



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 20, 2020

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

FILE NUMBER:	20-08-ZC (Rezone) and 20-11-S (Preliminary Plat), for the proposed PALOMA RIDGE WEST Subdivision.
PROJECT DESCRIPTION	The applicant requests a rezone for approx. 21.97 total acres from A (Agriculture) to R-6 (Medium Density Residential). The applicant also requests preliminary plat approval in order to subdivide the approx. 21.97 ac into 90 total lots (78 residential lots, 12 common lots). The subject site is located near the SWC of Columbia and Linder Roads, within Section 11, Township 2 North, Range 1 West (APN: S1311141960).
SITE LOCATION	Near the SWC 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 26, 2021 (<i>Tentative Date</i>) 6:00 P.M.
STAFF CONTACT	Doug Hanson DHanson@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.



City of Kuna
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 Department
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 Website: www.kunacity.id.gov

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	20-11-S, 20-028-ZC
Project name	Paloma West
Date Received	10.06.2020
Date Accepted/Complete	11.20.2020
Cross Reference Files	
Commission Hearing Date	1.26.2020
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</u>	E-Mail: <u>rpatterson@grouponesir.com</u>
City, State, Zip: <u>Filer, Idaho 83328</u>	Fax #: _____
Applicant (Developer): <u>Toll Southwest LLC</u>	Phone Number: <u>208-371-8887</u>
Address: <u>3103 W Sheryl Drive</u>	E-Mail: <u>208-780-6726</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>S Linder Road (Parcel Number S1311141960)</u>
Site Location (Cross Streets): <u>1500 feet SW of Intersection of Linder and Columbia</u>
Parcel Number (s): <u>1311141960</u>
Section, Township, Range: <u>Section 11, 2N, 1W</u>
Property size : <u>21.97 acres</u>
Current land use: <u>Agricultural</u> Proposed land use: <u>Medium Residential</u>
Current zoning district: <u>AG</u> Proposed zoning district: <u>R-6</u>

Project Description

Project / subdivision name: Paloma Ridge West

General description of proposed project / request: Rezone and preliminary plat for 74 single-Family lots.

Type of use proposed (check all that apply):

Residential _____

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): Walking paths, open space and play ground equipment

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: _____

Any existing buildings to remain? Yes No

Number of residential units: 78 Number of building lots: 78

Number of common and/or other lots: 12

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): 1280 s.f.

Gross density (DU/acre-total property): 3.53 Net density (DU/acre-excluding roads): 5.65

Percentage of open space provided: 8.4 % Acreage of open space: 1.84 acres

Type of open space provided (i.e. landscaping, public, common, etc.): open useable space walking trails and playground

Non-Residential Project Summary (if applicable) N/A

Number of building lots: _____ Other lots: _____

Gross floor area square footage: _____ Existing (if applicable): _____

Hours of operation (days & hours): _____ Building height: _____

Total number of employees: _____ Max. number of employees at one time: _____

Number and ages of students/children: _____ Seating capacity: _____

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

Proposed Parking:

a. Handicapped spaces: _____ Dimensions: _____

b. Total Parking spaces: _____ Dimensions: _____

c. Width of driveway aisle: _____

Proposed Lighting: _____

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

Applicant's Signature:  Date: 9-25-20

Paloma Ridge West Subdivision



Figure 1: Linder Road in front of Subject Site



Figure 2: On site looking west



Figure 3: Looking south down Linder Road from Subject Site



Figure 4: Looking SE across the street on Linder



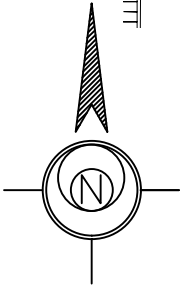
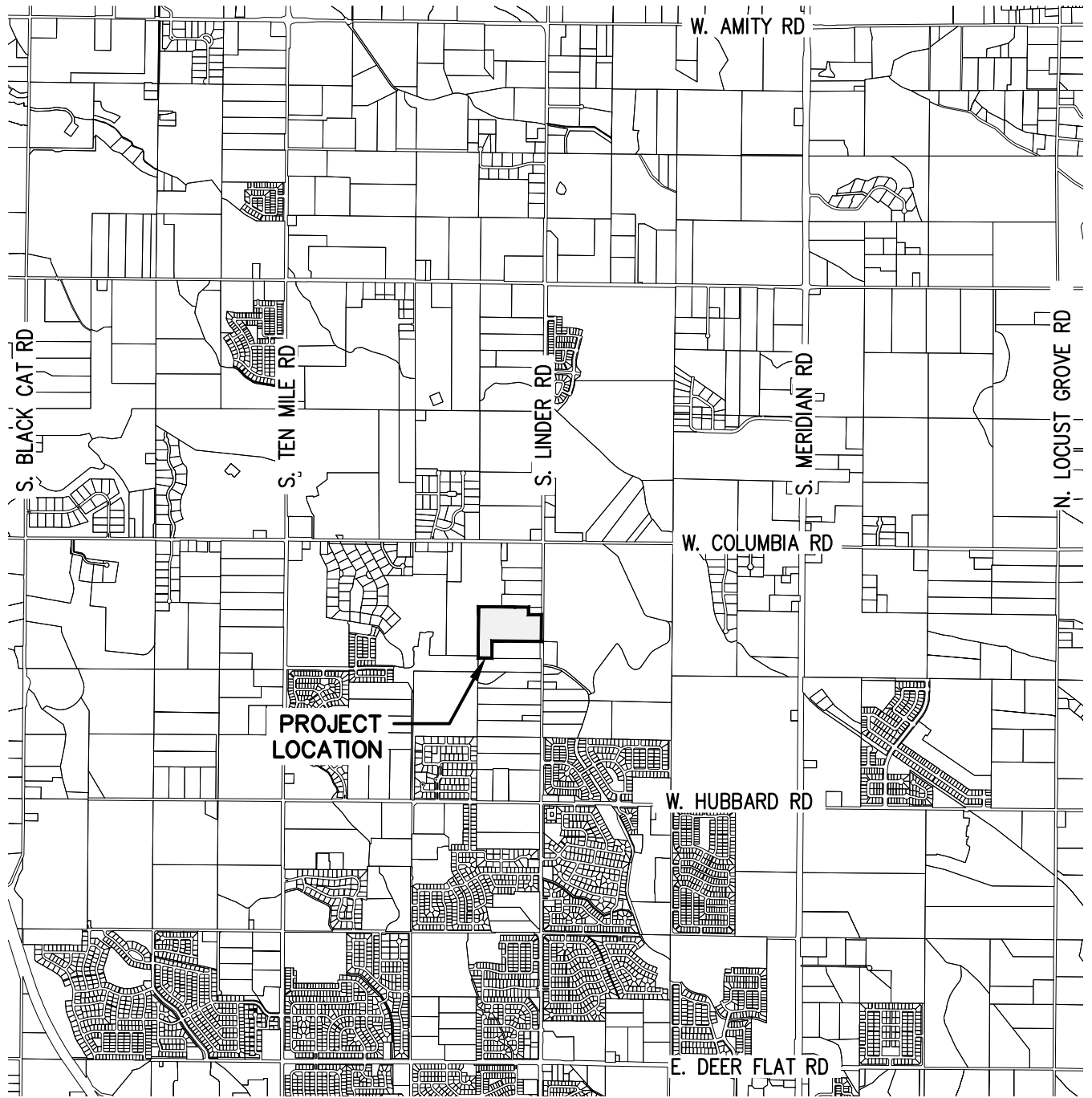
Figure 5: Looking across the street on subject site



Figure 6: Looking North on Linder Road



Figure 7: Looking down Linder Road - North



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 WEST SUBDIVISION

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

4.3 Method of Foreclosure. Such lien may be foreclosed by appropriate action in court.

4.4 Subordination to Certain Trust Deeds. The lien for the Assessments provided for herein in connection with a given Lot shall not be subordinate to the lien of any Mortgage except the lien of a First Mortgage given and made in good faith and for value that is of record as an encumbrance against such Lot prior to the recordation of a claim of lien for the Assessments. Except as expressly provided in this Article 4, the sale or transfer of any Lot shall not affect the Assessment lien provided for herein, nor the creation thereof by the recordation of a claim of lien, on account of the Assessments becoming due whether before, on, or after the date of such sale or transfer, nor shall such sale or transfer diminish or defeat the personal obligation of any Owner for delinquent Assessments as provided for in this Declaration.

4.5 Rights of Mortgagees. Notwithstanding any other provision of this Declaration, no Amendment of this Declaration shall operate to defeat the rights of the beneficiary under any deed of trust or a mortgagee under any mortgage upon a Lot made in good faith and for value, and recorded prior to the recordation of such Amendment, provided that after the foreclosure of any such deed of trust or mortgage such Lot shall remain subject to this Declaration as amended.

4.6 Non-Exclusive Remedies. The remedies set forth in this Article 4 or elsewhere in this Declaration shall not be deemed to be exclusive remedies, and the Association may pursue all other remedies available at law or in equity.

ARTICLE 5 RIGHTS TO COMMON AREAS

5.1 Use of Common Area. Every Owner shall have a right to use each parcel of the Common Area which right shall be appurtenant to and shall pass with the title to every Lot subject to the following provisions:

5.1.1 The right of the Association to levy and increase Assessments for the construction, protection, maintenance, repair, management and operation of Improvements on the Common Area, including the right to Special Assessments;

5.1.2 The right of the Association to suspend the voting rights and rights of use, or interest in, the Common Area by an Owner for any period during which any Assessment or charge against such Owner's Lot remains unpaid, and for a period not to exceed sixty (60) days for any infraction of the Association Rules;

5.1.3 The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility or other Person for such purposes and subject to such conditions as may be permitted by the Project Documents; provided however, that no such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by at least two-thirds (2/3) of the Class A and Class B Members has been recorded;

5.1.4 The right of the Association to prohibit the construction of Improvements on all Common Areas;

5.1.5 Common Areas may be used by the public as established from time to time by Grantor on any portion of the Property by specifically describing such area as an area for public use on a recorded Plat, by granting or reserving it in a deed or other instrument or by designating it as such in this Declaration;

5.1.6 The Common Area cannot be mortgaged or conveyed without the approval of the Owners, excluding Grantor, of at least two-thirds (2/3) of the total voting power in the Association. If ingress or egress to any Lot is through the Common Area, any conveyance or encumbrance of the Common Area shall be subject to an easement of the Owners of such Lots for the purpose of ingress and egress.

5.2 Delegation of Right to Use. Any Owner may delegate, in accordance with the Project Documents, such Owner's right of enjoyment to the Common Area to the members of such Owner's family residing within the Owner's residence and/or to such Owner's contract purchasers who reside on such Owner's Lot. Only Grantor or the Association shall have the right to delegate the right of enjoyment to the Common Area to the general public, and such delegation to the general public shall be for a fee set by Grantor or the Association.

5.3 Damages. Each Owner shall be fully liable for any damage to any Common Area that may be sustained by reason of the negligence or willful misconduct of the Owner, such Owner's contract purchasers or such Owner's family and guests, both minor and adult. In the case of joint ownership of a Lot, the liability of such Owners shall be joint and several. The cost of correcting such damage shall be a Limited Assessment against the Lot and may be collected as provided herein for the collection of other Assessments.

5.4 Association's Responsibility. The Association shall maintain and keep the Common Area in good repair, such maintenance to be funded as provided in this Declaration. This maintenance shall include, without limitation, maintenance, repair and replacement, subject to any insurance then in effect, of all landscaping and other flora, structures, fencing installed by Grantor along exterior portions of the Property and other Improvements situated within the Common Area.

