residential) for a total of 421 buildable lots.
- Timbermist Subdivision - south of our site was approved for 253 residential lots, with a R-4 (Medium Density Residential).
- Springhill Meadows - is northwest of our application and was approved for a total of 702 single-family and multifamily units. This site has two zones of R-6 (Medium Density Residential) and R-20 (High Density/Multi-Family Residential).
- Whispering Meadows - is directly north of our site, was recently approved in March of 2019. This site was rezoned to R-6 (Medium Density Residential) with a total of 310 single-family residential lots.

Comprehensive Plan, Zoning and Goals

The subject site has been designated as Mixed Use from the Envision Kuna’s Comprehensive Plan. Based on the Comprehensive Plan and the characteristics of the surrounding area, this application will be requesting four (4) zoning classifications: (1) C-1 Neighborhood Commercial district, (2)

R-8 High-Density residential, (3) R-6 Medium-Density residential and (4) R-4 Medium-Density residential.

During the recent comprehensive plan, residents of the City of Kuna expressed desires for higher densities that include opportunities for mixed residential with light commercial activity. Within our proposed applications we are doing just that; neighborhood commercial and higher density residential, that transitions into medium density zoning. Our diverse zoning options will lead to a range of lot sizes and price points that will appeal to a wide variety of citizens.

Although we are proposing C-1 Neighborhood Commercial at the northwest corner of the site, we will not be developing the C-1 area as apart of our community. Any future commercial development applications will be submitted separately at a later date.

The following Comprehensive Plan goals are being met with our application:

Goal 2.A. - Maintain and expand an interconnected greenbelt, pathways and trail system (pg. 37).

Objective 2.A.2 Maintain and expand the pathway and trail network with a focus on building connectivity to key activity and population centers that serve all areas of Kuna.

Objective 2.A.2.a. Ensure the trails and pathways system promoted bike and pedestrian connectivity to key activity centers such as schools, parks, retail centers and downtown.

Objective 2.A.2.d. Work with private developers and landowners to direct expansion of the trails and pathways system throughout Kuna

Walkability and interconnectivity are a high priority for our development. Walking paths have been designed throughout the site to ensure pedestrian connectivity and walkability. In addition to our interior walking paths, there will also be a nine-foot wide, asphalt paved walking path/trail available to the public along the Kuna Canal and Painter Lateral. Please refer to Exhibit D which illustrates our walking/trail paths and interconnectivity for Paloma Ridge.

Goal 3.A. - Ensure community design directs growth and implements sustainable land use patterns (pg. 58).

Objective 3.A.1.b. Concentrate commercial and mixed-use area along main entryway corridors and reserve areas for low-density residential development, open space, industrial and agricultural uses at Kuna's outer areas and along the rail line.

Objective 3.A.1.c. Define "mixed-use" designations in Kuna's adopted zoning code to encourage a mix of uses at several scales – within zones, on individual and adjacent parcels, and within single

structures – that encourage complementary residential, commercial and industrial activities to achieve true mixed uses.

Objective 3.A.2.a Promote development and concentrate mixed land uses to create and support strong commercial activity centers.

Toll Brothers understands the importance of Linder Road and the vision that the City of Kuna has for this neighborhood entryway corridor. Therefore, we are proposing neighborhood commercial along Linder and Columbia Roads. In addition, we are providing a mix of residential zones that will transition and complement the surrounding land uses and help support our proposed commercial center.

Goal 3.C. - Encourage development of commercial areas with good connectivity and character (pg. 66).

Objective 3.C.1.c. Support 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. Require integrations of bike and pedestrian access to commercial centers from nearby neighborhoods.

Objective 3.C.2.a Integrate neighborhood serving mixed-use centers both vertically and horizontally.

Paloma Ridge Subdivision is designed with the appropriate amount of density to support our proposed commercial within the development. With a transition from higher density, abutting our commercial lots, to medium density, this provides the density needed to support the neighborhood commercial center. Pedestrian and bicycle access will also be available to the site via our expansive pathway and sidewalk system.

Goal 3.D - Encourage development of housing options and strong neighborhoods (pg. 68).

Objective 3.D.1.a. Encourage preservation and development of housing that meets demands for household sizes, lifestyles and settings.

Objective 3.D.2.b. In urban and suburban residential areas, encourage 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. Utilize mechanisms such as planned unit developments, subdivision ordinances, development agreements, payment and use of impact fees for needed infrastructure and amenities of their regulatory means or incentives to achieve this result.

Paloma Ridge Subdivision has been designed to meet and exceed the land use goals for Kuna. Consideration of household size, lifestyle, and income levels has been the foundation of what makes Paloma Ridge so diversified in its housing options. From young families just starting out, to people preparing for retirement and everyone in between, the public will have a variety of housing options to meet their needs.

We have also incorporated market research from commercial developers to ensure the sizing of our neighborhood commercial is both sustainable and marketable to appeal to the commercial development entities seeking this type of project.

In addition to the diverse housing options, Paloma Ridge will provide opportunities for community residents to walk to our proposed commercial activity center, through the interconnected network of pathways and sidewalks. This commercial component will give future residents a true walkable community, where they can play, shop, and interact with their neighbors without ever needing to get into a vehicle.

Goal 4.A - Use overlay districts to create mixed-use entryway corridors with strong character and managed access (pg. 78).

Objective 4.A.2. Preserve Linder Road as a Neighborhood Entryway Corridor using a coordinated, planned approach.

Objective 4.A.2.a. Ensure adequate corridor width along Linder Road to support neighborhood connectivity, school bus routes and alternative bicycle and pedestrian routes.

Objective 4.A 2.c. Ensure improvements to and along Linder Road incorporate community value elements.

Coordination and planning have been considered for both Linder and Columbia Roads. Necessary right-of-way and landscape buffering to create a corridor that is safe and inviting has been provided. All required improvements will be constructed, including dedicated right-of-way for a future bicycle lane on both Linder and Columbia Roads.

Goal 4. B Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability (pg. 82).

Objective 4.B.2.b. Install detached sidewalks and/or protected pedestrian routes/facilities along high trafficked roads as development occurs.

Paloma Ridge Subdivision

Objective 4.B.2.c. Promote the installation of off-system pedestrian pathways to create neighborhood connections and reduce the length of non-motorized transportation routes.

Objective 4.B.2.g. Coordinate with developers to connect and/or enhance pedestrian facilities including on and off-system pathways, footbridges, road bridges, sidewalks, pedestrian crossings and wayfinding signage.

Within Paloma Ridge all public streets will have detached sidewalks, this will create a visually pleasing streetscape, but also help pedestrians feel safe while walking along our public roads. As already noted, walkability and connectivity are a priority for this development. Off-system pedestrian pathways are proposed through-out the site that create connection points to all the site amenities and proposed commercial center.

Goal 4.F Ensure water, sewer, irrigation, street lighting, storm water and solid waste systems are capable of serving the current and future population, (pg. 91).

4.F.2.g. Comply with the most current zoning and engineering development requirements.

4.F.3.a. Install street lighting in accordance with most current city requirements.

4.F.4.c. Ensure developers employ stormwater mitigation strategies that retain storm waters onsite, expect for natural/historic pass through flows.

Paloma Ridge’s infrastructure will meet all requirements set forth by the City of Kuna and all public reviewing agencies.

Preliminary Plat

Paloma Ridge Subdivision is a residential and neighborhood commercial community that will consist of 341 residential lots and 5 commercial lots. The breakdown of lots is as follows:

Overall Project Data	
Single Family Residential Lots	341
Common Lots	42
Commercial Lot	5
Single-Family Residential Area	65.59 acres
Common Lot Area	17.48 acres
Gross Density	3.01 Units/Acre
Net Density	5.20 Units/Acre
Minimum Residential Lot Size	3,846 s.f.
Average Residential Lot Size	8,381 s.f.

Paloma Ridge Subdivision

Table 1: Overall Project Data

	R-8	R-6	R-4
Area in Acres	11.18 Acres	34.12 Acres	58.87 Acres
Lot Count	73 - Lots	129 - Lots	139 - Lots
Gross Density	6.53 Units/Acre	3.78 Units/Acre	2.36 Units/Acre
Net Density	11.20 Units/Acre	6.11 Units/Acre	3.73 Units/Acre
Minimum lot size	6,483 s.f.	6,483 s.f.	9,509 s.f.
Average Lot Size	7,132 s.f.	7,132 s.f.	11,680 s.f.

Table 2: Zoning Data

Sewer for the site has been reviewed and coordinated with the City of Kuna’s Public Works Department. Our site is proposing a gravity sewer to a new lift station within our development and then to a force-main to an existing system. Water is existing in Linder Road adjacent to the site.

All storm drainage run-off will be collected on site within common lots via underground seepage beds. The site does not have any existing surface water rights. Sufficient ground water rights are available and will be utilized for the development of a private pressurized irrigation system. This system will be owned and maintained by the HOA. Although this community will not connect into the City of Kuna’s public pressure irrigation system, we are proposing to install “dry” pressure irrigation lines along our Columbia and Linder frontage to ensure the City continues to expand its area of service for public pressure irrigation.

Paloma Ridge Subdivision will take ingress/egress from Linder Road and Columbia Road, and will provide three stub locations for future roadway connections to the east and south parcel. Interior local streets will have a typical 47’ ROW with detached sidewalks and all streets will be public. Attached with this application is the proposed traffic study for Paloma Ridge. This study has been submitted to ACHD and ITD for review. Paloma Ridge will meet all requirements set by ACHD.

Toll Brothers understands the importance of dark sky lighting for this area. Paloma Ridge Subdivision will provide Dark Sky outdoor lighting throughout the site to minimize glare and light pollution onto neighboring properties and throughout the immediate area.

Phasing of the site is currently proposed as eight (8) phases. Phasing and construction timeline have been proposed but may change due to future market conditions, please see Exhibit F for more details.

Open Space

Paloma Ridge Subdivision will have approximately 13.32 acres of open space making our qualified percentage of open space 12.11%. Lush landscape and useable open space can be seen throughout our site, as illustrated in Exhibit C – Open Space.

Starting at the main entrance, all Paloma Ridge’s collectors and local roads will meet the City of Kuna’s standards, these public roadways will include detached sidewalks that will be thoughtfully landscaped to provide treelined roadways.

At the heart of the development will be a central-open space. This space will be the development’s focal point and gathering place for residents. Pedestrian walking paths will fan out across Paloma Ridge, providing interconnectivity and easy access to all the open space amenities within the development. Several pocket parks are included throughout the development in different locations and phases for residents to recreate and gather.

Along the site’s irrigation canal and lateral, we will be providing the City of Kuna an easement for a trail location. The trail will be paved and will border our property from the south and eastern boundaries of Paloma Ridge. The walking paths and trail locations will meet the City of Kuna’s pathway standards. The trails and pathways have also been designed to provide safe routes to the Swan Falls High School for students.

Paloma Ridge Subdivision Amenities

Within Paloma Ridge’s 12.11% qualified usable open space, green spaces, and pathways will create connectivity and a serene setting for residents and the public. These open spaces will be maximized with a wide variety of amenities for the community to utilize. In addition to the pathways, playgrounds, and pocket parks, useable open space will be provided.

Covered shelters and benches will be provided throughout the site and the main central greenspace will have a community pool, pool-house, and a large children’s play structure. Along with those amenities a pickleball court is proposed next to the pool area.

As a commitment to residents and the City of Kuna, the main primary amenity features are always constructed at the beginning of every development that Toll Brothers builds. This also guarantees a great community from the very beginning.

Building Styles

Paloma Ridge Subdivision

Paloma Ridge Subdivision will offer three housing styles: Arbor, Garden, and Woodland Collections. Each collection will have numerous floorplans and elevation styles to choose from. Please refer to Exhibit's G, H, & I for elevations. These collections help ensure that Paloma Ridge has many housing options available and are harmonious in appearance.

The Arbor Collection is the newest housing addition for Toll Brothers, Idaho. This product will be in the R-8 zone and will be approximately 1800 square feet. This compact design will provide designer-curated fit and finish packages and move in ready homes.

The Garden Collection will range from 1200 to 2400 square feet and will offer function and charm throughout the design and finishes. This collection will be within the R-6 zone.

The Woodland Collection floor plans will range from 1,580 to 2,890 square feet. This collection specializes in open floor plans, extra exterior accents, and quality craftsmanship throughout. This collection will be within the R-4 zone.

Neighborhood Meetings

Meetings with the surrounding neighbors were held on two different occasions.

Meeting	Date	Number in Attendance
1.	July 21 st – via zoom	2
2.	July 23 rd – on site	3

Table 3: Neighborhood Meeting Information

During both meetings minimal amount of concerns were brought up by neighbors. One neighbor attended the on-site neighborhood meeting, where they were curious how the site will gain access to sewer and what the proposed uses within the C-1 commercial designation would be. During the zoom neighborhood meeting one neighbor attended inquiring about the adjacent landing strip located south of our site.

We appreciated meeting with future neighbors and discussing the project. Toll Brothers holds the highest commitment to developments from the initial planning to the last house being built. And that commitment includes listening and being good neighbors to the existing residents. A good working dialogue will be maintained with all neighbors throughout the development process.

Summary

Toll Brothers has an unwavering commitment to the quality of product and design that goes into their communities and homes. Paloma Ridge Subdivision will epitomize the vision and commitment that Toll Brothers has in making a community special. What makes Paloma Ridge

Paloma Ridge Subdivision

Subdivision special? It's all in the details that this narrative has covered. From ample open space, interconnecting trails and walking paths, usable amenities, to the landscaped street corridors throughout the development's public roads. All these details add up to a high quality of life and creates livability opportunities for current and future residents of the City of Kuna.

Overall, we are extremely proud of our proposed community and look forward to working with staff on our applications. If you have any questions, please don't hesitate to contact me at sdurtschi@tollbrothers.com or at 208-780-6723.

Thanks for your time, consideration and assistance with our applications.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sabrina Durtschi', with a long horizontal flourish extending to the right.

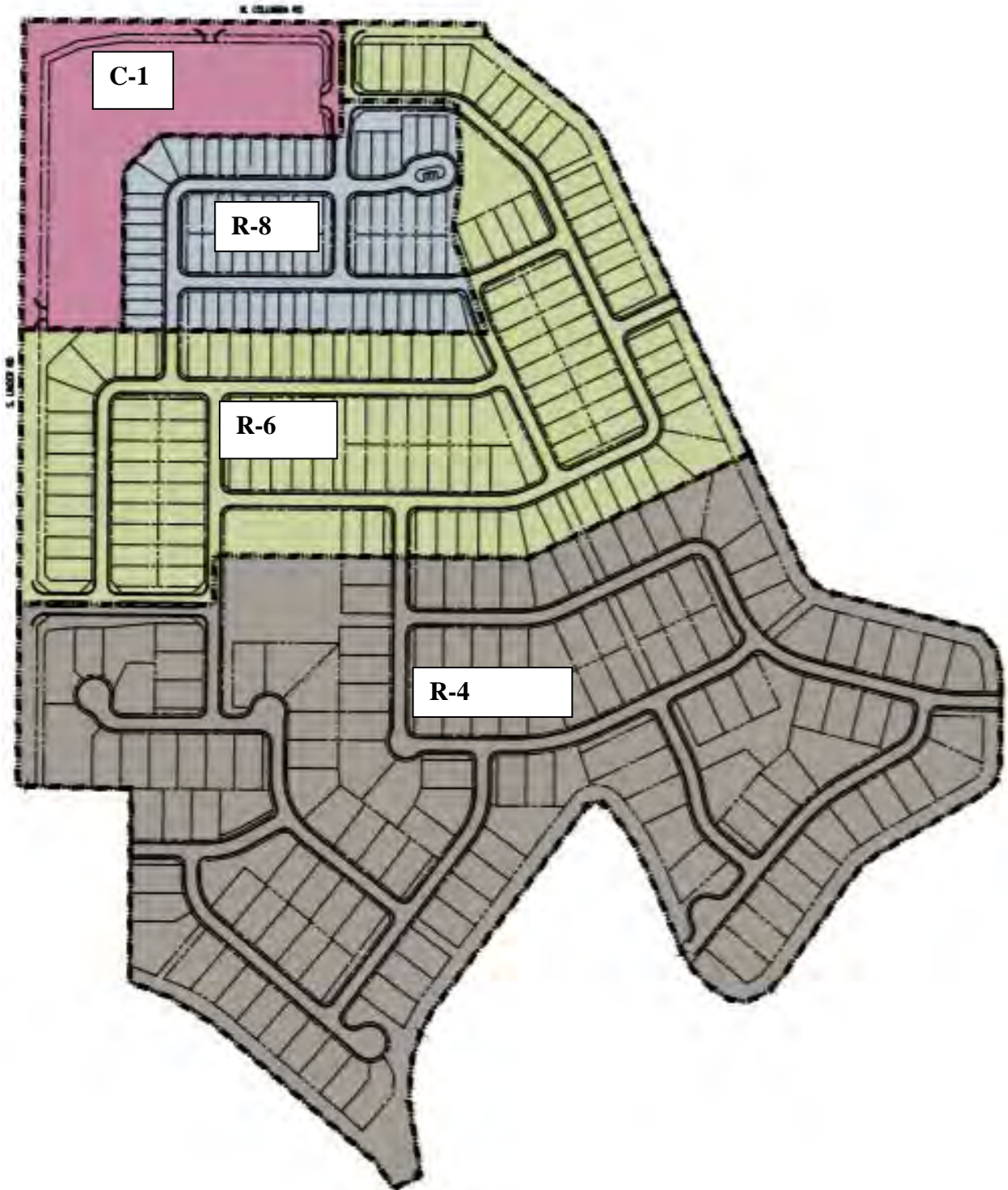
Sabrina Durtschi
Land Development Entitlement Manager

Paloma Ridge Subdivision

Exhibit A – Site Plan



Exhibit B – Zoning Map Request



Paloma Ridge Subdivision

Exhibit C – Open Space



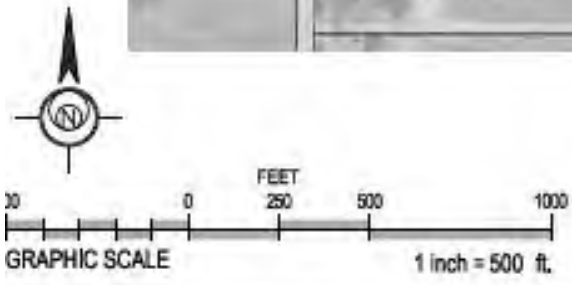
Paloma Ridge Subdivision

Exhibit D – Pathway and Interconnectivity Map



Paloma Ridge Subdivision

Exhibit E – Aerial Map



Paloma Ridge Subdivision

Exhibit F – Phasing Plan

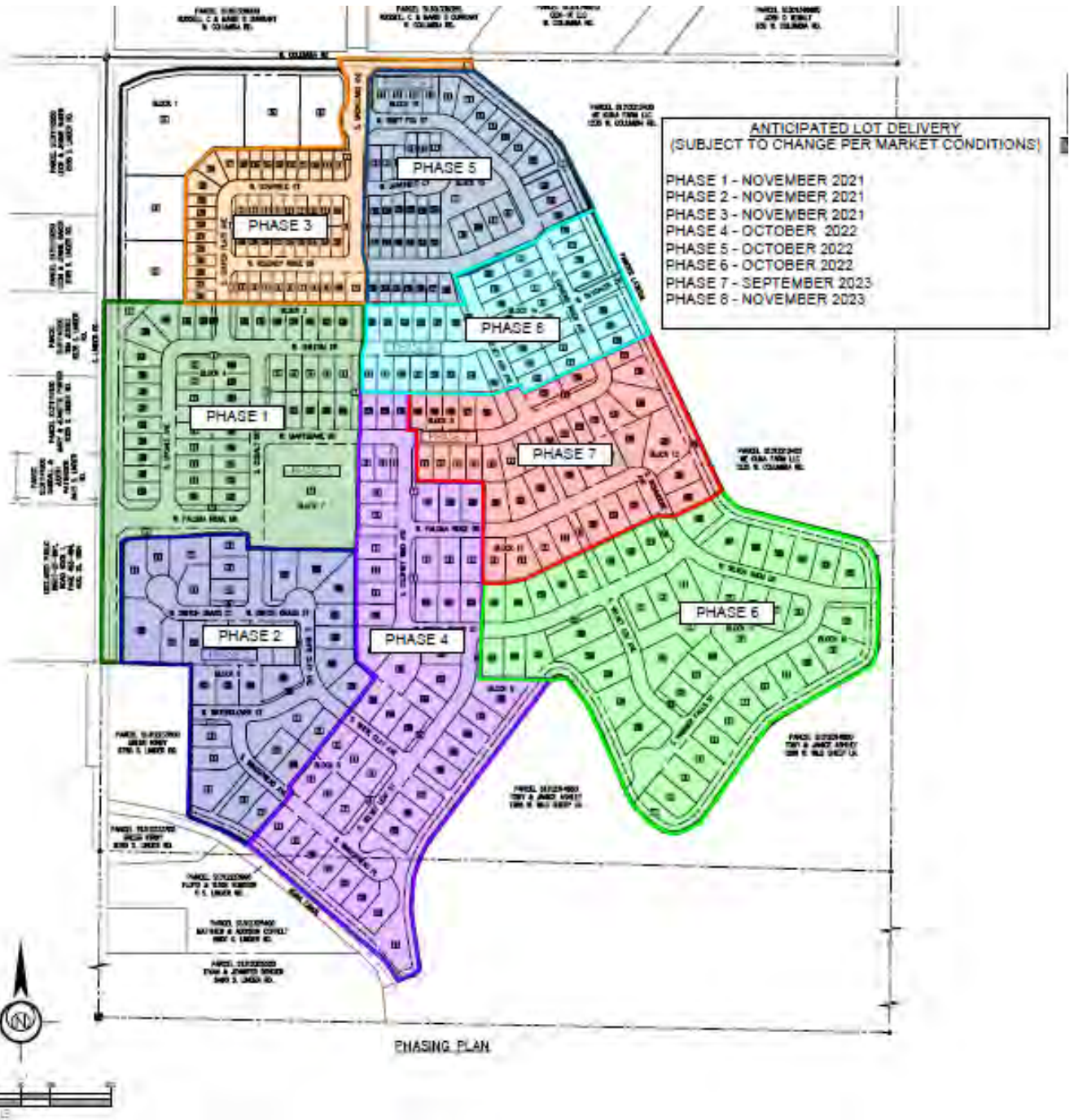


Exhibit J – Amenities



Figure 1: Main Pool Amenity



Figure 2: Northern Pocket Park



Figure 1: Southern Pocket Park



City of Kuna
 Planning & Zoning
 Department
 P.O. Box 13
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 Fax: 208.922.5989
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Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	20-10-S, 20-07-ZC
Project name	Paloma Ridge
Date Received	09.25.2020
Date Accepted/Complete	
Cross Reference Files	
Commission Hearing Date	01.12.2021
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Patterson Family Enterprises</u>	Phone Number: <u>208-371-8887</u>
Address: <u>4051 Mountain Vista Lane S</u>	E-Mail: <u>rpatterson@grouponesir.com</u>
City, State, Zip: <u>Filler, Idaho 83328-5555</u>	Fax #: _____
Applicant (Developer): <u>Toll Southwest LLC</u>	Phone Number: <u>208-780-6726</u>
Address: <u>3103 W Sheryl Drive</u>	E-Mail: <u>acapell@tollbrothers.com</u>
City, State, Zip: <u>Meridian, Idaho 83642</u>	Fax #: _____
Engineer/Representative: <u>Sabrina Durtschi</u>	Phone Number: <u>208-250-6161</u>
Address: <u>3103 W Sheryl Drive</u>	E-Mail: <u>sdurtschi@tollbrothers.com</u>
City, State, Zip: <u>Meridian, Idaho 83642</u>	Fax #: _____