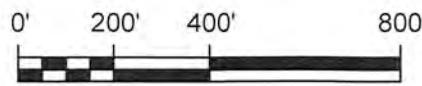
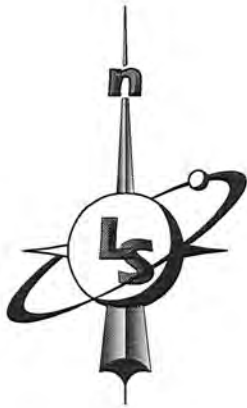
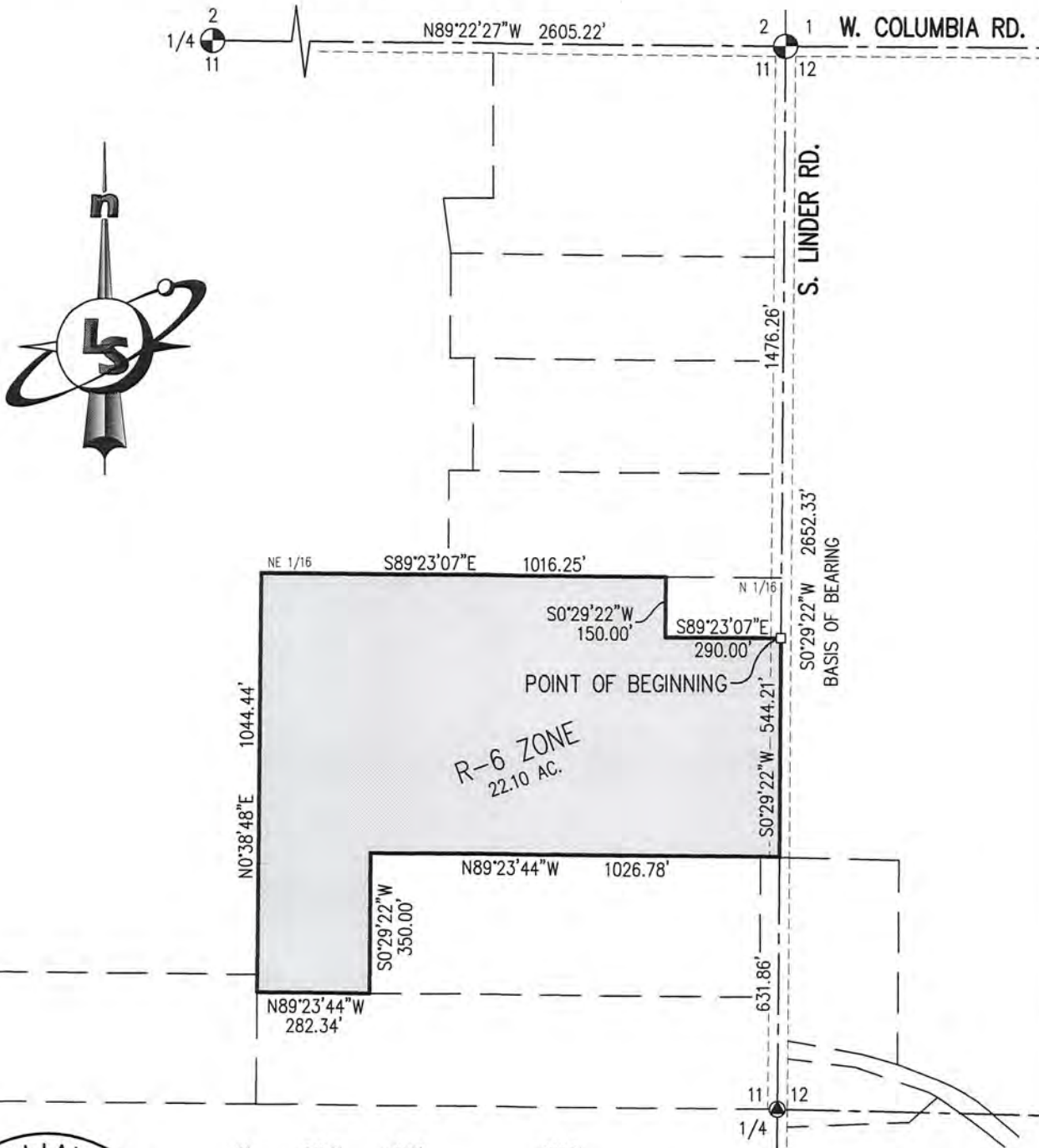
5.5 No Warranty for Improvements. Grantor makes no warranty, guarantee or undertaking, express or implied, oral or written, with respect to Common Area or the construction thereof. All warranties, guarantees and undertakings are hereby expressly disclaimed, including but not limited to the implied warranties of habitability, merchantability and fitness for a particular purpose.

5.6 Water Bodies. By acceptance of a deed to a Lot, each Owner acknowledges that the water levels of all water bodies may vary. There is no guarantee by the Grantor or the Association that water levels will be constant or aesthetically pleasing at any particular time. In fact, water levels may be non-existent from time to time. Without limiting the generality of the foregoing, this applies to the waters within the Common Area as well as any wetlands or riparian areas within the Common Areas or encroaching on Lots (if any).

PROPOSED CITY OF KUNA REZONE EXHIBIT

PALOMA RIDGE WEST SUBDIVISION - PROPOSED R-6 ZONE

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 11, T.2 N., R.1 W., B.M.
CITY OF KUNA, ADA COUNTY, IDAHO



LandSolutions

Land Surveying and Consulting

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

Legal Description
R-6 Zone
Paloma Ridge West Subdivision

A parcel of land being a portion of the SE ¼ of the NE ¼ of Section 11, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a Brass Cap Monument marking the Northeast corner of said Section 11, from which a 5/8 inch diameter iron pin monument marking the southeast corner of the NE ¼ of said Section 11 bears South 0°29'22" West a distance of 2652.33 feet;

Thence along the easterly boundary of said NE ¼ South 0°29'22" West a distance of 1476.26 feet to the **POINT OF BEGINNING**;

Thence continuing along said easterly boundary South 0°29'22" West a distance of 544.21 feet to a point;

Thence leaving said boundary N 89°23'44" West a distance of 1026.78 feet to a point;

Thence South 0°29'22" West a distance of 350.00 feet to a point;

Thence North 89°23'44" West a distance of 282.34 feet to a point on the westerly boundary of the SE ¼ of said NE ¼;

Thence along said westerly boundary North 0°38'48" East a distance of 1044.44 feet to the northwest corner of said SE ¼ of the NE ¼;

Thence along the northerly boundary of said SE ¼ of the NE ¼ South 89°23'07" East a distance of 1016.25 feet to a point;

Thence South 0°29'22" West a distance of 150.00 feet to a point;

Thence South 89°23'07" East a distance of 290.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 22.10 acres, more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
September 4, 2020





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

City of Kuna AFFIDAVIT OF LEGAL INTEREST

State of Idaho)

) ss TWIN FALLS
County of Ada)

I, Keith F. Patterson
Name

Signing Member for Patterson Family Enterprises LLC

4051 Mountain Vista Lane
Address

Filer Idaho 83328
City State Zip Code

being first duly sworn upon oath, depose and say:

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

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

Permission to Sabrina Durtschi with Toll Brothers 3103 W. Sheryl Drive, Meridian Idaho 83642
Name Address

to submit the accompanying application pertaining to that property.

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

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

Dated this 3rd day of August, 2020

Keith F. Patterson
Signature

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

Krisjaan E Will
Notary Public for Idaho

Residing at: Westmark CU 524 Pole Line Rd Twin Falls

My commission expires: 11-5-2024



QUITCLAIM DEED

FOR VALUE RECEIVED,

**Patterson Family Trust A
Patterson Family Trust B**

Do hereby convey, release, remise and forever quit claim unto

Patterson Family Enterprises, L.L.C., an Idaho Limited Liability Company

whose address is: 2664 West 5200 South, Rexburg, Idaho 83440-4302

the following described premises:

See Exhibit "A" and Exhibit "B"

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: January 24, 2011

By: Patterson Family Trust A and Patterson Family Trust B

Keith F. Patterson Trustee
Keith F. Patterson

State of Idaho
County of Madison

On this 24th day of January in the year 2011, before me, the undersigned, a notary public in and for said state personally appeared Keith F. Patterson, known or identified to me to be the person whose name is subscribed to the within instrument, as Trustee of the Patterson Family Trust A and the Patterson Family Trust B and acknowledged to me that he executed the same on behalf of said trusts.

Notary Signature Stacia Thurber
EXP: 4-13-13

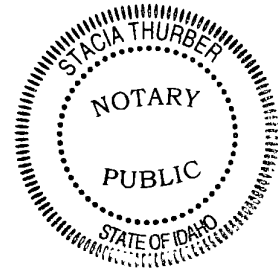




Exhibit A

A parcel of land being a portion of the Northwest $\frac{1}{4}$ and a portion of the Southwest $\frac{1}{4}$ of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

BEGINNING at the Northwest corner of said Section 12, marked by a found Brass Cap monument, from which the North $\frac{1}{4}$ corner of said Section 12, marked by a found Aluminum Cap monument, bears South $89^{\circ}32'42''$ East, 2640.54 feet;

Thence, along the North line of said Section 12, South $89^{\circ}32'42''$ East, 1218.68 feet to the centerline of the Painter Lateral, marked by a found $\frac{5}{8}$ " iron pin tagged PLS 4431;

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

South $00^{\circ}27'18''$ West, 28.14 feet;

South $50^{\circ}57'37''$ East, 340.35 feet;

Along a curve to the right 69.71 feet, said curve having a radius of 150.00 feet, a central angle of $26^{\circ}37'40''$, and a long chord bearing South $37^{\circ}38'49''$ East, 69.09 feet;

South $24^{\circ}20'02''$ East, 187.48 feet;

South $25^{\circ}20'02''$ East, 299.24 feet;

South $25^{\circ}10'02''$ East, 494.78 feet;

South $24^{\circ}30'02''$ East, 274.53 feet;

Along a curve to the left 109.27 feet, said curve having a radius of 122.00 feet, a central angle of $51^{\circ}19'01''$, and a long chord bearing South $50^{\circ}09'32''$ East, 105.65 feet;

South $75^{\circ}49'02''$ East, 345.64 feet;

South $75^{\circ}49'02''$ East, 39.98 feet;

South $66^{\circ}37'42''$ East, 25.41 feet;

South $35^{\circ}00'00''$ East, 65.28 feet;

South $07^{\circ}00'00''$ East, 80.00 feet;

South $01^{\circ}00'00''$ West, 215.00 feet;

South $12^{\circ}00'00''$ West, 42.00 feet;

South $42^{\circ}00'00''$ West, 44.00 feet;

South $60^{\circ}15'00''$ West, 315.00 feet;

South $56^{\circ}00'00''$ West, 56.00 feet;

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A Professional Corporation



South 40°00'00" West, 68.00 feet;
South 35°00'00" West, 300.00 feet;
South 41°42'04" West, 44.95 feet;
South 59°01'54" West, 42.52 feet;
South 69°47'16" West, 34.78 feet;
North 82°00'00" West, 40.00 feet;
North 58°30'00" West, 56.00 feet;
North 45°30'00" West, 67.00 feet;
North 32°30'00" West, 55.00 feet;
North 22°40'00" West, 216.00 feet;
North 26°00'00" West, 104.00 feet;
North 35°45'00" West, 100.00 feet;
North 45°00'00" West, 22.00 feet;

Along a curve to the left 59.87 feet, said curve having a radius of 35.00 feet, a central angle of 98°00'03", and a long chord bearing South 86°00'00" West, 52.83 feet;

South 37°00'00" West, 674.00 feet;
South 28°05'27" West, 65.12 feet;
South 18°00'00" West, 72.00 feet;
South 05°00'00" West, 67.00 feet;
South 02°00'00" West, 50.00 feet;
South 09°00'00" East, 175.00 feet;

Along a curve to the left 38.83 feet, said curve having a radius of 40.32 feet, a central angle of 55°11'01", and a long chord bearing South 29°30'00" West, 37.35 feet;

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

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

North 33°55'37" West, 80.33 feet, to a set 5/8" iron pin tagged PLS 11463;
North 49°27'31" West, 560.33 feet, to a set 5/8" iron pin tagged PLS 11463;

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1602 W. Hays St., Suite 102 • Boise, ID 83702 • Phone: 208-863-4198 •
www accuratesurveyors.com

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A Professional Corporation



Along a curve to the left 141.27 feet, said curve having a radius of 450.00 feet, a central angle of $17^{\circ}59'12''$, and a long chord bearing North $58^{\circ}15'57''$ West, 140.69 feet, to a set $5/8''$ iron pin tagged PLS 11463;
North $68^{\circ}52'04''$ West, 113.97 feet, to a set $5/8''$ iron pin tagged PLS 11463;

Thence, leaving said Northerly line of the Kuna Canal, parallel with the West line of said Section 12, North $00^{\circ}29'22''$ East, 509.61 feet, to a set $5/8''$ iron pin tagged PLS 11463;

Thence, parallel with the East and West centerline of said Section 12, North $88^{\circ}31'03''$ West, 300.00 feet to the West line of said Section 12, from which a set $5/8''$ iron pin witness corner tagged PLS 11463 bears South $88^{\circ}31'03''$ East, 25.00 feet;

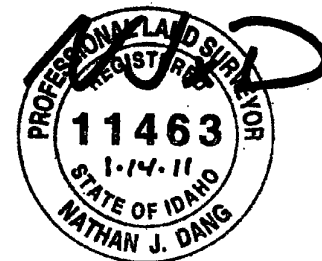
Thence, along the West line of said Section 12, North $00^{\circ}29'22''$ East, 2022.33 feet to the **Point of Beginning**.

Said parcel contains 113.252 acres more or less.

Together with all water and water rights, ditches and ditch rights used thereon or appurtenant thereto, including, but not limited to, water and ditch rights under the New York Irrigation District and the Boise-Kuna Irrigation District, and also including, but not limited to, rights to underground water produced from wells located on the premises, especially under License Nos. 20704 and 25289.