Subject Property Information

Site Address: <u>8430 S Linder Road</u>
Site Location (Cross Streets): <u>SE corner of Linder and Columbia Roads</u>
Parcel Number (s): <u>S1312223000</u>
Section, Township, Range: <u>Section 12, 2N, 1W</u>
Property size : <u>113 acres</u>
Current land use: <u>Agriculture</u> Proposed land use: <u>single family residential</u>
Current zoning district: <u>Ag</u> Proposed zoning district: <u>C-1, R-8, R-6 & R-4</u>

Project Description

Project / subdivision name: Paloma Ridge Subdivision
General description of proposed project / request: _____
Rezone and preliminary plat for 341 single-family residential lots and 5 commercial lots
Type of use proposed (check all that apply):
 Residential _____
 Commercial _____
 Office _____
 Industrial _____
 Other _____
Amenities provided with this development (if applicable): Pool, pool-house, playground, walking paths

Residential Project Summary (if applicable)

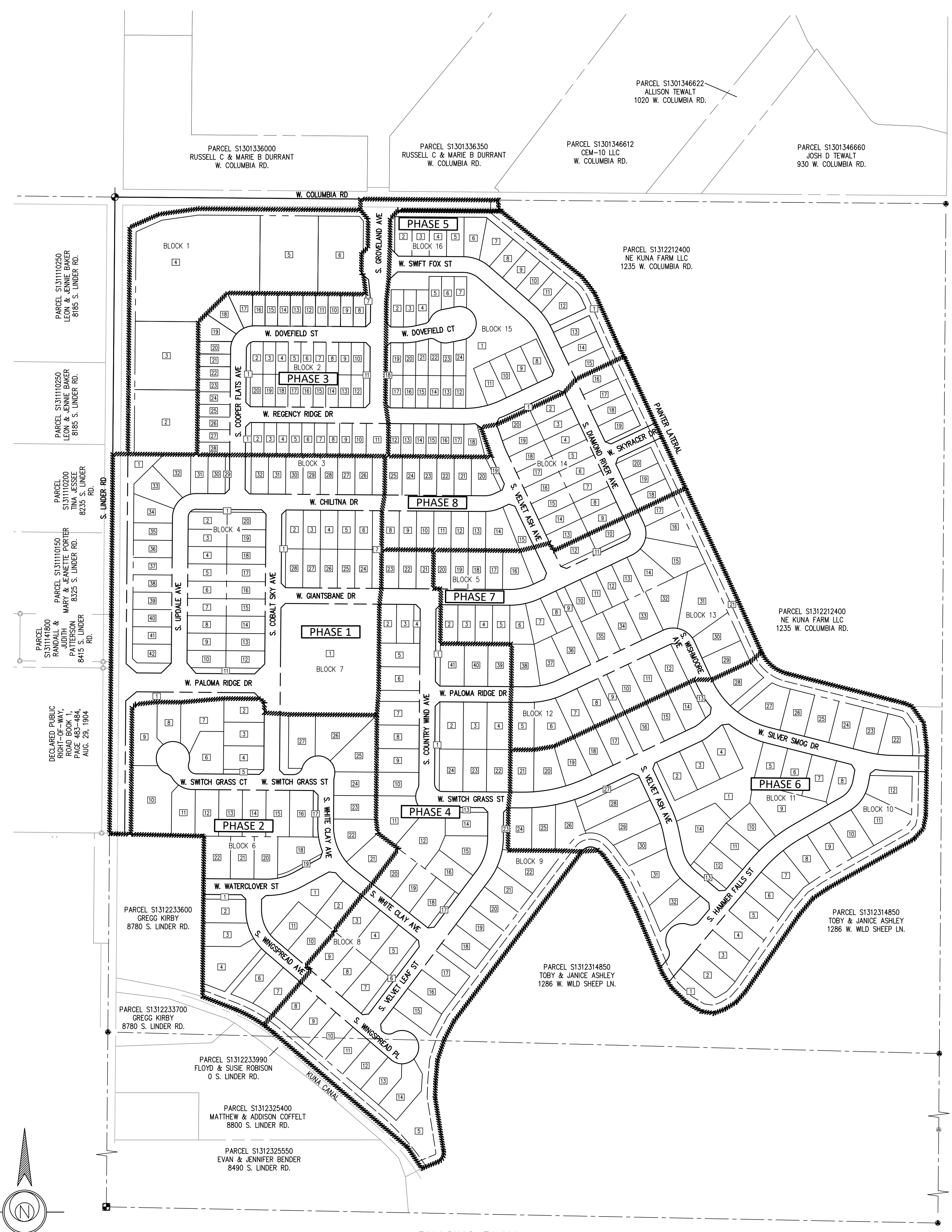
Are there existing buildings? Yes No
Please describe the existing buildings: Existing home and out-buildings
Any existing buildings to remain? Yes No
Number of residential units: 341 Number of building lots: 346
Number of common and/or other lots: 42
Type of dwellings proposed:
 Single-Family _____
 Townhouses _____
 Duplexes _____
 Multi-Family _____
 Other _____
Minimum Square footage of structure (s): 1,278
Gross density (DU/acre-total property): 3.01 Net density (DU/acre-excluding roads): 5.20
Percentage of open space provided: 12.1% Acreage of open space: 13.32 acres
Type of open space provided (i.e. landscaping, public, common, etc.): Parks, walking paths

Non-Residential Project Summary (if applicable)

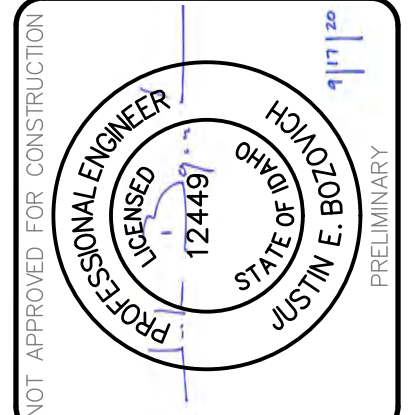
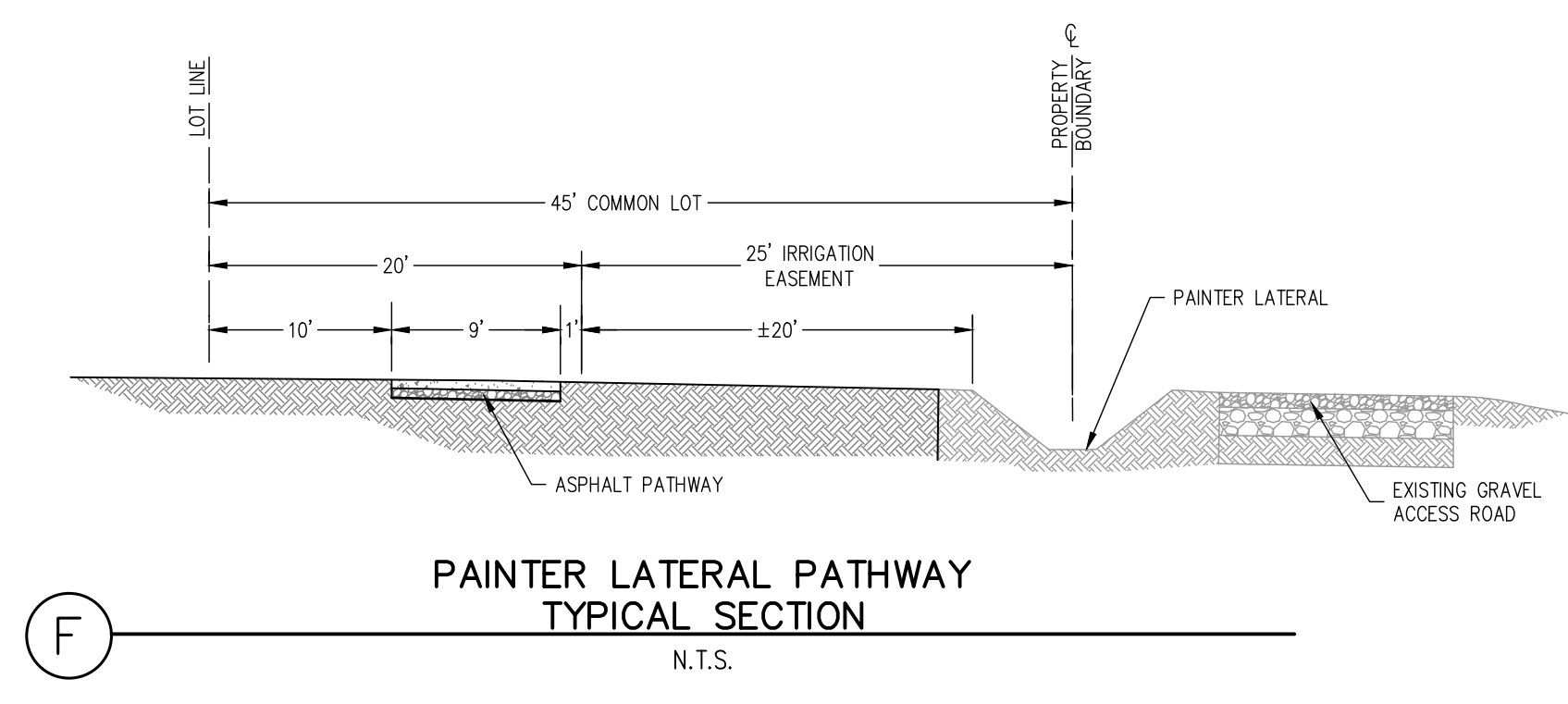
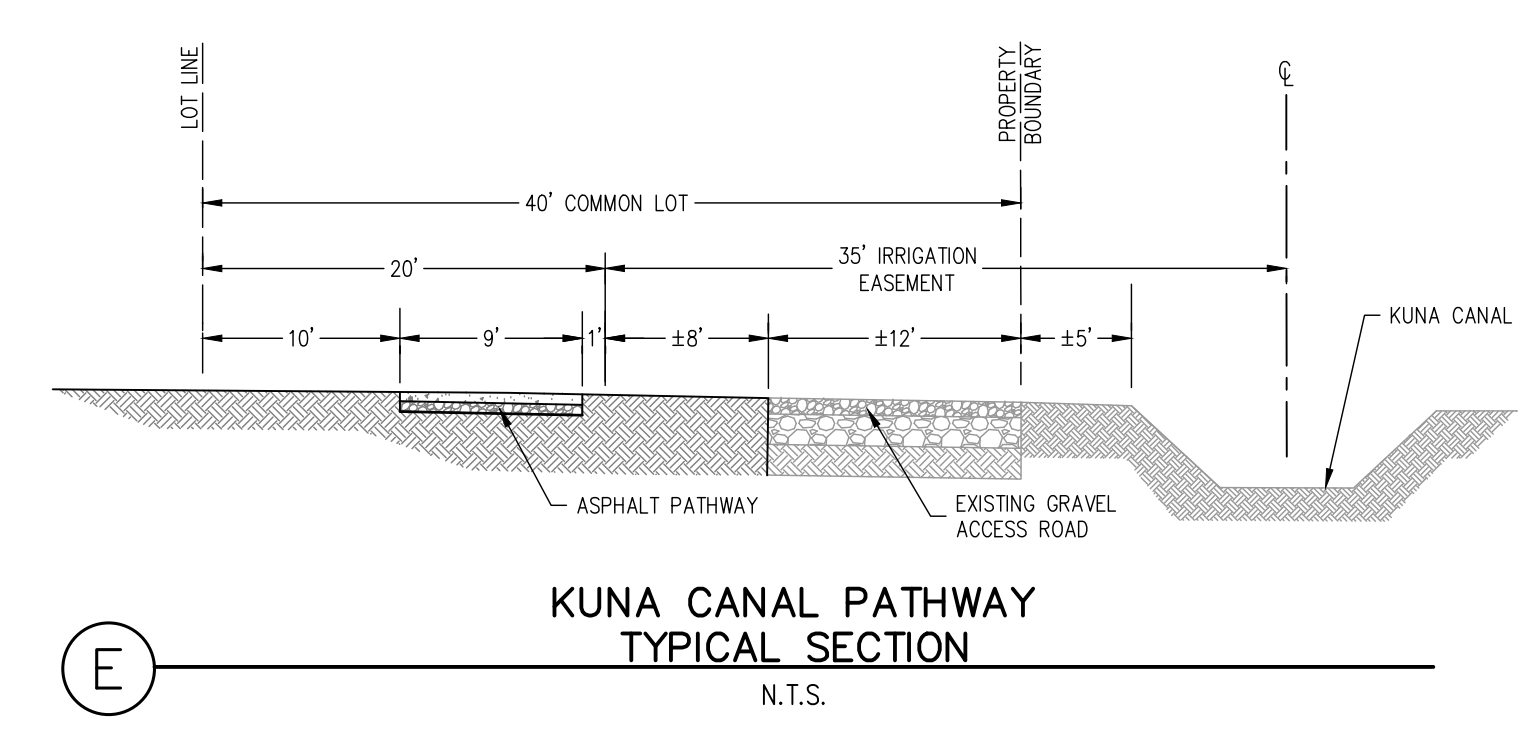
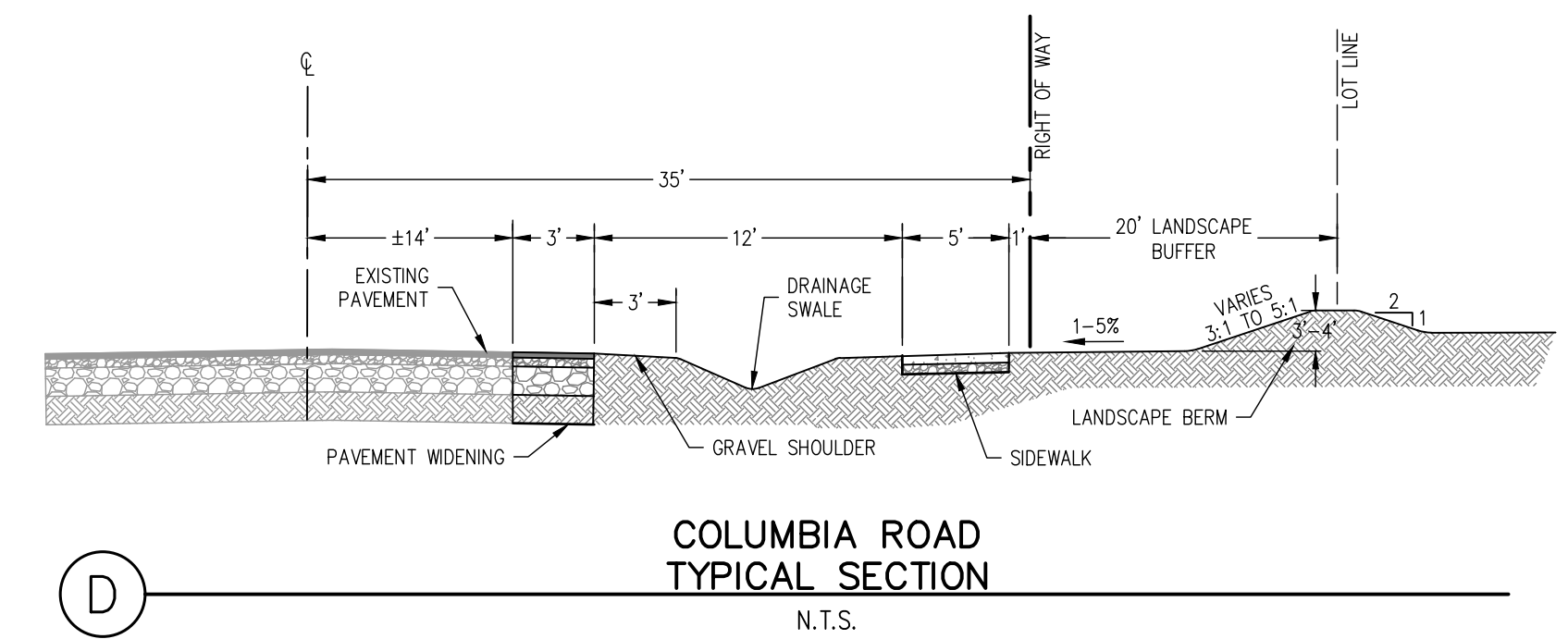
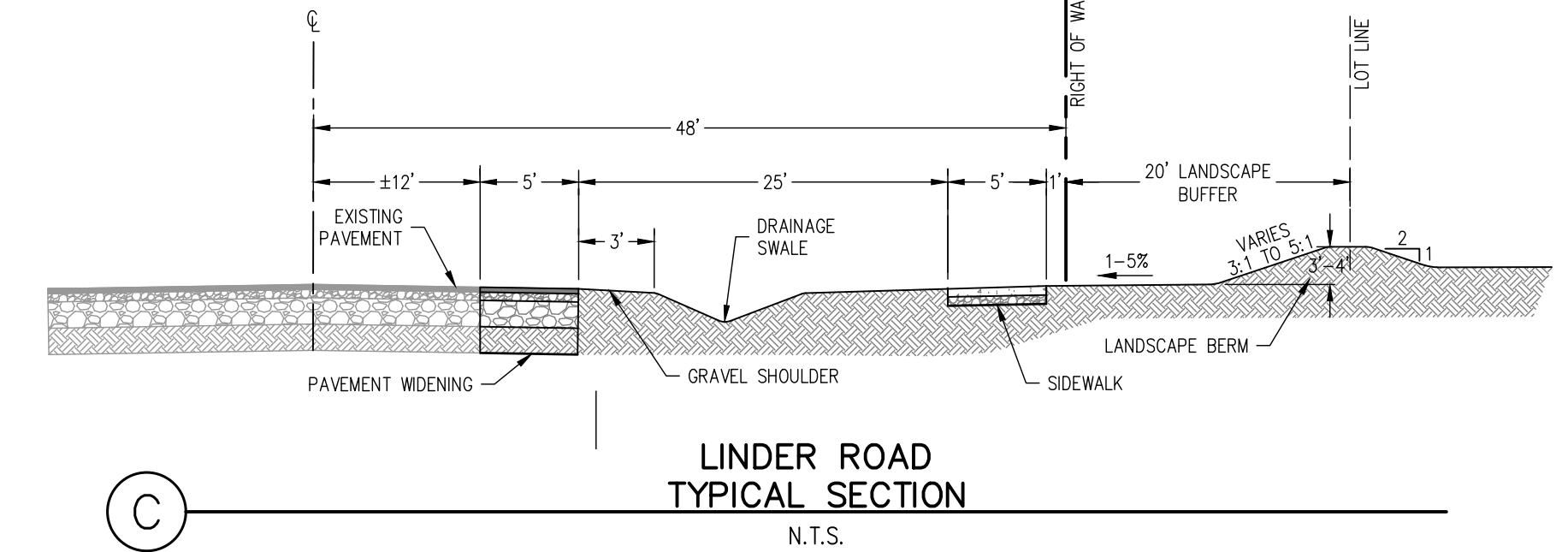
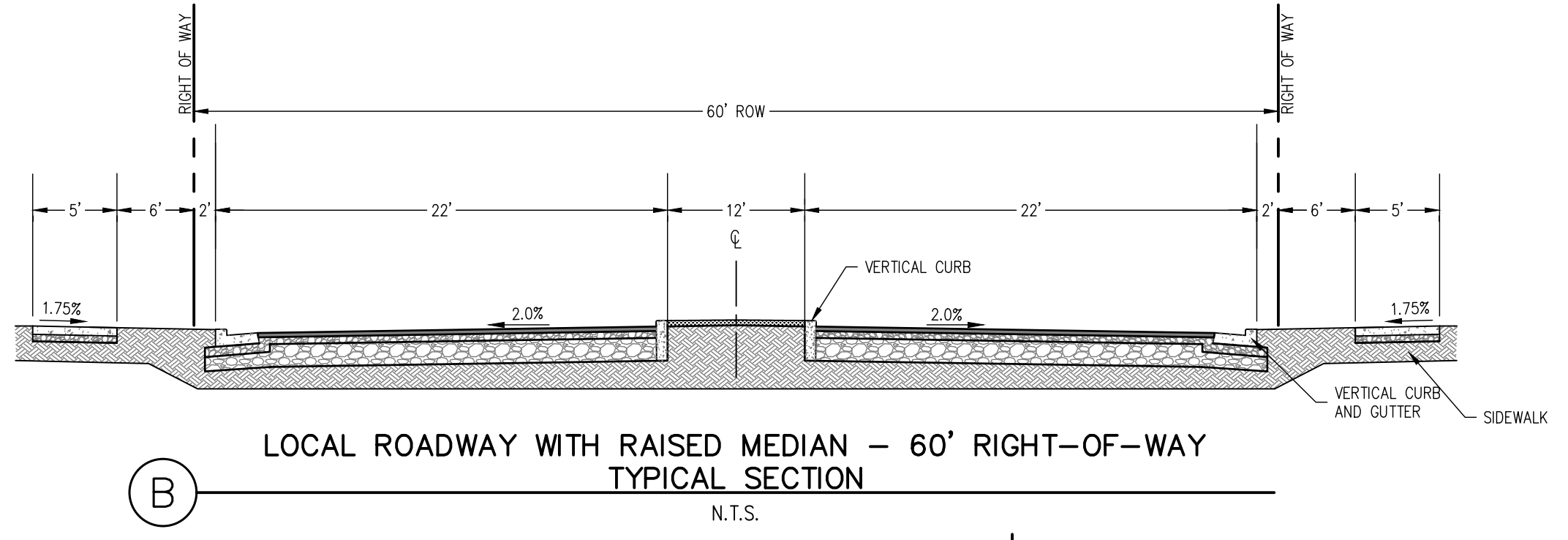
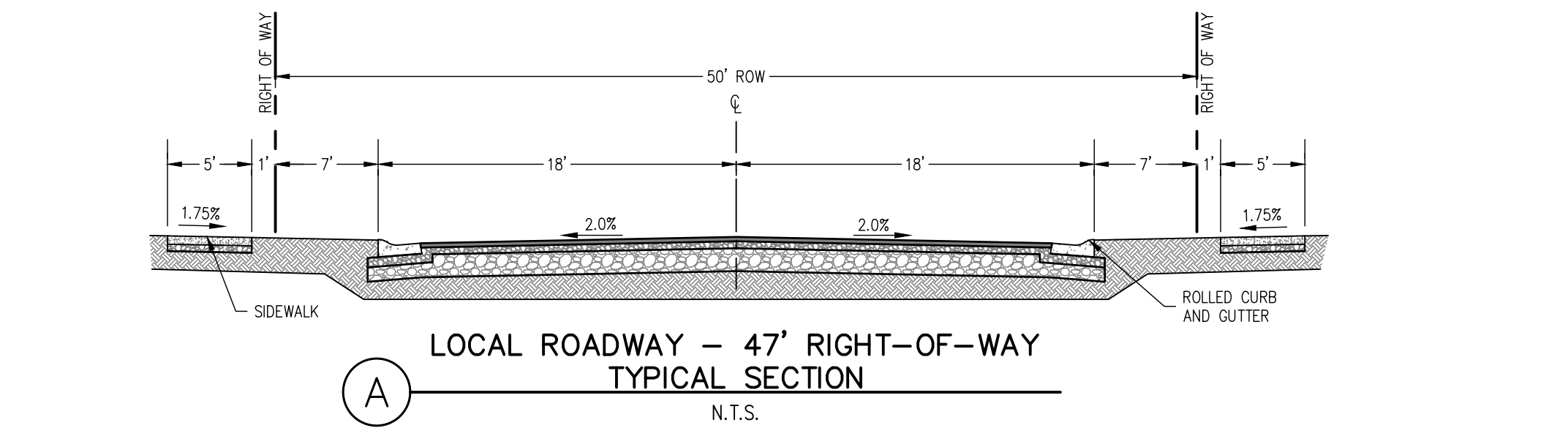
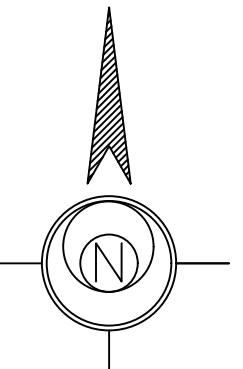
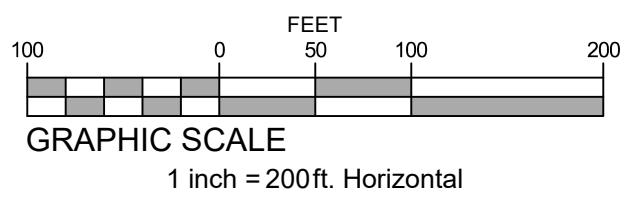
Number of building lots: 5 Other lots: _____
Gross floor area square footage: _____ Existing (if applicable): _____
Hours of operation (days & hours): _____ Building height: _____
Total number of employees: _____ Max. number of employees at one time: _____
Number and ages of students/children: _____ Seating capacity: _____
Fencing type, size & location (proposed or existing to remain): _____
Proposed Parking: a. Handicapped spaces: _____ Dimensions: _____
b. Total Parking spaces: _____ Dimensions: _____
c. Width of driveway aisle: _____
Proposed Lighting: _____
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