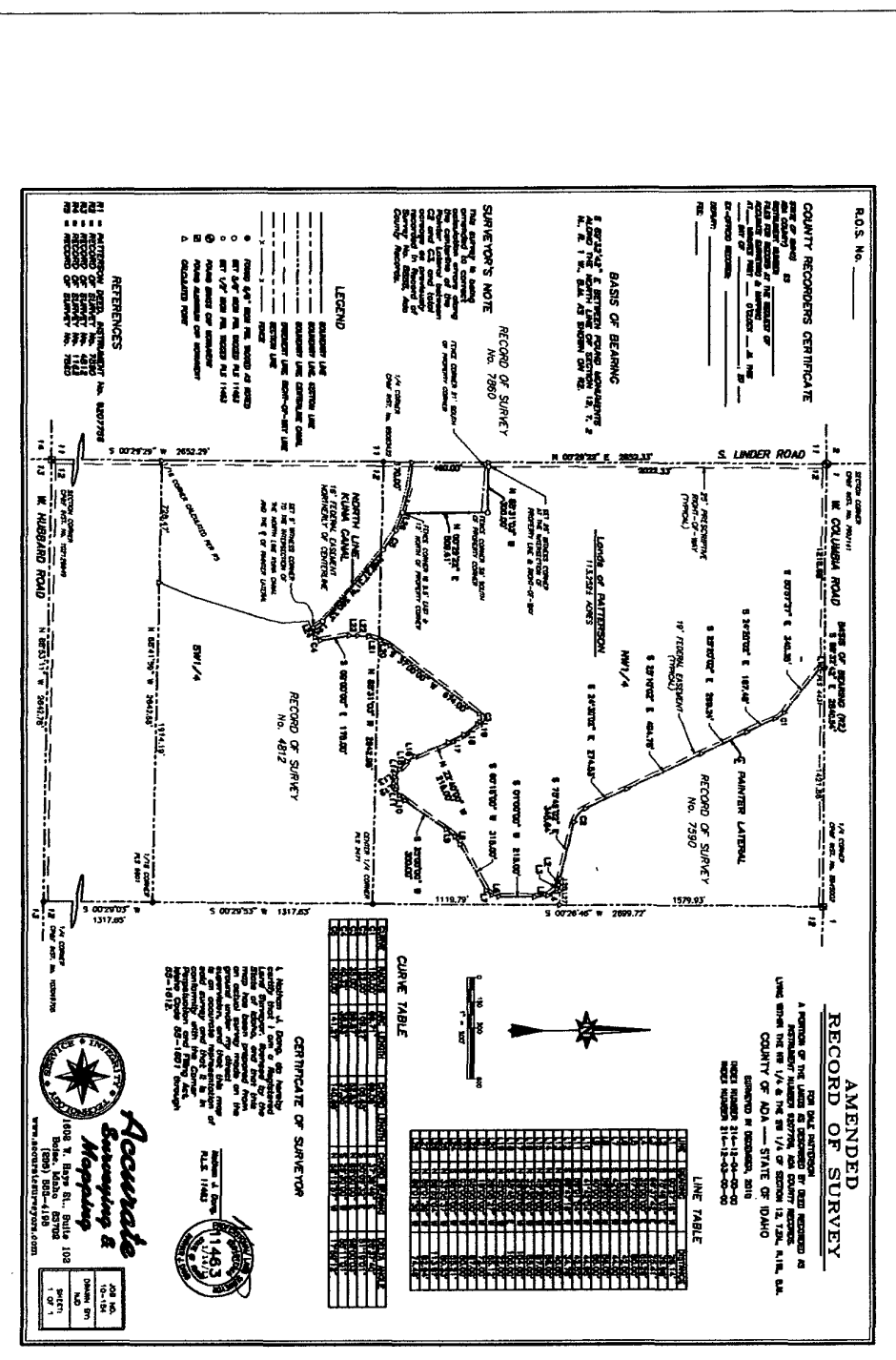
Subject to exceptions and reservations contained in patents from the United States.

Subject to existing easements for roads, highways, ditches, canals, laterals, and power and transmission lines.



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www accuratesurveyors.com



R.O.S. No. _____

COUNTY RECORDERS CERTIFICATE

STATE OF IOWA
 COUNTY OF _____
 THIS DEED OR INSTRUMENT IS THE ORIGINAL OF THE SAME AS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDERS ON _____ DAY OF _____ 19____.

BASIS OF BEARING

BEARING IS GIVEN IN DECIMAL DEGREES, MINUTES AND SECONDS. THE BEARING OF EACH LINE IS GIVEN AS THE BEARING OF THE FORE-SIDE OF THE LINE.

RECORD OF SURVEY

NO. 7980

- LEGEND
- SURVEY LINE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - ROAD
 - FENCE
 - POINT OF BEGINNING
 - POINT OF INTERSECTION
 - POINT OF TERMINATION
 - CALCULATED POINT

- REFERENCES
- RECORD OF SURVEY NO. 8207288
 - RECORD OF SURVEY NO. 7113
 - RECORD OF SURVEY NO. 7114
 - RECORD OF SURVEY NO. 7115
 - RECORD OF SURVEY NO. 7116
 - RECORD OF SURVEY NO. 7117
 - RECORD OF SURVEY NO. 7118
 - RECORD OF SURVEY NO. 7119

AMENDED RECORD OF SURVEY

FOR THE PURPOSES OF THE IOWA SURVEYING ACT, THIS AMENDED RECORD OF SURVEY IS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDERS ON _____ DAY OF _____ 19____.

COUNTY OF ADA - STATE OF IOWA
 ISSUED IN DECEMBER, 2019
 INDEX NUMBER 21-1-1-01-00-00
 INDEX NUMBER 21-1-2-00-00-00

CURVE TABLE

STATION	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH
1	N 89° 26' 00" E	2899.77	131° 11' 11"	1115.70
2	S 89° 26' 00" W	2899.77	131° 11' 11"	1115.70
3	N 00° 00' 00" E	1574.94	00° 00' 00"	1574.94
4	S 00° 00' 00" W	1574.94	00° 00' 00"	1574.94
5	N 89° 26' 00" E	2899.77	131° 11' 11"	1115.70

CERTIFICATE OF SURVEYOR

I, _____, State of Iowa, do hereby certify that this is a true and correct copy of the original record of survey as filed in the office of the County Recorder of the County of _____, State of Iowa, on _____ day of _____, 19____.



Accurate Surveying & Mapping
 1008 N. Buys St., Suite 102
 Des Moines, IA 50319
 (515) 281-4181
 www.amsurveying.com

JOB NO.	1011
DATE	11/14/19
DRAWN BY	MS/ST
CHECKED BY	MS/ST
SCALE	1" = 40'



GPS, BOUNDARY,
TOPOGRAPHIC AND A.L.T.A.
SURVEYS
CONSTRUCTION STAKING
3D SCANNING

1121 E. State Street • Suite 105 • Eagle, Idaho 83616 • office: 1-208-939-7373 • fax: 1-208-939-7321

EXHIBIT B.

Job No. 04944
J.B.F.
9-20-05

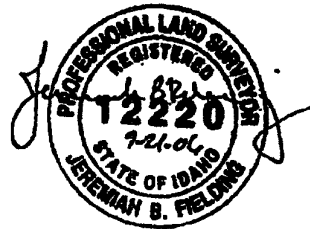
LEGAL DESCRIPTION
FOR
PATTERSON

North Parcel

Part of the Southeast 1/4 of the Northeast 1/4 of Section 11, Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho described as:

Commencing at the Northeast corner of Section 11, Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho and running thence S00°00'00"E 1326.21 feet along the East line of said Section to the North 1/16 corner of said Section; thence S00°00'00"E 150.00 feet to the Point of Beginning; thence S00°00'00"E 544.21 feet along said East line; thence N89°53'06"W 1026.78 feet; thence S00°00'00"E 350.00 feet; thence N89°53'06"W 282.34 feet; thence N00°09'26"E 1044.44 feet; thence S89°52'29"E 1016.25 feet; thence S00°00'00"E 150.00 feet; thence S89°52'29"E 290.00 feet to the point of beginning.

Parcel contains 22.10 acres.

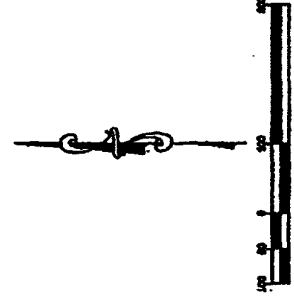


**RECORD OF SURVEY-BOUNDARY LINE ADJUSTMENT
PART OF THE SE 1/4 OF THE NE 1/4 OF
SECTION 11, T. 2 N., R. 1 W., B.M.
ADA COUNTY, IDAHO**

RECORDER'S CERTIFICATE

BOOK OF SALES
COUNTY OF ADA
S.E.
ASTROWAY NO. _____
I, THE UNDERSIGNED, COUNTY CLERK, HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED FOR RECORD IN ACCORDANCE WITH THE ACTS OF CONGRESS AND THE
STATUTES OF THE STATE OF IDAHO.

I, DAVID ANDREWS, RECORDER
ADMITTED



LEGEND

- Point Station Center
- Point 1/2" x 1/4" x 1/4" (1/2" x 1/4" x 1/4")
- Point 1/2" Iron rod
- Point 1/2" Iron rod
- Point 1/2" Iron rod
- () Original Patent Monuments

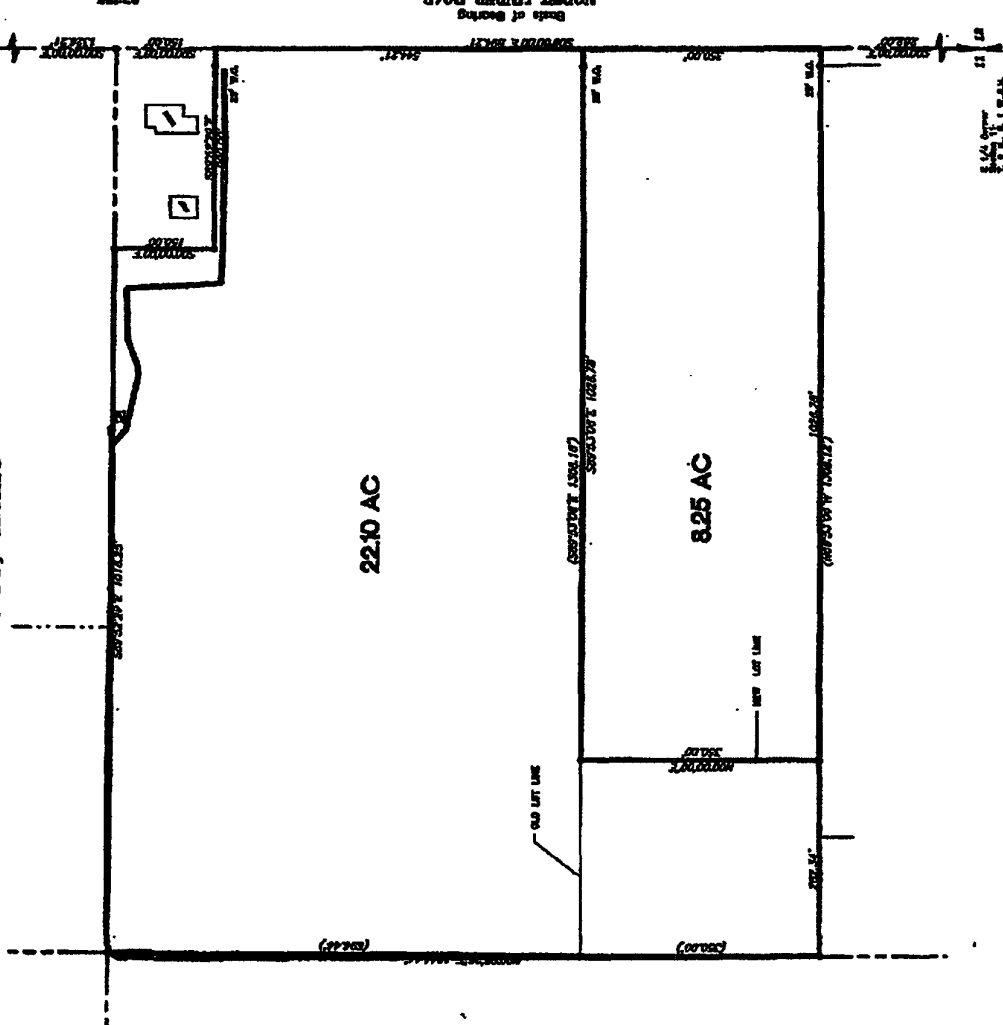
SURVEYOR'S CERTIFICATE

I, ARROWAY & FELDMAN, DO HEREBY CERTIFY THAT I AM A
PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND
THAT THE MAP AND BOOK HEREON WERE PREPARED FROM AN ACTUAL SURVEY MADE BY THE
CONSIDERATION OF SAID SURVEY, AND THAT THIS MAP IS AN ACCURATE
REPRESENTATION OF SAID SURVEY.



ARROWAY & FELDMAN, P.L.L.C.
LAND SURVEYORS
2000 LEXINGTON AVENUE, SUITE 200
BOISE, IDAHO 83725

ARR ARROWAY & FELDMAN, P.L.L.C. LAND SURVEYORS 2000 LEXINGTON AVENUE, SUITE 200 BOISE, IDAHO 83725 PHONE 208-333-1111 FAX 208-333-1112	RECORD OF SURVEY NO. _____
	PARTITION SECT. 11, T. 2 N., R. 1 W., B.M. BOOK 11, PAGE 111 BOOK 11, PAGE 111 BOOK 11, PAGE 111



Toll Brothers®

LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

September 25, 2020

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

RE: Rezone and Preliminary Plat for Paloma Ridge West Subdivision

Dear Troy Behunin,

Attached for your review are the applications for Rezone and Preliminary Plat for Paloma Ridge West Subdivision. The subject site is located 1500' southwest of the intersection of S. Linder Road and Columbia Road (S1311141960) and is approximately 22 acres. Based on City of Kuna's Comprehensive Plan, Zoning Code, and public agency input, we have thoughtfully designed 78 single-family residential lots for your consideration.