Applicant's Signature:  Date: 9-11-20

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PHASING PLAN



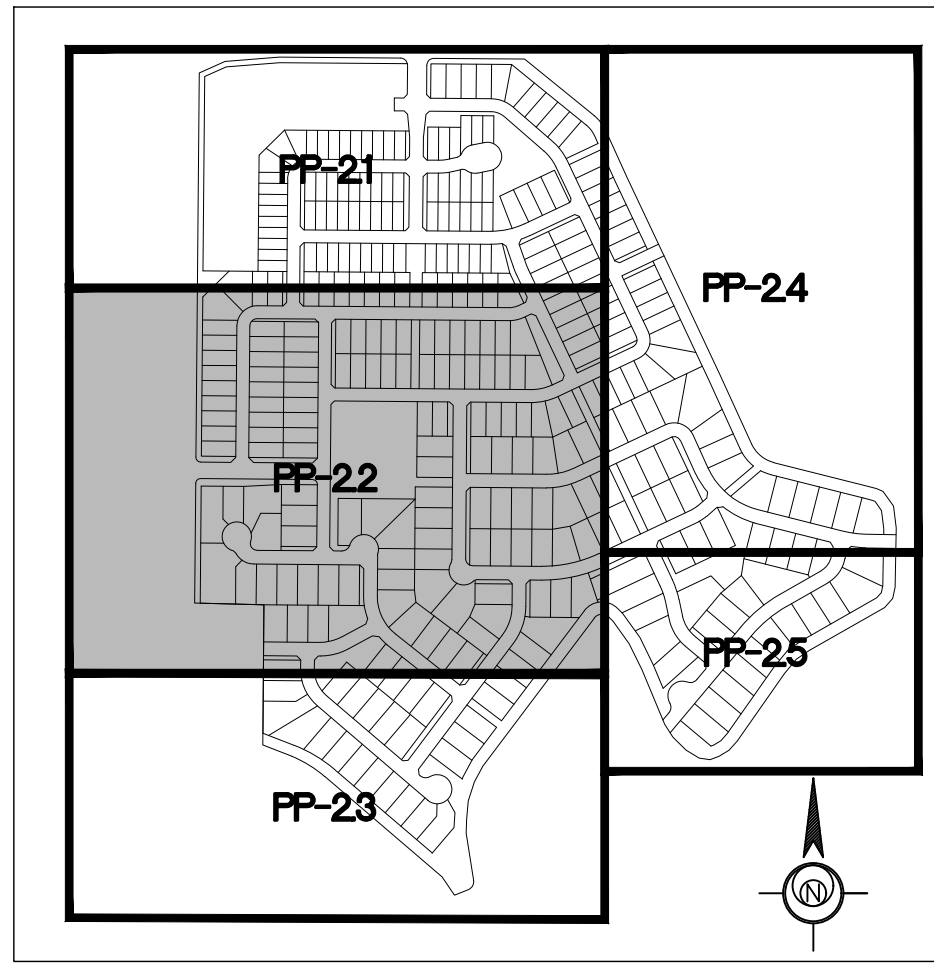
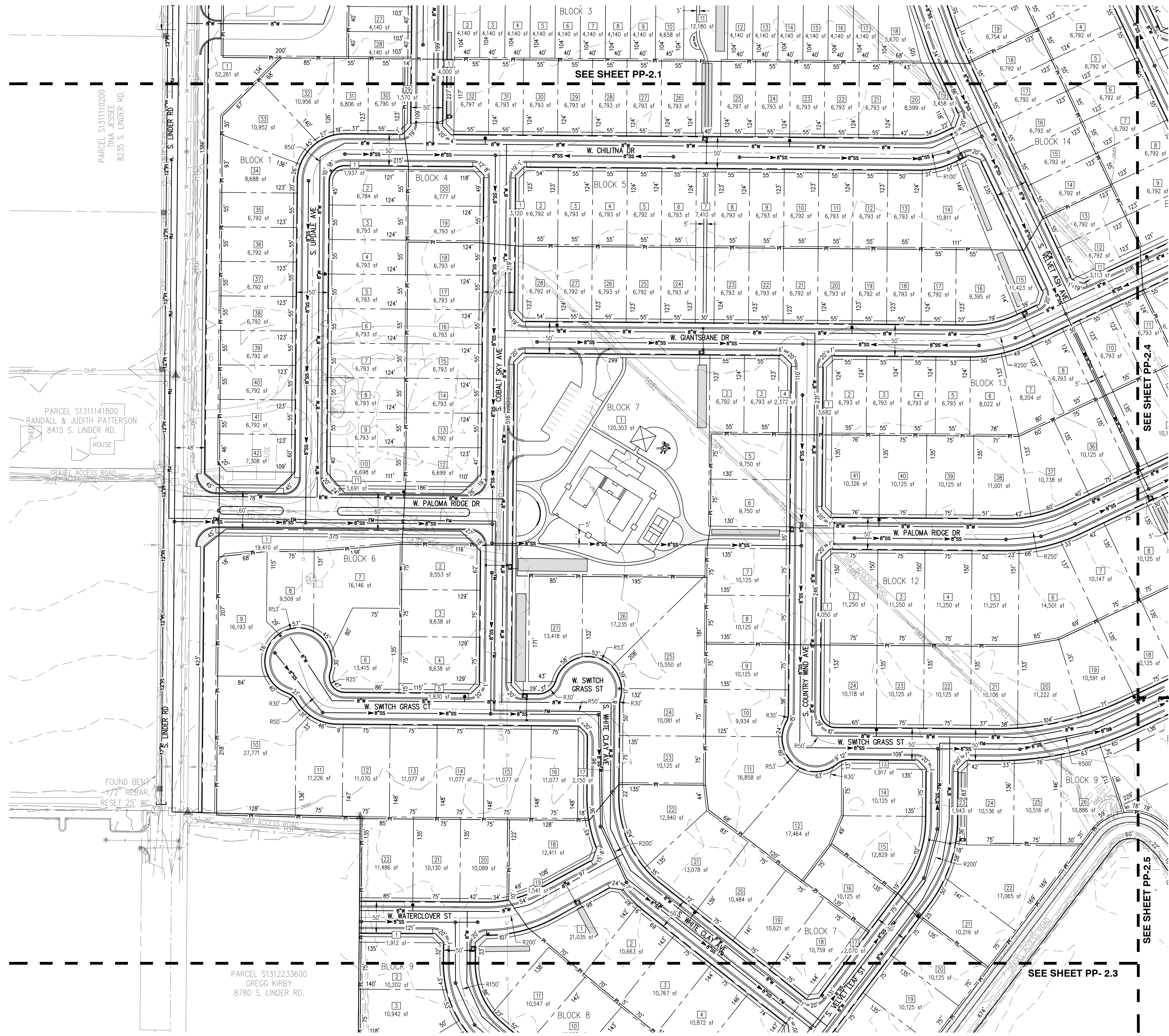
ESE CONSULTANTS
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 ESE Consultants, Inc.
 3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
 T: 208-424-0020

REV.	DATE	DESCRIPTION

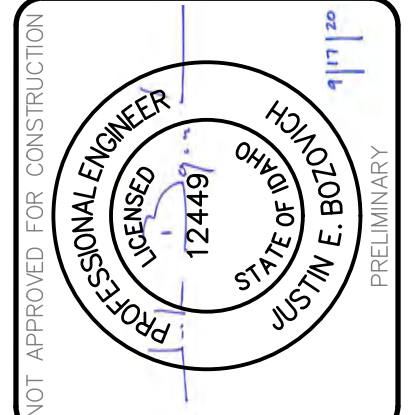
PRELIMINARY PHASING AND TYPICAL SECTIONS
PALOMA RIDGE SUBDIVISION
 SEC. 12, T. 2N., R. 1W., B.M., KUNA, ADA COUNTY, IDAHO

DATE:	8/31/2020	SCALE:	AS NOTED
DESIGN:	JEB	DRAWN:	MGF/KL
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REF. NO.:	PP-1.2	SHEET NO.:	2 OF 9

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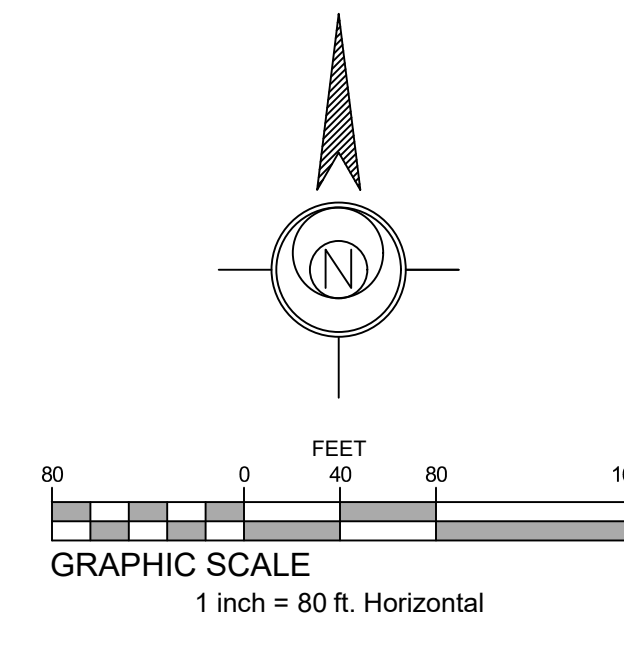
SHEET INDEX
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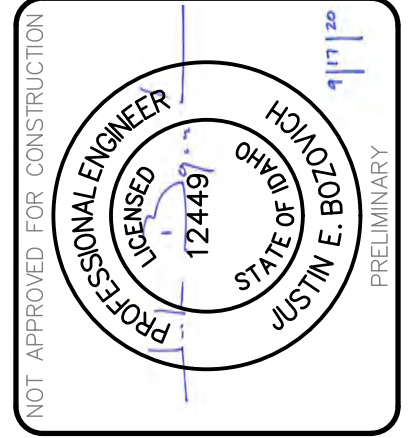
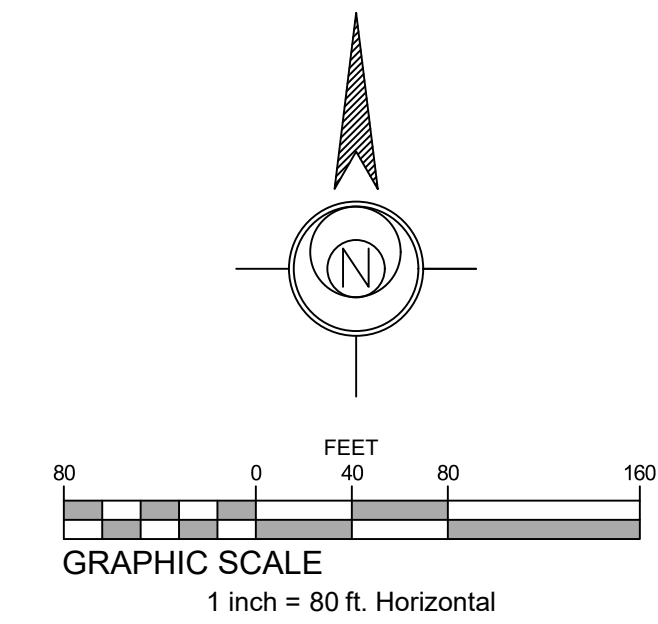
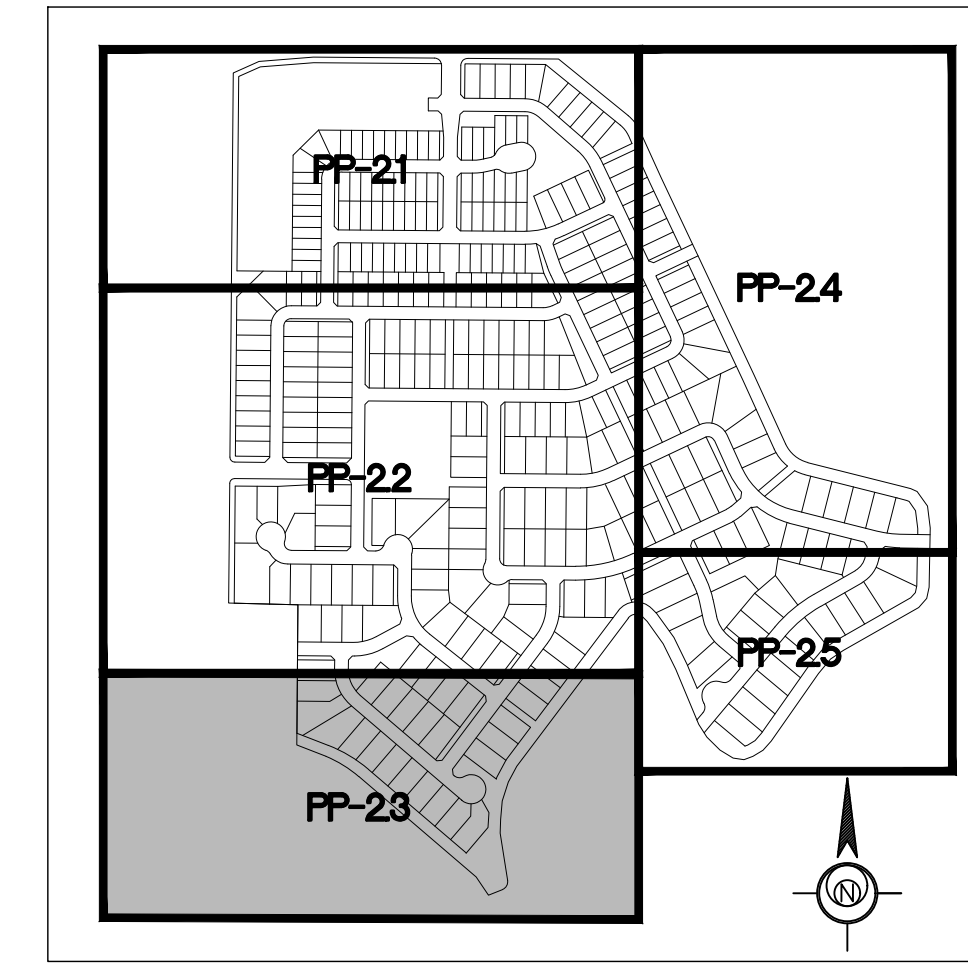
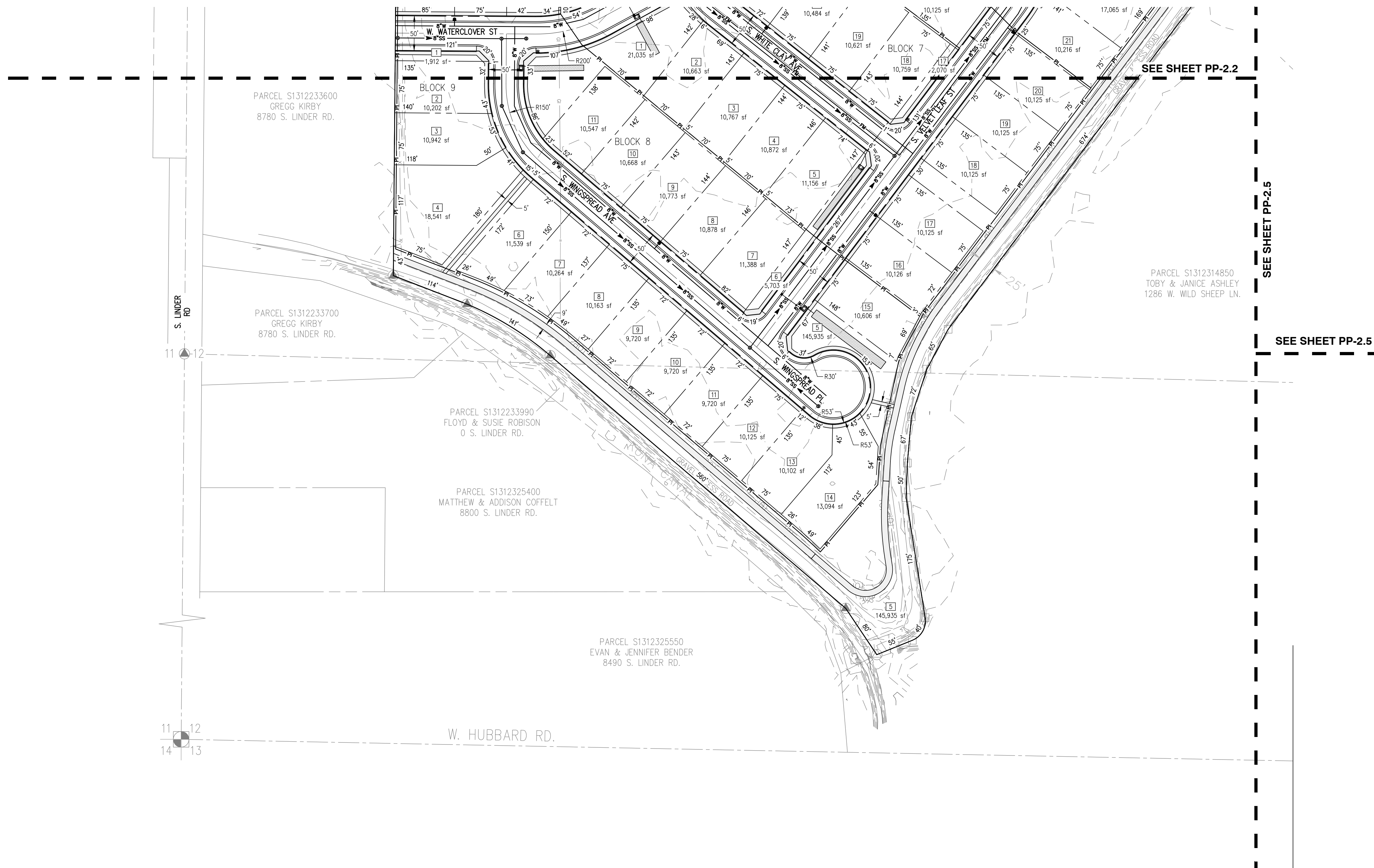
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PRELIMINARY PLAT
PALOMA RIDGE SUBDIVISION
SEC. 12, T. 2N., R. 1W., B.M., KUNA, ADA COUNTY, IDAHO



DATE:	9/17/2020	SCALE:	AS NOTED
DESIGN:	JEB	DRAWN:	MGF/KL
JOB NO.:	7636	FILE NAME:	7636-S-PLAN-PP
REF. NO.:	PP-2.2	SHEET NO.:	4 OF 9

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REV.	DATE	DESCRIPTION	DRAWN

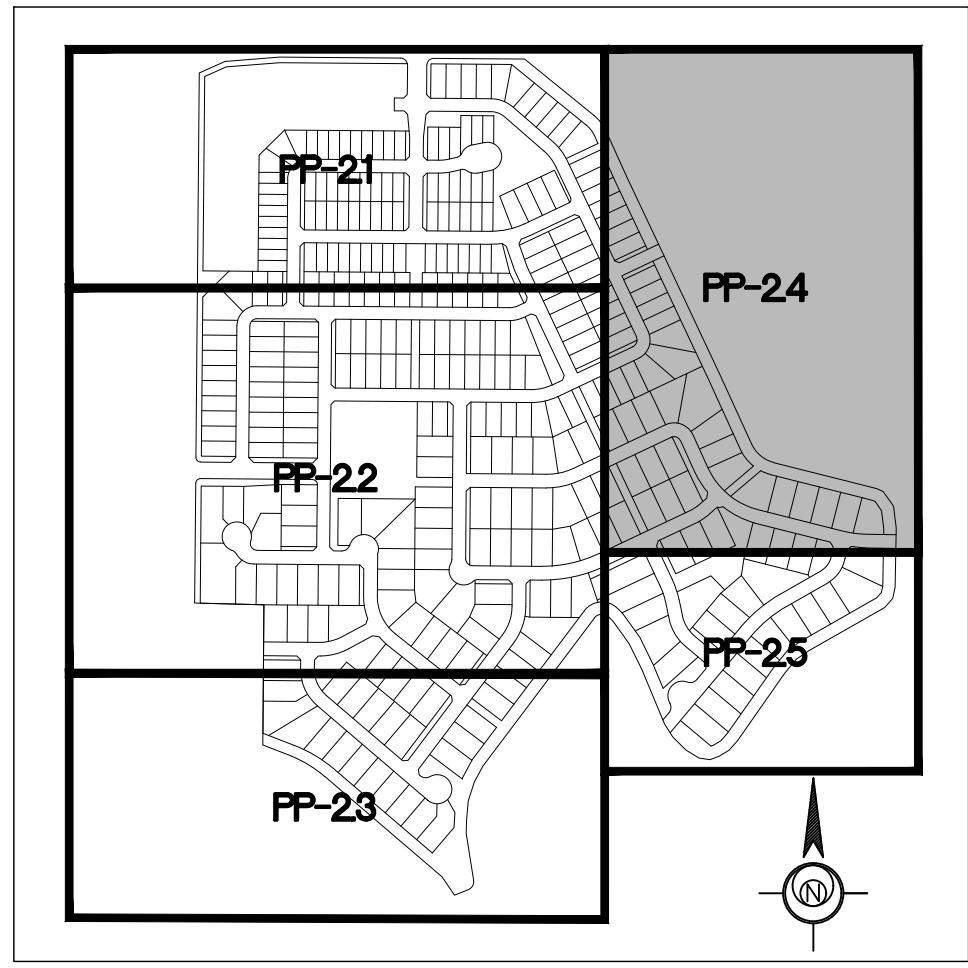
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**PALOMA RIDGE
SUBDIVISION**

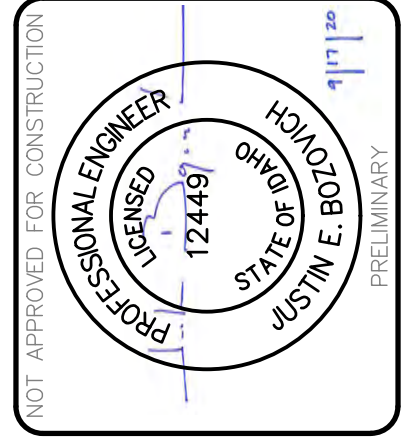
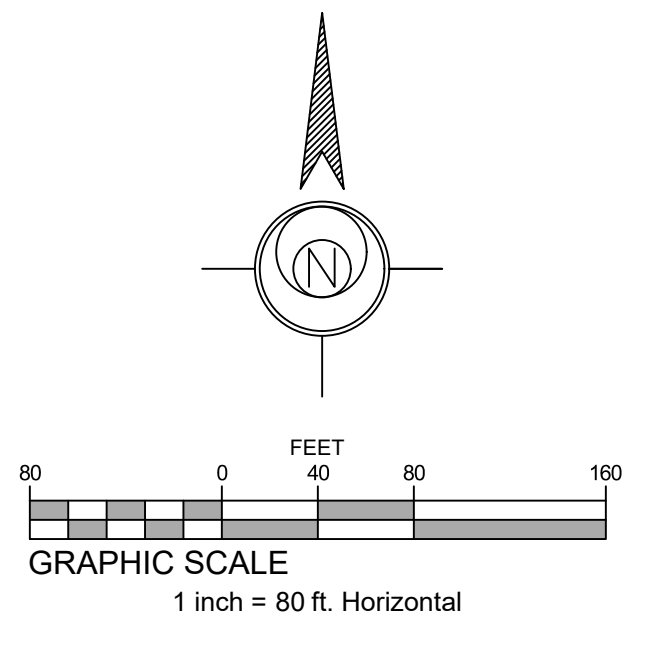
SEC. 12, T. 2N., R. 1W., B.M., KUNA, ADA COUNTY, IDAHO