Table of Contents	Page Numbers
Site History and Characteristics	2
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Preliminary Plat	4
Open Space	5
Amenities	5
Garden Collection	6
Neighborhood Meetings	6
Summary	7
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Exhibit C – Open Space	10
Exhibit D – Pathway and Interconnectivity Map	11
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Exhibit G – Amenities	14
Exhibit H – Elevation of Garden Collection	15

Paloma Ridge West Subdivision is going to be a welcoming community. This application embodies all the same thoughtful elements and design as the project across the street known as Paloma Ridge. These two projects will cohesively and harmoniously fit together with matching transitional zoning and design. Paloma Ridge West 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 site is located 1500’ southwest of the intersection of S. Linder Road and Columbia Road (S1311141960) and is currently annexed into the City of Kuna with an (A) Agriculture zoning classification.

Characteristics of the site include street frontage on Linder Road. The site is relatively flat with slight elevation changes, that vary from 2689 at the northwest corner, gradually sloping to 2687 in the middle, then finishes 2685 at the bottom southeast corner of the site. Historically this site has been farmed.

The City has approved several residential developments near the site. The following approved subdivision are directly adjacent or near the subject site:

- Silverstar Trail Addition Subdivision - is west of our site with a R-6 (Medium Density Residential) for a total of 421 buildable lots.
- Timbermist Subdivision – is south of our site and 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 and was recently approved 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, Comprehensive Plan. Based on the Comprehensive Plan and the characteristics of the surrounding area, this application will be requesting one (1) zoning classification: R-6 Medium-Density residential. This zone request will match the zoning across the street for Paloma Ridge Subdivision, as well as the existing zone of R-6 with Silver Trail Subdivision that is directly west to the subject site. Paloma Ridge will overall meet the City of Kuna’s Comprehensive goals since residential land uses are encouraged within mixed-use designations.

In addition, the following Comprehensive Plan goals are being met with this application:

Goal 2.A. Maintain and expand an interconnected greenbelt, pathways and trail system (pg. 37)
Objective 2.A.2.d. Work with private developers and landowners to direct expansion of the trails and pathways system throughout Kuna

Paloma Ridge West will provide a network of pathways and detached sidewalks. Connecting Silver Trail Subdivision to the west and Paloma Ridge to the east, these connection points will provide a vital midway connection point between these two developments to allow connectivity and walkability for this area of Kuna.

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.c Ensure the Kuna's land use and zoning designations allow for and encourage "traditional neighborhood development" in mixed use areas.

Paloma Ridge West Subdivision has been designed to meet and exceed these land use goals for Kuna. Household size, lifestyle and income levels have been the foundation of what makes Paloma Ridge West 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.

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.

Paloma Ridge West will provide the necessary right-of-way and landscape buffering to create a corridor that is safe and inviting.

Residents of Paloma Ridge West will have access to its sister development Paloma Ridge across the street. This will allow children to utilize the public pathways to safely walk to the Swan Falls High School north of Paloma Ridge. We will also be proposing a crosswalk for safe pedestrian crossing on Linder Road, between our two projects to ACHD.

Paloma Ridge West Subdivision

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.

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.

Within Paloma Ridge West, all public streets will have detached sidewalks. this will create a visually pleasing streetscape, and help pedestrians feel safe while walking along our public roads.

As already noted, walkability and connectivity are a priority for this development and this development will be providing a vital midpoint connection between Silver Trail Subdivision to the west and Paloma Ridge to the east. This will provide a variety of protected pedestrian routes to interconnect the three neighborhood communities together.

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 West Subdivision is a residential community that will consist of 78 residential lots, this application is not requesting any variances of dimensional standards. The breakdown of lots is as follows:

Overall Project Data	
Single Family Residential Lots	78
Common Lots	12

Paloma Ridge West Subdivision

Shared Driveway Lot	1
Single-Family Residential Area	13.81 acres
Common Lot Area	2.51 acres
Gross Density	3.53 dwelling units per acre
Net Density	5.65 dwelling units per acre
Minimum Residential Lots Size	4,828 s.f.
Average Residential Lot Size	9,854 s.f.

Table 1: Overall Project Data

Sewer for the site has been reviewed and coordinated with the City of Kuna’s Public Works Department. The site is proposing a gravity flow to the east of the site, connecting to Paloma Ridge Subdivision across the street. Water is existing and 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. Underground water rights are available and will be utilized for the development pressurized irrigation system. This system will be owned and maintained by the HOA.

Paloma Ridge West Subdivision will take ingress/egress from Linder Road. The site design is proposing three stub locations: (1) to the north, (2) connecting to the west with Silver Trail Subdivision and (3) to the south. All interior local streets will have a typical 47’ ROW with detached sidewalks

Paloma Ridge West Subdivision will provide Dark Sky outdoor lighting throughout the site to minimize glare and light pollution onto neighboring properties and throughout the immediate area.

A secondary fire access will be available from Linder Road until a permanent secondary fire access through Silver Trail Subdivision can be constructed. Paloma Ridge will be developed in two (2) phases, please refer to Exhibit F for the phasing map.

Open Space

Paloma Ridge West Subdivision will have approximately 1.84 acres of open space making the qualified percentage of open space 8.4 %. Lush landscape and useable open space can be seen throughout the site, as illustrated in Exhibit C – Open Space. Starting at the main entrance, all Paloma Ridge West proposed public roads will meet the City of Kuna’s standards and will have detached sidewalks that will be thoughtfully landscaped to provide a visually pleasing treelined roadway.

Paloma Ridge West Subdivision Amenities

Within Paloma Ridge West’s 8.4% qualified usable open space, there are green spaces and pathways that create connectivity and a serene setting for residents. A central open space will be provided with children’s playground equipment for recreation and seating areas for neighbors to congregate with their children. This centralized amenity can be accessed by a network of pathways for residents to use.

Paloma Ridge West will also have full access to all the amenities from its sister development, Paloma Ridge Subdivision, including a pool, pool-house, various playgrounds and pickle-ball court.

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

Garden Collection

Paloma Ridge West Subdivision will offer housing options from the Garden Collection. This collection offers numerous floorplans and elevation styles to choose from. The Garden Collection will range from 1200 to 2400 square feet and will offer function and charm throughout the design and finishes. Please refer to Exhibit H for elevation renderings. This collection helps ensure that Paloma Ridge West has many housing options available but also will be harmonious in appearance and transitions well with its sister development Paloma Ridge Subdivision across the street.

Neighborhood Meetings

Coordination and outreach with the surrounding neighbors were held on two different occasions.

Meeting	Date	Number in Attendance
1.	August 4 th – via zoom	0
2.	August 6 th – on site	0

Table 1: Neighborhood Meeting Information

With both meetings we did not have any attendance, nor receive any email correspondence or phone calls. While we currently haven’t had any correspondence from adjacent neighbors, Toll Brothers holds the highest commitment to our developments from the initial planning to the last house being built. And that commitment includes listening and being good neighbors to the existing residents. We will continue to notify and work closely with all surrounding neighbors throughout the development process.

Paloma Ridge West Subdivision

Summary

Toll Brothers has an unwavering commitment to the quality of product and design that goes into their communities and homes. Paloma Ridge West Subdivision will epitomize the vision and commitment that Toll Brothers has in making a community special. Amenities, open space, walkability and housing options are the key components making this community work. With the addition of its sister community Paloma Ridge across the street and its many amenities, this combination between the two developments will make a desirable and livable development that will be an asset for 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,



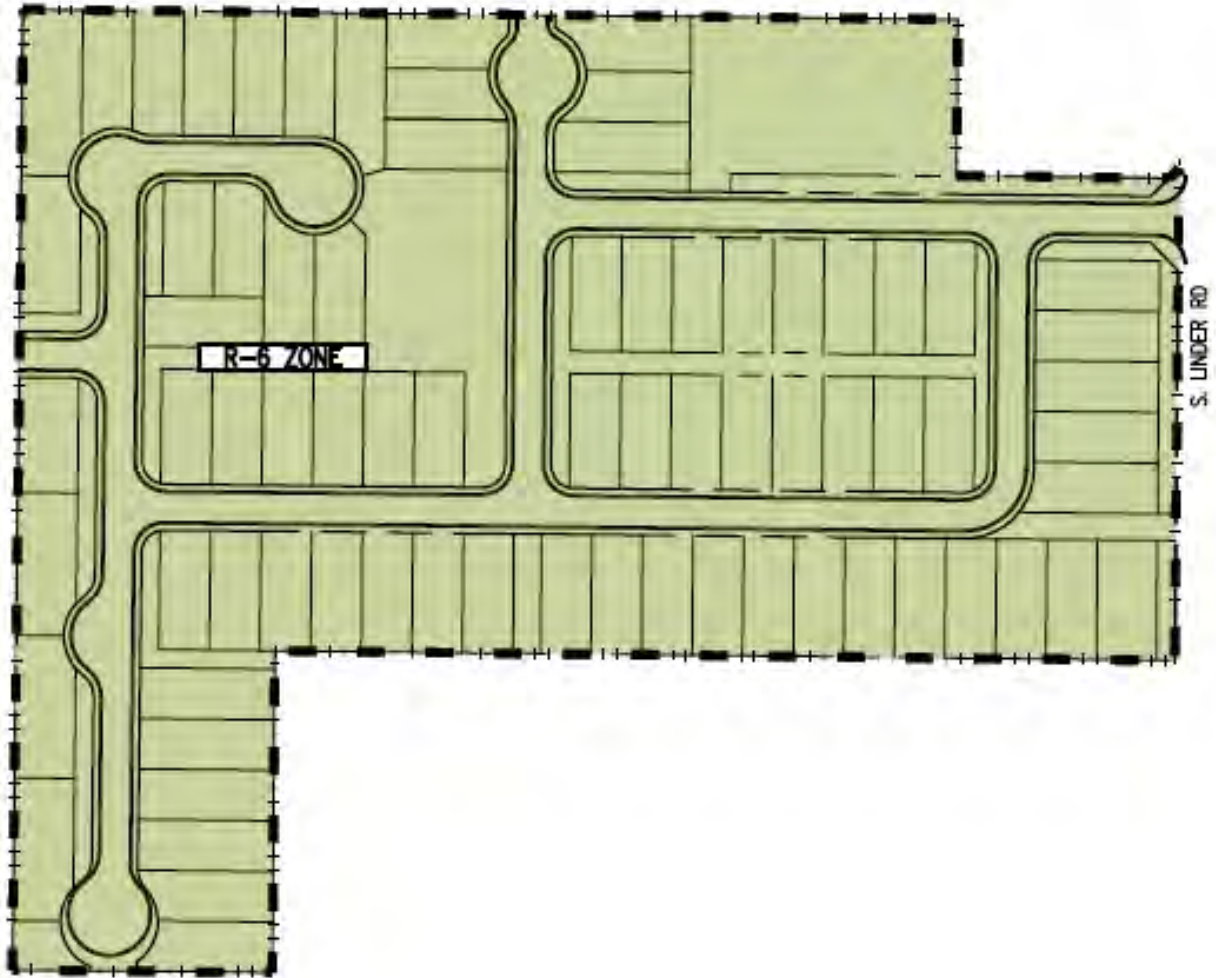
Sabrina Durtschi
Land Development Entitlement Manager

Paloma Ridge West Subdivision

Exhibit A – Site Plan

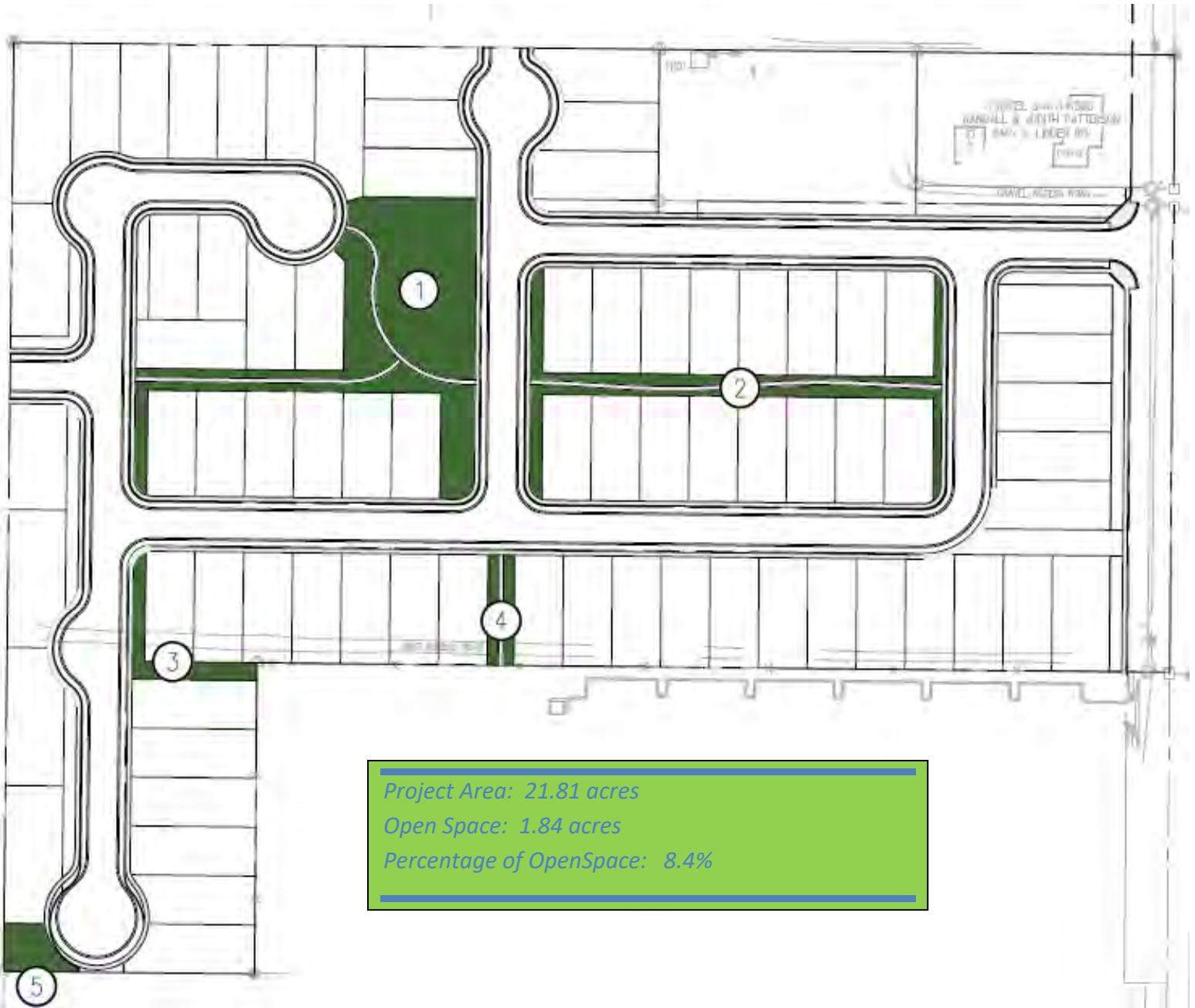


Exhibit B – Zoning Map Request



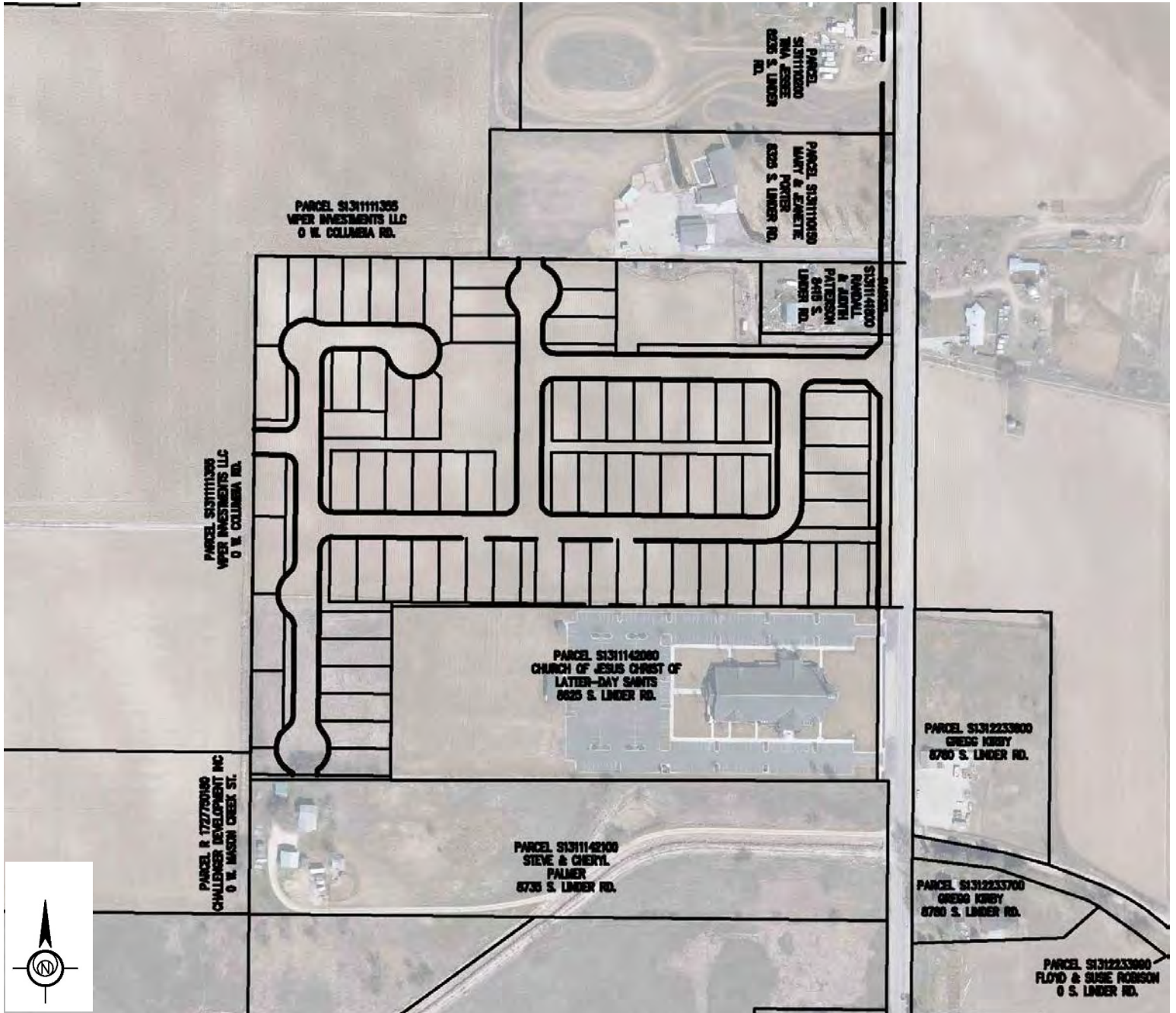
Paloma Ridge West Subdivision

Exhibit C – Open Space



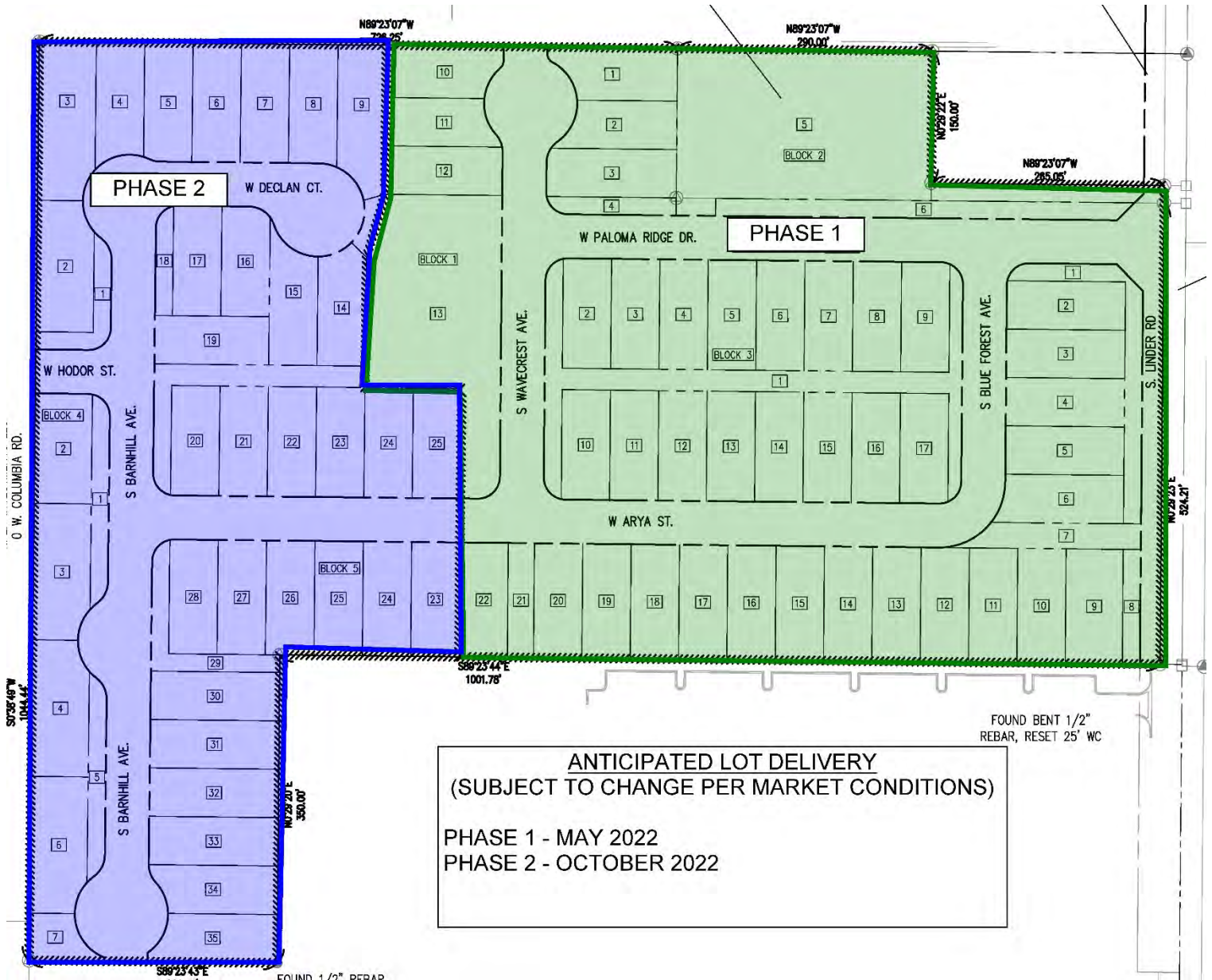
Paloma Ridge West Subdivision

Exhibit E – Aerial Map



Paloma Ridge West Subdivision

Exhibit F – Phasing Map



Paloma Ridge West Subdivision

Exhibit G - Amenities



Paloma Ridge West Subdivision

Exhibit H – Elevations of Garden Collection





City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

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

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

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

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

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

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

Applicant/agent signature:

8/28/20

Date:

August 7, 2020

Clint Hansen, Land Solutions
Sabrina Durtschi, Toll Brothers

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

At your request, I will reserve the name **Paloma Ridge West 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.

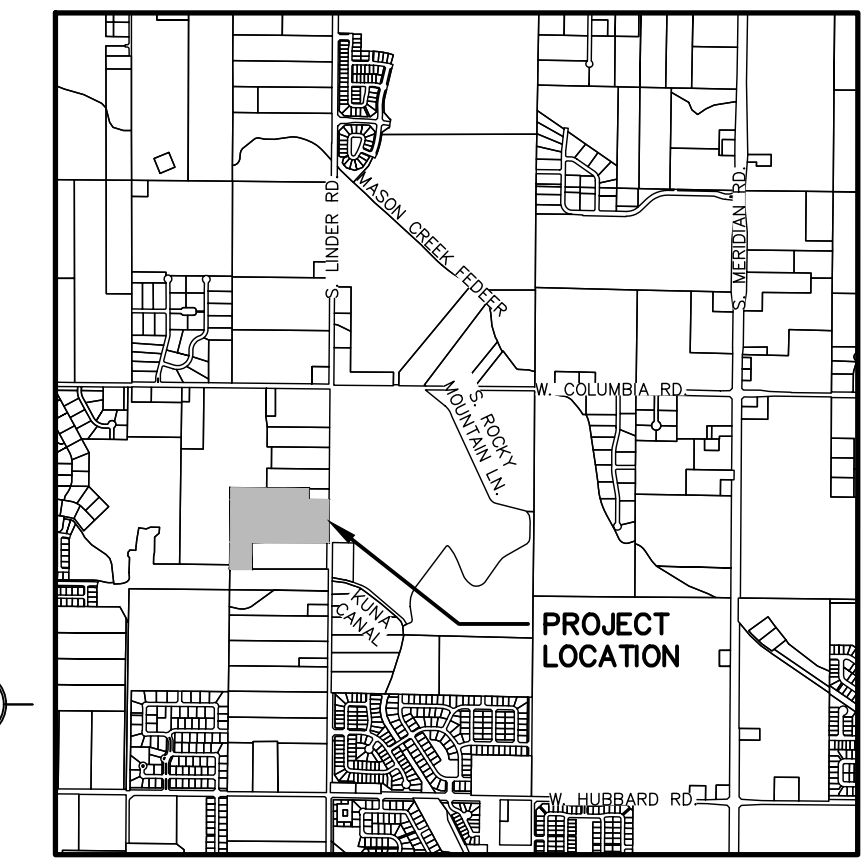
This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,



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

PRELIMINARY PLAT FOR PALOMA RIDGE WEST SUBDIVISION



VICINITY MAP
N.T.S.