DATE: 9/17/2020	SCALE: AS NOTED
DESIGN: JEB	DRAWN: MGF/KL
JOB NO.: 7636	FILE NAME: 7636-S-PLAN-PP
REF. NO.:	PP-2.3
SHEET NO.:	5 OF 9

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SHEET INDEX
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REV.	DATE	DESCRIPTION	DRAWN

PRELIMINARY PLAT
PALOMA RIDGE
SUBDIVISION
SEC. 12, T. 2N., R. 1W., B.M., KUNA, ADA COUNTY, IDAHO

DATE: 9/17/2020	SCALE: AS NOTED
DESIGN: JEB	DRAWN: MGF/KL
JOB NO.: 7636	FILE NAME: 7636-S-PLAN-PP
REF. NO.:	PP-2.4
SHEET NO.:	6 OF 9

Legal Description
Paloma Ridge Subdivision

A parcel of land being a portion of the W ½ of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at a Brass Cap Monument marking the Northwest corner of said Section 12, from which an Aluminum Cap monument marking the North 1/4 corner of said Section 12 bears South 89°32'42" East a distance of 2640.54 feet;

Thence along the North line of said Section 12 South 89°32'42" East a distance of 1218.68 feet to a 5/8" iron pin marking the centerline of the Painter Lateral;

Thence along the centerline of said Painter Lateral the following courses and distances:

Thence South 00°27'18" West a distance of 28.14 feet to a point;

Thence South 50°57'37" East a distance of 340.35 feet to a point of curvature;

Thence 69.71 feet along the arc of a 150.00 foot radius curve right, said curve having a central angle of 26°37'40" and a long chord bearing South 37°38'49" East a distance of 69.08 feet to a point of tangency;

Thence South 24°20'02" East a distance of 187.48 feet to a point;

Thence South 25°20'02" East a distance of 299.24 feet to a point;

Thence South 25°10'02" East a distance of 494.78 feet to a point;

Thence South 24°30'02" East a distance of 274.53 feet to a point of curvature;

Thence 109.27 feet along the arc of a 122.00 foot radius curve left, said curve having a central angle of 51°19'00" and a long chord bearing South 50°09'32" East a distance of 105.65 feet to a point of tangency;

Thence South 75°49'02" East a distance of 345.64 feet to a point;

Thence South 75°49'02" East a distance of 39.98 feet to a point;

Thence South 66°37'42" East a distance of 25.41 feet to a point;

Thence South 35°00'00" East a distance of 65.28 feet to a point;

Thence South 07°00'00" East a distance of 80.00 feet to a point;

Thence South 01°00'00" West a distance of 215.00 feet to a point;

Thence South 12°00'00" West a distance of 42.00 feet to a point;

Thence South 42°00'00" West a distance of 44.00 feet to a point;

Thence South 60°15'00" West a distance of 315.00 feet to a point;

Thence South 56°00'00" West a distance of 56.00 feet to a point;

Thence South 40°00'00" West a distance of 68.00 feet to a point;

Thence South 35°00'00" West a distance of 300.00 feet to a point;

Thence South 41°42'04" West a distance of 44.95 feet to a point;

Thence South 59°01'54" West a distance of 42.52 feet to a point;

Thence South 69°47'16" West a distance of 34.78 feet to a point;

Thence North 82°00'00" West a distance of 40.00 feet to a point;

Thence North 58°30'00" West a distance of 56.00 feet to a point;

Thence North 45°30'00" West a distance of 67.00 feet to a point;

Thence North 32°30'00" West a distance of 55.00 feet to a point;

Thence North 22°40'00" West a distance of 216.00 feet to a point;

Thence North 26°00'00" West a distance of 104.00 feet to a point;

Thence North 35°45'00" West a distance of 100.00 feet to a point;

Thence North 45°00'00" West a distance of 22.00 feet to a point of curvature;

Thence 59.86 feet along the arc of a 35.00 foot radius curve left, said curve having a central angle of 98°00'00" and a long chord bearing South 86°00'00" West a distance of 52.83 feet to a point of tangency;

Thence South 37°00'00" West a distance of 674.00 feet to a point;

Thence South 28°05'27" West a distance of 65.12 feet to a point;

Thence South 18°00'00" West a distance of 72.00 feet to a point;

Thence South 05°00'00" West a distance of 67.00 feet to a point;

Thence South 02°00'00" West a distance of 50.00 feet to a point;

Thence South 09°00'00" East a distance of 175.00 feet to a point of curvature;

Thence 40.32 feet along the arc of a 30.00 foot radius curve right, said curve having a central angle of 77°00'00" and a long chord bearing South 29°30'00" West a distance of 37.35 feet to a point of tangency;

Thence South 68°00'00" West a distance of 55.21 feet to a point on the Northeasterly line of the Kuna Canal, from which a 1/2" iron pin witness corner bears North 33°55'37" West a distance of 5.00 feet;

Thence along the Northeasterly and Northerly line of said Kuna Canal the following courses and distances:

Thence North 33°55'37" West a distance of 80.33 feet to a 5/8" iron pin tagged PLS 11463;

Thence North 49°27'31" West a distance of 560.33 feet to a 5/8" iron pin tagged PLS 11463 marking a point of curvature;

Thence a distance of 141.27 feet along the arc of a 450.00 foot radius curve left, said curve having a central angle of 17°59'13" and a long chord bearing North 58°15'57" West a distance of 140.69 feet to a 5/8" iron pin tagged PLS 11463 marking a point of tangency;

Thence North 68°52'04" West a distance of 113.97 feet to a 5/8" iron pin tagged PLS 11463;

Thence leaving said Northerly line of the Kuna Canal and parallel with the West line of said Section 12 North 00°29'22" East a distance of 509.61 feet to a 5/8" iron pin tagged PLS 11463;

Thence North 88°31'03" West, parallel with the East and West centerline of said Section 12, a distance of 299.99 feet to a point on the West line of said Section 12 from which a 5/8" iron pin witness corner tagged PLS 11463 bears South 88°31'03" East a distance of 25.00 feet;

Thence along the West line of said Section 12 North 00°29'22" East a distance of 2022.32 feet to the **POINT OF BEGINNING**.

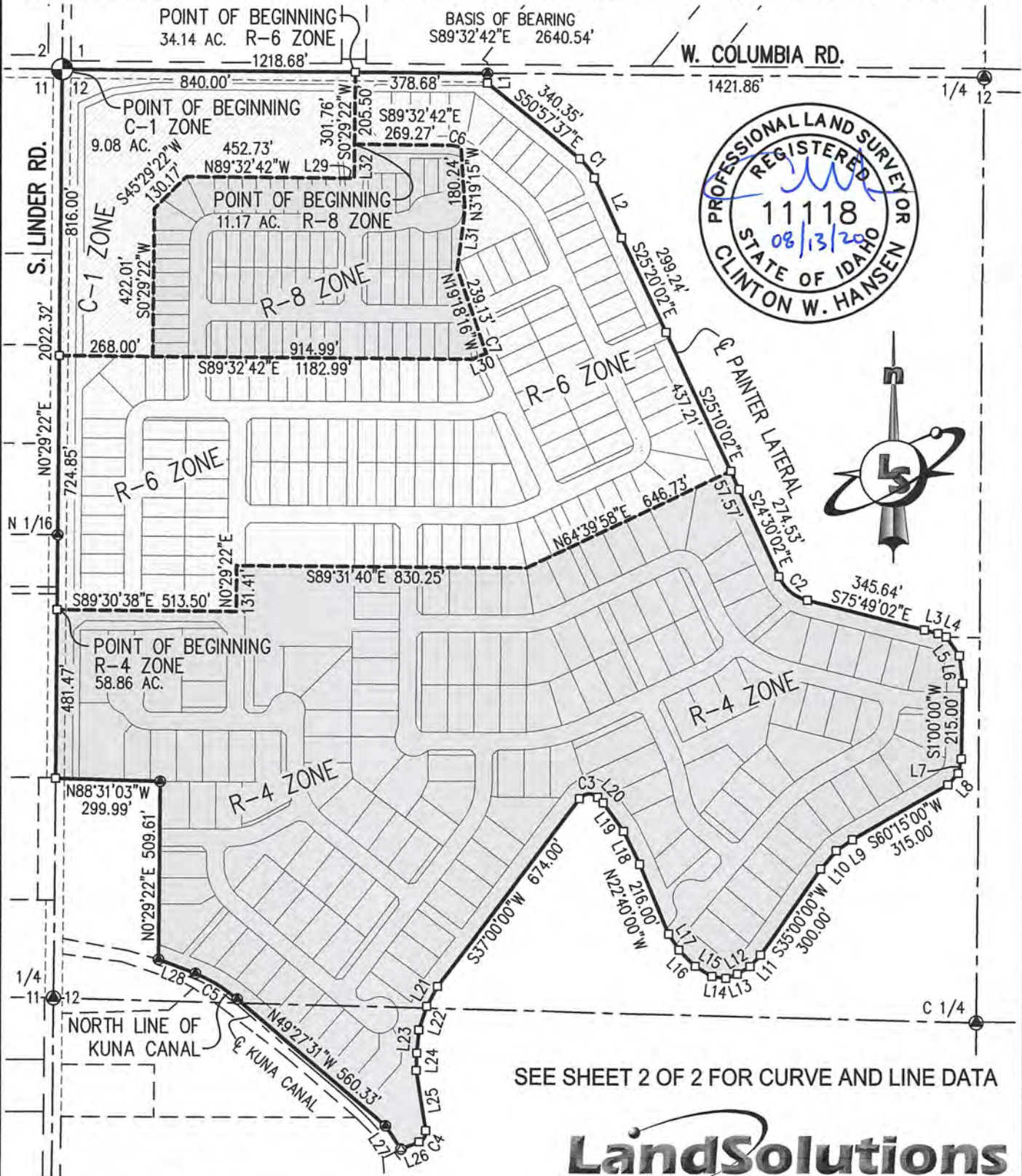
Said parcel contains 113.26 acres, more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
August 11, 2020

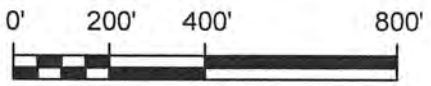


PROPOSED CITY OF KUNA REZONE EXHIBIT PALOMA RIDGE SUBDIVISION

LOCATED IN THE W 1/2 OF SECTION 12, T.2 N., R.1 W., B.M., CITY OF KUNA, ADA COUNTY, IDAHO



SEE SHEET 2 OF 2 FOR CURVE AND LINE DATA



LandSolutions

Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

PROPOSED CITY OF KUNA REZONE EXHIBIT

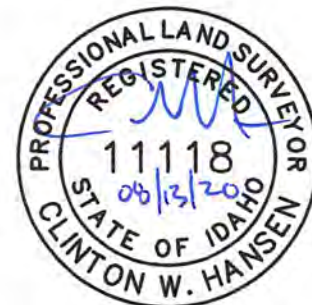
PALOMA RIDGE SUBDIVISION

LOCATED IN THE W 1/2 OF SECTION 12, T.2 N., R.1 W., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	28.14'	S0°27'18"W
L2	187.48'	S24°20'02"E
L3	39.98'	S75°49'02"E
L4	25.41'	S66°37'42"E
L5	65.28'	S35°00'00"E
L6	80.00'	S7°00'00"E
L7	42.00'	S12°00'00"W
L8	44.00'	S42°00'00"W
L9	56.00'	S56°00'00"W
L10	68.00'	S40°00'00"W
L11	44.95'	S41°42'04"W
L12	42.52'	S59°01'54"W
L13	34.78'	S69°47'16"W
L14	40.00'	N82°00'00"W
L15	56.00'	N58°30'00"W
L16	67.00'	N45°30'00"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L17	55.00'	N32°30'00"W
L18	104.00'	N26°00'00"W
L19	100.00'	N35°45'00"W
L20	22.00'	N45°00'00"W
L21	65.12'	S28°05'27"W
L22	72.00'	S18°00'00"W
L23	67.00'	S5°00'00"W
L24	50.00'	S2°00'00"W
L25	175.00'	S9°00'00"E
L26	55.21'	S68°00'00"W
L27	80.33'	N33°55'37"W
L28	113.97'	N68°52'04"W
L29	27.22'	S89°57'13"W
L30	43.96'	N67°38'28"E
L31	168.30'	N7°23'03"E
L32	96.26'	S0°29'22"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	69.71'	150.00'	26°37'35"	S37°38'49"E	69.08'
C2	109.27'	122.00'	51°19'00"	S50°09'32"E	105.65'
C3	59.86'	35.00'	98°00'00"	S86°00'00"W	52.83'
C4	40.32'	30.00'	77°00'00"	S29°30'00"W	37.35'
C5	141.27'	450.00'	17°59'13"	N58°15'57"W	140.69'
C6	36.47'	100.00'	20°53'52"	N79°05'46"W	36.27'
C7	15.99'	300.00'	3°03'16"	N20°49'54"W	15.99'



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Land Surveying and Consulting

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SHEET 2 OF 2
JOB NO. 20-17

Legal Description
R-4 Zone
Paloma Ridge Subdivision

A parcel of land being a portion of the W ½ of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a Brass Cap Monument marking the Northwest corner of said Section 12, from which an Aluminum Cap monument marking the North 1/4 corner of said Section 12 bears South 89°32'42" East a distance of 2640.54 feet;

Thence along the West line of said Section 12 South 0°29'22" West a distance of 1540.85 feet to the **POINT OF BEGINNING**;

Thence leaving said West line South 89°30'38" E a distance of 513.50 feet to a point;

Thence North 0°29'22" East a distance of 131.41 feet to a point;

Thence South 89°31'40" East a distance of 830.25 feet to a point;

Thence North 64°39'58" East a distance of 646.73 feet to a point on the centerline of the Painter Lateral;

Thence along said centerline the following courses and distances:

Thence South 25°10'02" East a distance of 57.57 feet to a point;

Thence South 24°30'02" East a distance of 274.53 feet to a point of curvature;

Thence 109.27 feet along the arc of a 122.00 foot radius curve left, said curve having a central angle of 51°19'00" and a long chord bearing South 50°09'32" East a distance of 105.65 feet to a point of tangency;

Thence South 75°49'02" East a distance of 345.64 feet to a point;

Thence South 75°49'02" East a distance of 39.98 feet to a point;

Thence South 66°37'42" East a distance of 25.41 feet to a point;

Thence South 35°00'00" East a distance of 65.28 feet to a point;

Thence South 07°00'00" East a distance of 80.00 feet to a point;

Thence South 01°00'00" West a distance of 215.00 feet to a point;

Thence South 12°00'00" West a distance of 42.00 feet to a point;

Thence South 42°00'00" West a distance of 44.00 feet to a point;

Thence South 60°15'00" West a distance of 315.00 feet to a point;

Thence South 56°00'00" West a distance of 56.00 feet to a point;
Thence South 40°00'00" West a distance of 68.00 feet to a point;
Thence South 35°00'00" West a distance of 300.00 feet to a point;
Thence South 41°42'04" West a distance of 44.95 feet to a point;
Thence South 59°01'54" West a distance of 42.52 feet to a point;
Thence South 69°47'16" West a distance of 34.78 feet to a point;
Thence North 82°00'00" West a distance of 40.00 feet to a point;
Thence North 58°30'00" West a distance of 56.00 feet to a point;
Thence North 45°30'00" West a distance of 67.00 feet to a point;
Thence North 32°30'00" West a distance of 55.00 feet to a point;
Thence North 22°40'00" West a distance of 216.00 feet to a point;
Thence North 26°00'00" West a distance of 104.00 feet to a point;
Thence North 35°45'00" West a distance of 100.00 feet to a point;
Thence North 45°00'00" West a distance of 22.00 feet to a point of curvature;
Thence 59.86 feet along the arc of a 35.00 foot radius curve left, said curve having a central angle of 98°00'00" and a long chord bearing South 86°00'00" West a distance of 52.83 feet to a point of tangency;
Thence South 37°00'00" West a distance of 674.00 feet to a point;
Thence South 28°05'27" West a distance of 65.12 feet to a point;
Thence South 18°00'00" West a distance of 72.00 feet to a point;
Thence South 05°00'00" West a distance of 67.00 feet to a point;
Thence South 02°00'00" West a distance of 50.00 feet to a point;
Thence South 09°00'00" East a distance of 175.00 feet to a point of curvature;
Thence 40.32 feet along the arc of a 30.00 foot radius curve right, said curve having a central angle of 77°00'00" and a long chord bearing South 29°30'00" West a distance of 37.35 feet to a point of tangency;

Thence South 68°00'00" West a distance of 55.21 feet to a point on the Northeasterly line of the Kuna Canal, from which a 1/2" iron pin witness corner bears North 33°55'37" West a distance of 5.00 feet;

Thence along the Northeasterly and Northerly line of said Kuna Canal the following courses and distances:

Thence North 33°55'37" West a distance of 80.33 feet to a 5/8" iron pin tagged PLS 11463;

Thence North 49°27'31" West a distance of 560.33 feet to a 5/8" iron pin tagged PLS 11463 marking a point of curvature;

Thence a distance of 141.27 feet along the arc of a 450.00 foot radius curve left, said curve having a central angle of 17°59'13" and a long chord bearing North 58°15'57" West a distance of 140.69 feet to a 5/8" iron pin tagged PLS 11463 marking a point of tangency;

Thence North 68°52'04" West a distance of 113.97 feet to a 5/8" iron pin tagged PLS 11463;

Thence leaving said Northerly line of the Kuna Canal and parallel with the West line of said Section 12 North 00°29'22" East a distance of 509.61 feet to a 5/8" iron pin tagged PLS 11463;

Thence North 88°31'03" West, parallel with the East and West centerline of said Section 12, a distance of 299.99 feet to a point on the West line of said Section 12 from which a 5/8" iron pin witness corner tagged PLS 11463 bears South 88°31'03" East a distance of 25.00 feet;

Thence along the West line of said Section 12 North 00°29'22" East a distance of 481.47 feet to the **POINT OF BEGINNING**.

Said parcel contains 58.86 acres, more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
August 13, 2020



Legal Description
R-6 Zone
Paloma Ridge Subdivision

A parcel of land being a portion of the NW ¼ of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a Brass Cap Monument marking the Northwest corner of said Section 12, from which an Aluminum Cap monument marking the North 1/4 corner of said Section 12 bears South 89°32'42" East a distance of 2640.54 feet;

Thence along the North line of said Section 12 South 89°32'42" East a distance of 840.00 feet to a 5/8" iron pin marking the **POINT OF BEGINNING**;

Thence continuing along said North line South 89°32'42" East a distance of 378.68 feet to a 5/8" iron pin marking the centerline of the Painter Lateral;

Thence along the centerline of said Painter Lateral the following courses and distances:

Thence South 00°27'18" West a distance of 28.14 feet to a point;

Thence South 50°57'37" East a distance of 340.35 feet to a point of curvature;

Thence 69.71 feet along the arc of a 150.00 foot radius curve right, said curve having a central angle of 26°37'40" and a long chord bearing South 37°38'49" East a distance of 69.08 feet to a point of tangency;

Thence South 24°20'02" East a distance of 187.48 feet to a point;

Thence South 25°20'02" East a distance of 299.24 feet to a point;

Thence South 25°10'02" East a distance of 437.21 feet to a point;

Thence leaving said centerline South 64°39'58" West a distance of 646.73 feet to a point;

Thence North 89°31'40" West a distance of 830.25 feet to a point;

Thence South 0°29'22" West a distance of 131.41 feet to a point;

Thence North 89°30'38" West a distance of 513.50 feet to a point on the West line of said Section 12;

Thence along said West line North 0°29'22" East a distance of 724.85 feet to a point;

Thence leaving said West line South 89°32'42" East a distance of 1182.99 feet to a point;

Thence North 67°38'28" East a distance of 43.96 feet to a point on a curve;

Thence 15.99 feet along the arc of a 300.00 foot radius non-tangent curve right, said curve having a central angle of 3°03'16" and a long chord bearing North 20°49'54" West a distance of 15.99 feet to a point of tangency;

Thence North 19°18'16" West a distance of 239.13 feet to a point;

Thence North 7°23'03" East a distance of 168.30 feet to a point;

Thence North 3°19'15" West a distance of 180.24 feet to a point on a curve;

Thence 36.47 feet along the arc of a 100.00 foot radius non-tangent curve left, said curve having a central angle of 20°53'52" and a long chord bearing North 79°05'46" West a distance of 36.27 feet to a point of tangency;

Thence North 89°32'42" West a distance of 269.27 feet to a point;

Thence North 0°29'22" East a distance of 205.50 feet to the **POINT OF BEGINNING**.

Said parcel contains 34.14 acres, more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
August 12, 2020



Legal Description
R-8 Zone
Paloma Ridge Subdivision

A parcel of land being a portion of the NW ¼ of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a Brass Cap Monument marking the Northwest corner of said Section 12, from which an Aluminum Cap monument marking the North 1/4 corner of said Section 12 bears South 89°32'42" East a distance of 2640.54 feet;

Thence along the North line of said Section 12 South 89°32'42" East a distance of 840.00 feet to a point;

Thence leaving said North line South 0°29'22" West a distance of 205.50 feet to the **POINT OF BEGINNING**;

Thence South 89°32'42" East a distance of 269.27 feet to a point of curvature;

Thence 36.47 feet along the arc of a 100.00 foot radius curve right, said curve having a central angle of 20°53'52" and a long chord bearing South 79°05'46" East a distance of 36.27 feet to a point;

Thence South 3°19'15" East a distance of 180.24 feet to a point;

Thence South 7°23'03" West a distance of 168.30 feet to a point;

Thence South 19°18'16" East a distance of 239.13 feet to a point of curvature;

Thence 15.99 feet along the arc of a 300.00 foot radius curve left, said curve having a central angle of 3°03'16" and a long chord bearing South 20°49'54" East a distance of 15.99 feet to a point;

Thence South 67°38'28" West a distance of 43.96 feet to a point;

Thence North 89°32'42" West a distance of 914.99 feet to a point;

Thence North 0°29'22" East a distance of 422.01 feet to a point;

Thence North 45°29'22" East a distance of 130.17 feet to a point;

Thence South 89°32'42" East a distance of 452.73 feet to a point;

Thence North 89°57'13" East a distance of 27.22 feet to a point;

Thence North 0°29'22" East a distance of 96.26 feet to the **POINT OF BEGINNING**.

Said parcel contains 11.17 acres, more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
August 12, 2020



Legal Description
C-1 Zone
Paloma Ridge Subdivision

A parcel of land being a portion of the NW ¼ of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at a Brass Cap Monument marking the Northwest corner of said Section 12, from which an Aluminum Cap monument marking the North 1/4 corner of said Section 12 bears South 89°32'42" East a distance of 2640.54 feet;

Thence along the North line of said Section 12 South 89°32'42" East a distance of 840.00 feet to a point;

Thence leaving said North line South 0°29'22" West a distance of 301.76 feet to a point;

Thence South 89°57'13" West a distance of 27.22 feet to a point;

Thence North 89°32'42" West a distance of 452.73 feet to a point;

Thence South 45°29'22" West a distance of 130.17 feet to a point;

Thence South 0°29'22" West a distance of 422.01 feet to a point;

Thence North 89°32'42" West a distance of 268.00 feet to a point on the West line of said Section 12;

Thence along the West line of said Section 12 North 00°29'22" East a distance of 816.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 9.08 acres, more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
August 12, 2020



April 24, 2020

Clint Hansen, Land Solutions
Sabrina Durtschi, Toll Brothers

RE: Subdivision Name Reservation: **PALOMA RIDGE SUBDIVISION**

At your request, I will reserve the name **Paloma Ridge 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. Depending on how these properties are phased, additional names may be required.

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*