DRAWING INDEX	
SHEET	SHEET TITLE
1	COVER SHEET
2	PRELIMINARY PLAT
3	PRELIMINARY GRADING AND DRAINAGE PLAN

LAND USE SUMMARY

OVERALL PROJECT DATA	
Total Parcel Area:	22.1 Acres
Arterial Right of Way Dedication: (Linder Road)	6.12 Acres
Single Family Residential Lots:	78
Common Lots:	12
Shared Driveway Lots:	1
Single Family Residential Lot Area:	13.81 Acres
Common Lot Area:	2.51 Acres
Gross Density:	3.53 Units/Acre
Net Density:	5.65 Units/Acre
Minimum Residential Lot Size:	4,828 sf
Average Residential Lot Size:	9,854 sf

OPEN SPACE SUMMARY

Qualified Open Space Area:	1.84 Acres
Percent Qualified Open Space:	8.4%

BUILDING SETBACKS

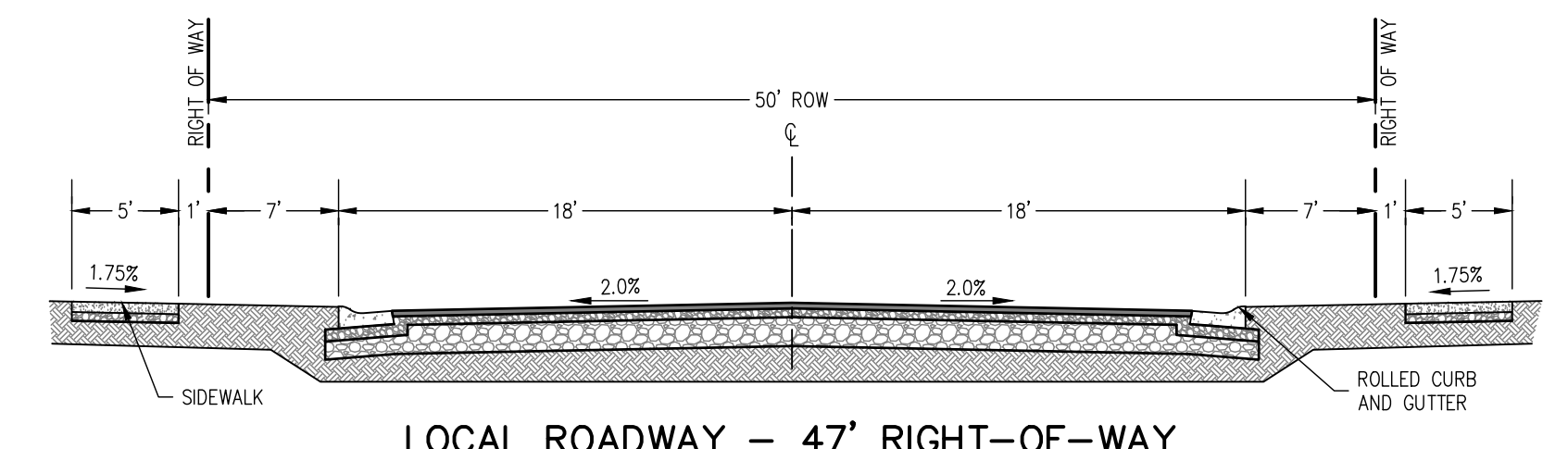
R-6 ZONE SETBACKS	
Front:	20 ft
Rear:	15 ft
Interior Side:	5 ft

LEGEND

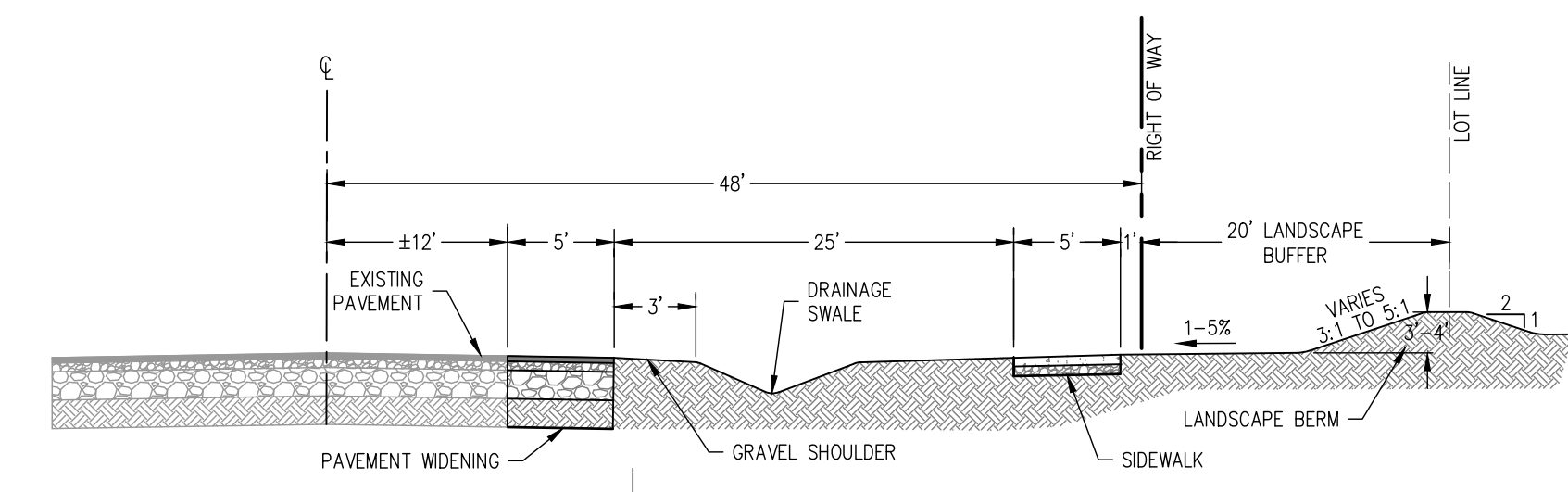
- FOUND BRASS CAP MONUMENT
- PROPERTY BOUNDARY LINE
- PLSS LINES
- RIGHT OF WAY LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- VINYL FENCE LINE
- BARB WIRE FENCE LINE
- GAS LINE
- POWER LINE
- SANITARY SEWER LINE
- CABLE TV PER UTILITY MAP
- WATER LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- FLOOD ZONE "A" LIMITS
- CONCRETE AREA
- BUILDING AREA
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED ROAD CENTERLINE
-

PRELIMINARY PLAT NOTES

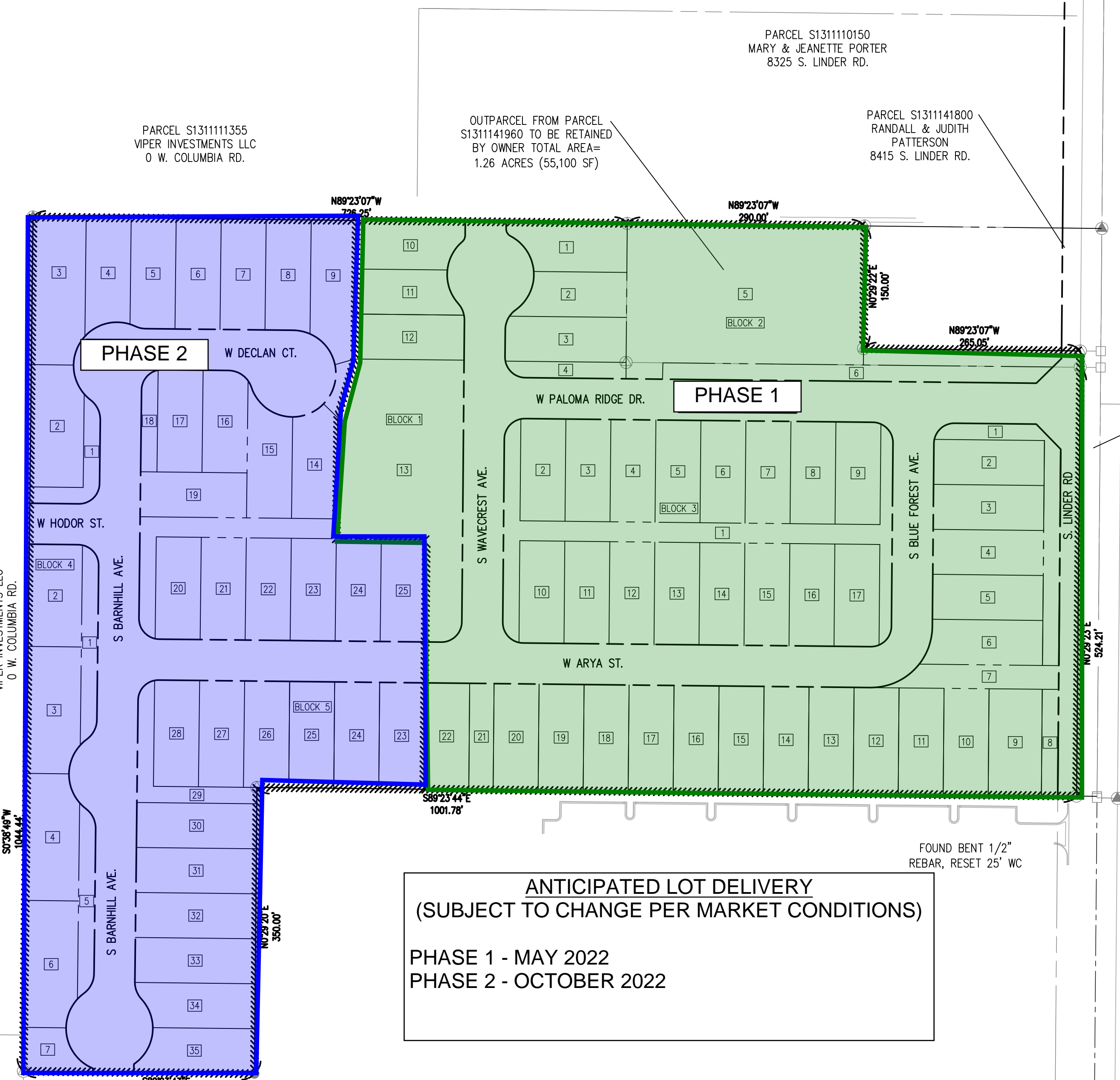
1. ANY RE-SUBDIVISION OF THIS PLAT SHALL CONFORM WITH THE APPLICABLE CITY OF KUNA ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
2. ALL STREETS PROPOSED WITHIN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT STANDARDS (AHD).
3. DIRECT LOT ACCESS TO LINDER ROAD, AND COLUMBIA ROAD IS PROHIBITED.
4. LOT 7, BLOCK 5 IS A COMMON DRIVEWAY TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. LOTS 1, 13, AND 18, BLOCK 1; LOTS 4, AND 6, BLOCK 2; LOT 1, BLOCK 3; LOTS 1, 5 AND 7, BLOCK 4; LOT 1, 8, 21, AND 29, BLOCK 5; ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
6. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY, OR EXPANSION THEREOF."
7. SANITARY SEWER SERVICE, DOMESTIC WATER SERVICE, AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE CITY OF KUNA.
8. IRRIGATION WATER SERVICE IS PROVIDED TO THIS PROPERTY BY AN EXISTING IRRIGATION WELL.
9. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA STANDARDS, AS SHOWN ON THIS PLAN.
10. STORMWATER RUNOFF GENERATED ON THIS SITE SHALL BE COLLECTED AND CONVEYED TO STORMWATER FACILITIES IN ACCORDANCE WITH AHD AND CITY OF KUNA REQUIREMENTS.



**LOCAL ROADWAY - 47' RIGHT-OF-WAY
TYPICAL SECTION**
N.T.S.



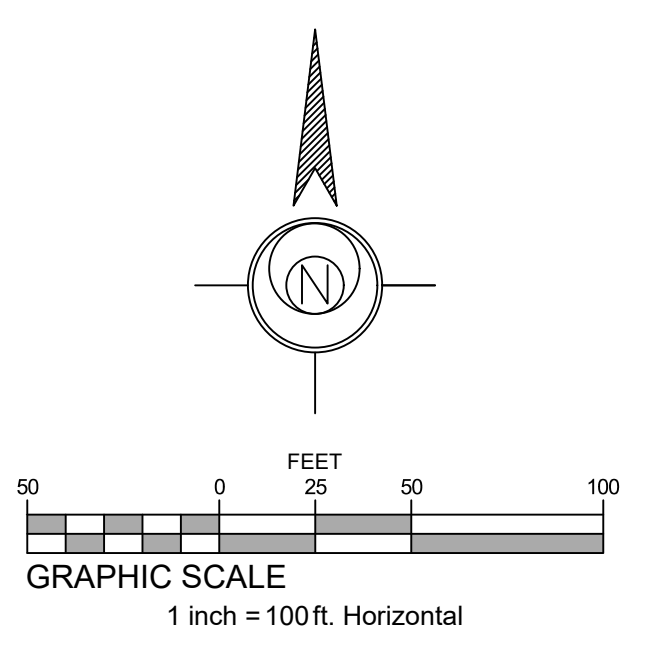
**LINDER ROAD
TYPICAL SECTION**
N.T.S.



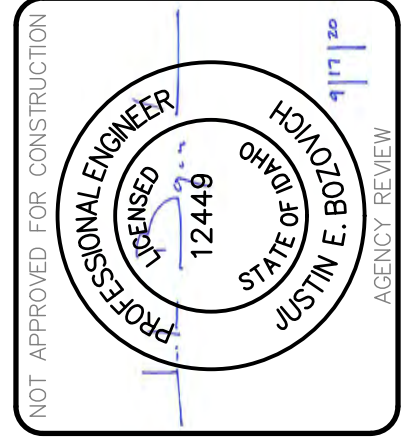
**ANTICIPATED LOT DELIVERY
(SUBJECT TO CHANGE PER MARKET CONDITIONS)**

PHASE 1 - MAY 2022
PHASE 2 - OCTOBER 2022

PHASING PLAN



N:\PROJECTS\IDAHO\7636 - PATTERSON\ENGINEERING\DRAWINGS\PREL\1 - WEST\636-S-TITLE-WEST-PP-DWG-Karina_Lomoadrid-9/17/2020_3:27 PM



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

REV.	DATE	DESCRIPTION

COVER SHEET
**PALOMA RIDGE WEST
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: 636-S-TITLE-WEST-PP
REF. NO.:	PP-1.1
SHEET NO.: 1	OF 3

DEVELOPER

TOLL SOUTHWEST LLC
ADAM CAPELL
3103 W. SHERYL DRIVE, SUITE 100
MERIDIAN, IDAHO 83642
ocapell@tollbrothers.com
Phone: (208) 424-0020
Fax: (205) 424-0030

PLANNER

TOLL BROTHERS
SABRINA DURTSCHI
3103 W. SHERYL DRIVE, SUITE 100
MERIDIAN, IDAHO 83642
sdurtschi@tollbrothers.com
Phone: (208) 424-0020
Fax: (205) 424-0030

ENGINEER

ESE CONSULTANTS, INC.
JUSTIN BOZOVICH, P.E.
3103 W. SHERYL DRIVE, SUITE 100
MERIDIAN, IDAHO 83642
jbozovich@eseconsultants.com
Phone: (208) 424-0020
Fax: (205) 424-0030

SURVEYOR

LAND SOLUTIONS
CLINT HANSEN, PLS
231 E. 5TH STREET, SUITE 4
MERIDIAN, IDAHO 83642
chansen@landsolutions.biz
Phone: (208) 288-2040
Fax: (208) 288-2557

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PLANT SCHEDULE						
TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides 'Columnar Broad' / Parkway Maple	B & B	2"		61	45' h x 25' w, Class II
	Acer truncatum 'Crimson Sunset' / Crimson Sunset Maple	B&B	2"		32	35' h x 25' w
	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam	B&B	2"		4	35' h x 15' w, Class II
	Cercis canadensis / Eastern Redbud	B&B	2"		5	30' h x 25' w
	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Green Ash	B & B	2"		30	40' h x 20' w, Class II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2"		10	50' h x 30' w, Class II
	Picea omorika 'Bruns' / Bruns Spruce	B&B		6'-7' H	9	30' h x 10' w
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B & B		6'-7' H	6	25' h x 12' w
	Prunus virginiana 'Canada Red' / Canada Red Cherry	B & B	2"		49	25' h x 20' w, Class II
	Tilia americana 'Redmond' / Redmond American Linden	B & B	2"		25	50' h x 30' w, Class II
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal			35	5' h x 3' w
	Genista pilosa 'Gold Flash' / Pilosa Broom	2 gal			8	12' h x 3' w
	Pennisetum alopecuroides 'Moudry' / Black Flowering Fountain Grass	2 gal			24	3' h x 3' w
	Perovskia atriplicifolia 'Blue Spires' / Russian Sage	2 gal			6	4' h x 4' w
	Pinus strobus 'Blue Shag' / Blue Shag White Pine	5 gal			27	3' h x 3' w
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal			8	2' h x 6' w
	Rosa x 'Noaschnee' / Flower Carpet White Groundcover Rose	2 gal			6	3' H X 3' W

LANDSCAPE MATERIALS LEGEND:

- LAWN- SEED PER NOTE 6/L100
- LANDSCAPE MULCH PER NOTE 5/L100
- DECOMPOSED GRANITE SURFACING
- 6' CLOSED VISION FENCE
- 6' OPEN VISION FENCE
- SANDSTONE BOULDERS
BOULDERS ARE GRAPHIC REPRESENTATION ONLY. NO QUANTITY OR SIZE PROVIDED AND THESE PLANS SHALL NOT BE HELD TO INSTALLING BOULDERS IF THEY BECOME COST PROHIBITIVE

NOTE: ALL PARKWAY LANDSCAPING INCLUDING TREES, LAWNS, IRRIGATION, AND CONCRETE APRONS ARE RESPONSIBILITY OF EACH LOTS BUILDER, NOT THE DEVELOPER

OVERALL LANDSCAPE COLOR PLAN:



STACK ROCK GROUP
 LANDSCAPE ARCHITECTURE & MASTER PLANNING
 (208) 345-0500
 404 S 8th St. #154
 Boise, ID 83702
 StackRockGroup.com
 WILLET C HOWARD, PLA
 OFFICE: (208) 345.0500 EMAIL: WILLET@STACKROCKGROUP.COM
 WWW.STACKROCKGROUP.COM

THE GRAPHICS AND DESIGNS ON THIS SHEET ARE DELIVERABLES THAT REMAIN AT ALL TIMES PROPERTY OF STACK ROCK GROUP, INC.

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Seals PRELIMINARY

 NOT FOR CONSTRUCTION

PALOMA RIDGE WEST
 KUNA, ID

REVISIONS		
MRK	DATE	Description
△	**	**

DRAWING TITLE

OVERALL LANDSCAPE COLOR PLAN

SHEET NUMBER
L2.00

STACK ROCK GROUP - CITY REVIEW SET



Neighborhood Meeting Certification

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

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 5-1A-2 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

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

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

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

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

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

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

Description of proposed project: Rezone and Preliminary Plat of 21 acres

Date and time of neighborhood meeting: (1) zoom meeting 8-4-20 (2) site meeting 8-6-20

Location of neighborhood meeting: Meeting (1) zoom and Meeting (2) on site

SITE INFORMATION:

Location: Quarter: _____ Section: 11 Township: 2N Range: 1W Total Acres: 22 acres

Subdivision Name: none Lot: _____ Block: _____

Site Address: _____ Tax Parcel Number(s): S1311141960

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

CURRENT PROPERTY OWNER:

Name: Patterson Family Enterprises LLC

Address: 4051 Mountain Vista City: Filler State: Idaho Zip: 83328-555

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

Name: Sabrina Durtschi Business (if applicable): _____

Address: 3103 W Sheryl Drive City: Meridian State: Idaho Zip: 83642

PROPOSED USE:

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

Application Type

Brief Description

Annexation

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

to R-6

Site plan showing 78 lots

APPLICANT:

Name: Toll Southwest LLC

Address: 3103 W Sheryl Drive

City: Boise

State: Idaho

Zip: 83642

Telephone: 208-250-6161

Fax: _____

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1A-2 of the Kuna City Code

Signature: (Applicant)



Date

9-25-20

Paloma Ridge West Subdivision
8430 S. Linder Road
Kuna, Idaho

Toll Brothers[®] LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

Neighborhood Meeting
Thursday August 6, 2020
6:00pm - 7:00pm

	Name	Address	Email
1	Sabrina Duntzsch	3103 W SHERIDAN, Meridian Idaho	SDuntzsch@tollbrothers.com
2	Roger Patterson	734 Wickham Fen Way Boise, Id	rot497@gmail.com
3	Randall Patterson	8415 So. LINDER RD MERIDIAN, ID	ibaracin@gmail.com
4			
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Toll Brothers® LAND DEVELOPMENT

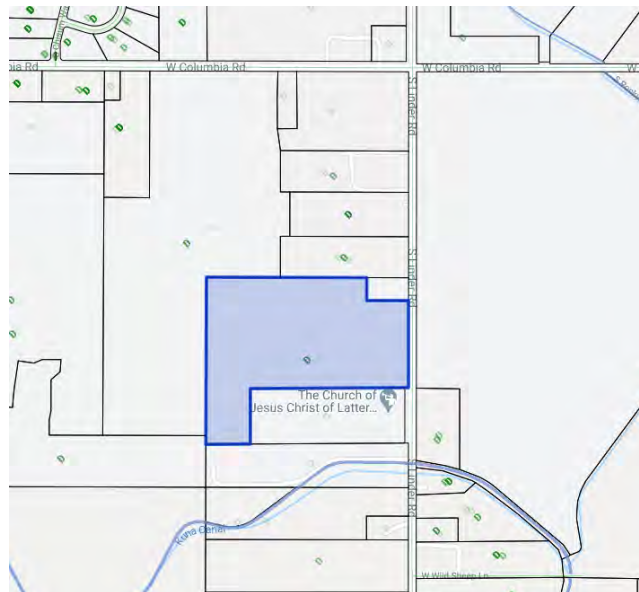
PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

July 29, 2020

Paloma Ridge Subdivision – Neighborhood Meeting

Dear Property Owner,

On behalf of Toll Brothers, I would like to personally invite you to a neighborhood meeting for Paloma Ridge-West Subdivision. Our proposed development is located at **on S Linder Road (please see vicinity map below, site highlighted in blue)** and is across the street from the property we had a neighborhood meeting on in July. We will be requesting a rezone to R-6 and a preliminary plat on approximately 22 acres.



Due to COVID-19 we will be holding two neighborhood meetings (1) via Zoom and (2) on the property site.

1. The Zoom Meeting will be held Tuesday August 4th from 6:00 p.m. to 7:00 p.m.
Join Zoom Meeting at:

<https://tollbrothers.zoom.us/j/99453630086?pwd=Wm9ubGZxNzBKa3h0Q0Fkc29oZjE0UT09>

Meeting ID: 994 5363 0086

Password: 1493517

Toll Brothers®

LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

One tap mobile

+13462487799,,99453630086#,,,,,0#,,1493517# US (Houston)

+16699009128,,99453630086#,,,,,0#,,1493517# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

Meeting ID: 994 5363 0086

Passcode: 1493517

2. An onsite meeting will be held at the LDS Parking lot that is adjacent to our proposed project. This meeting will be out back in the covered outdoor shelter of the parking lot – 8625 S Linder Road, Thursday August 6th from 6:00 p.m. to 7:00 p.m.

If those times or meeting styles don't suit you and you prefer to communicate with me individually, please contact me at 208-780-6723 or at sdurtschi@tollbrothers.com to set up a more convenient time/method of meeting.

I look forward to meeting with you and discussing our project.

Sabrina Durtschi
Land Entitlement Manager

NEIGHBORHOOD MEETING MINUTES

Meeting Date: August 4, 2020 Number of Attendees: 0

Meeting Location: Zoom Meeting

Description of Project Presented:

we had a zoom meeting from 6:00 to 7:00. No one attended.

Attendee's comments:

I hereby certify that the above information is complete and correct to the best of my knowledge.

Sabrina Durtschi

Printed Name



Signature

9-25-20

Date

NEIGHBORHOOD MEETING MINUTES

Meeting Date: 8-6-20 Number of Attendees: 3

Meeting Location: Adjacent church to property

Description of Project Presented:

No one attended the meeting the only people that attended was myself and the
property owners.

Attendee's comments:

I hereby certify that the above information is complete and correct to the best of my knowledge.

Sabrina Durtschi

Printed Name

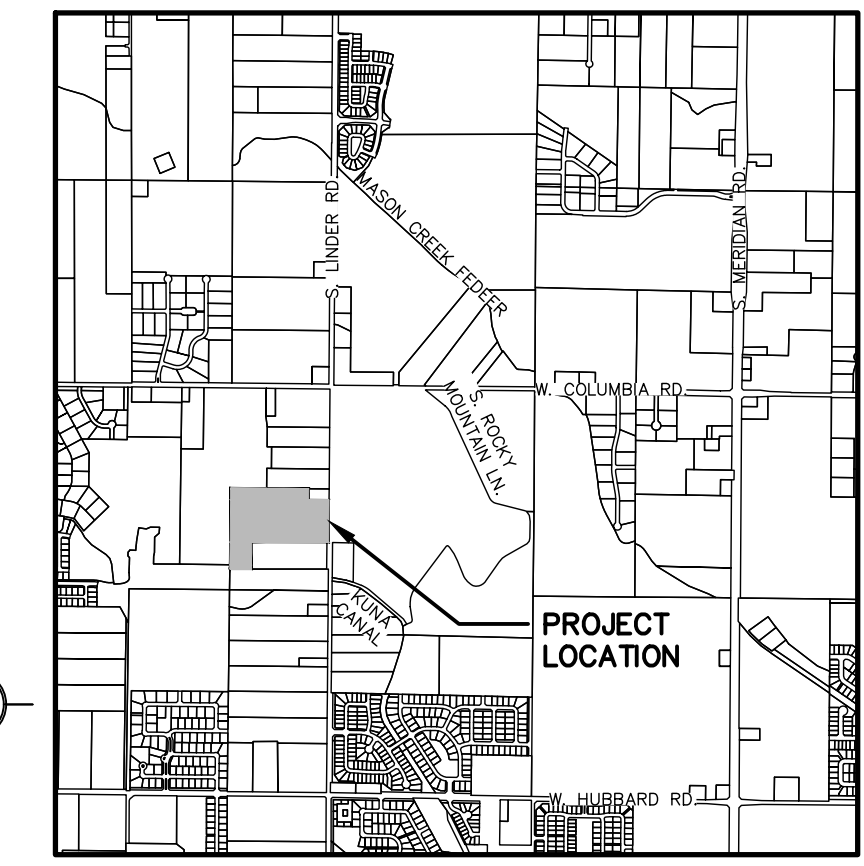


Signature

9-25-20

Date

PRELIMINARY PLAT FOR PALOMA RIDGE WEST SUBDIVISION



VICINITY MAP
N.T.S.

DRAWING INDEX	
SHEET	SHEET TITLE
1	COVER SHEET
2	PRELIMINARY PLAT
3	PRELIMINARY GRADING AND DRAINAGE PLAN

LAND USE SUMMARY

OVERALL PROJECT DATA	
Total Parcel Area:	22.1 Acres
Arterial Right of Way Dedication: (Linder Road)	6.12 Acres
Single Family Residential Lots:	78
Common Lots:	12
Shared Driveway Lots:	1
Single Family Residential Lot Area:	13.81 Acres
Common Lot Area:	2.51 Acres
Gross Density:	3.53 Units/Acre
Net Density:	5.65 Units/Acre
Minimum Residential Lot Size:	4,828 sf
Average Residential Lot Size:	9,854 sf

OPEN SPACE SUMMARY

Qualified Open Space Area:	1.84 Acres
Percent Qualified Open Space:	8.4%

BUILDING SETBACKS

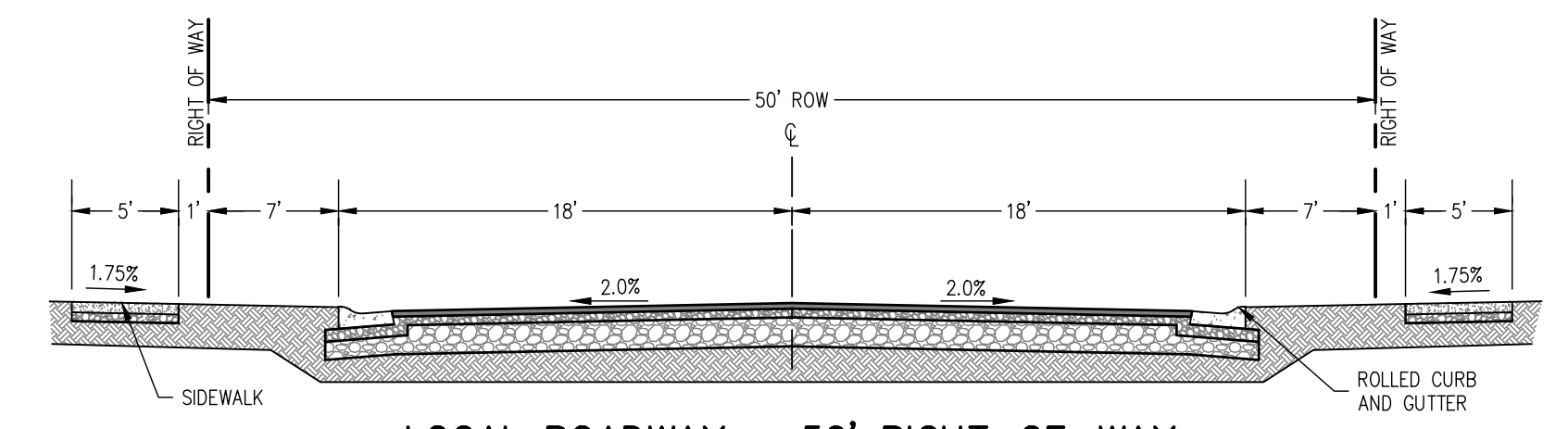
R-6 ZONE SETBACKS	
Front:	20 ft
Rear:	15 ft
Interior Side:	5 ft

LEGEND

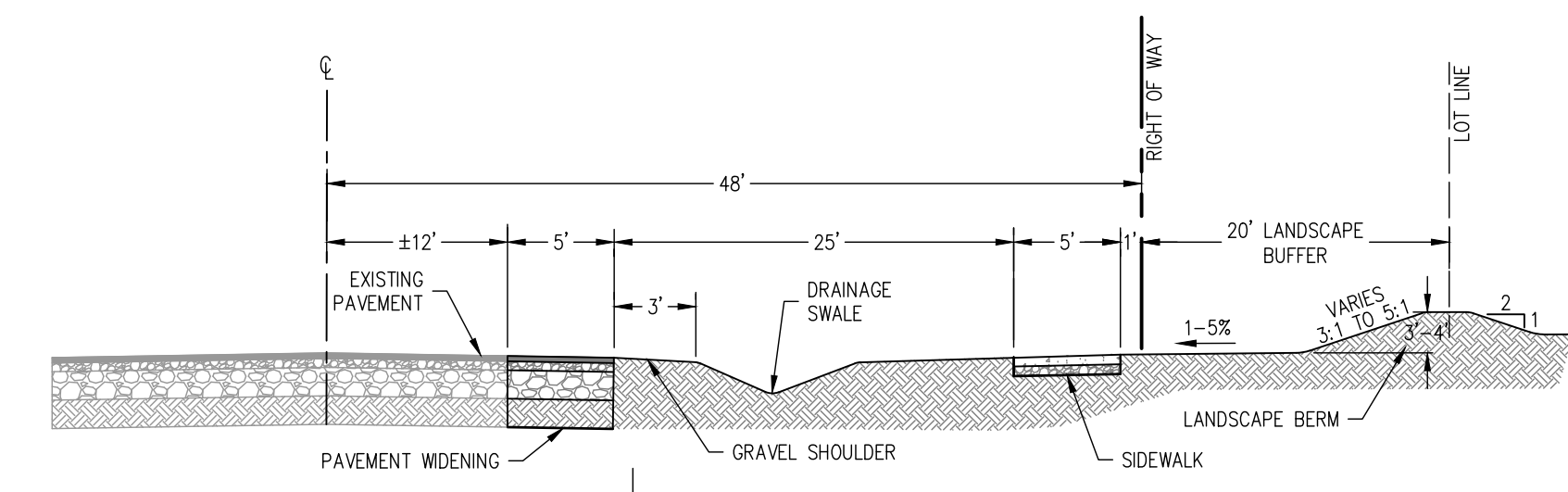
- FOUND BRASS CAP MONUMENT
- PROPERTY BOUNDARY LINE
- PLSS LINES
- RIGHT OF WAY LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- VINYL FENCE LINE
- BARB WIRE FENCE LINE
- GAS LINE
- UGPx
- POWER LINE
- SANITARY SEWER LINE
- CABLE TV PER UTILITY MAP
- WATER LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- FLOOD ZONE "A" LIMITS
- CONCRETE AREA
- BUILDING AREA
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED ROAD CENTERLINE
-
-
-
- PROPOSED SANITARY SEWER AND MANHOLE
- PROPOSED POTABLE WATER
- PROPOSED GRAVITY IRRIGATION AND 4'x4' IRRIGATION BOX
- PROPOSED PRESSURE IRRIGATION
- PROPOSED 5' PATHWAY
- PROPOSED 10' PATHWAY
- PHASE OUTLINE
- SEEPAGE BED
- SAND AND GREASE TRAP
- APPROVED STREET NAME
- EXISTING SIGN
- EXISTING POST
- EXISTING ELECTRIC TRANSFORMER
- EXISTING POWER POLE
- EXISTING WATER VALVE
- BOUNDARY MONUMENT
- SECTION MONUMENT
- EXISTING TELEPHONE POLE
- EXISTING WATER MANHOLE
- FIRE HYDRANT
- CATCH BASIN
- STORM MANHOLE
- SEWER MANHOLE
- STREET LIGHT
- STREET SIGN
- GAS VALVE

PRELIMINARY PLAT NOTES

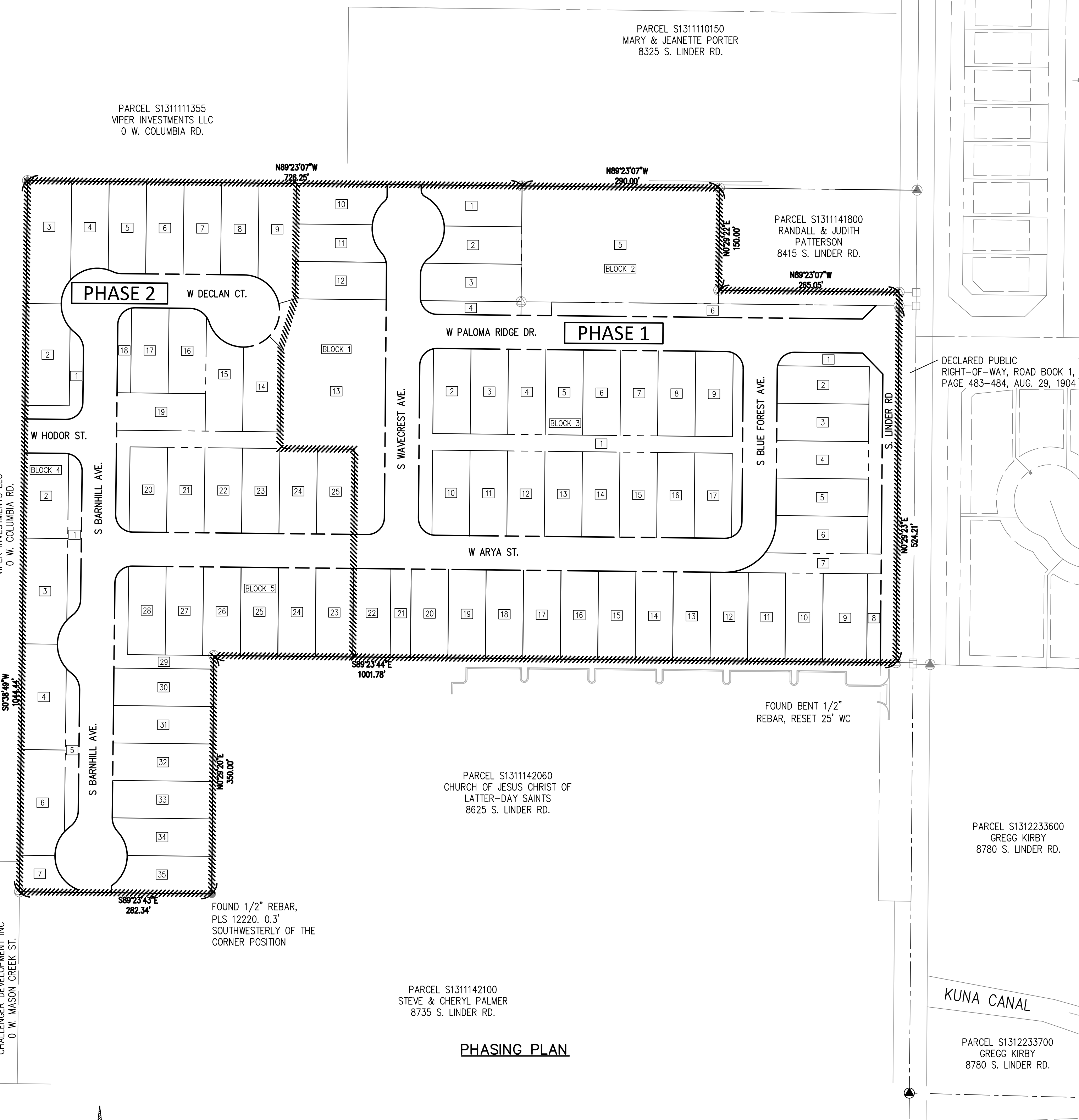
1. ANY RE-SUBDIVISION OF THIS PLAT SHALL CONFORM WITH THE APPLICABLE CITY OF KUNA ZONING REGULATIONS IN AFFECT AT THE TIME OF THE RE-SUBDIVISION.
2. ALL STREETS PROPOSED WITHIN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT STANDARDS (ACHD).
3. DIRECT LOT ACCESS TO LINDER ROAD, AND COLUMBIA ROAD IS PROHIBITED.
4. LOT 7, BLOCK 5 IS A COMMON DRIVEWAY TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. LOTS 1, 13, AND 18, BLOCK 1; LOTS 4, AND 6, BLOCK 2; LOT 1, BLOCK 3; LOTS 1, 5 AND 7, BLOCK 4; LOT 1, 8, 21, AND 29, BLOCK 5; ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
6. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY, OR EXPANSION THEREOF."
7. SANITARY SEWER SERVICE, DOMESTIC WATER SERVICE, AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE CITY OF KUNA.
8. IRRIGATION WATER SERVICE IS PROVIDED TO THIS PROPERTY BY AN EXISTING IRRIGATION WELL.
9. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA STANDARDS, AS SHOWN ON THIS PLAN.
10. STORMWATER RUNOFF GENERATED ON THIS SITE SHALL BE COLLECTED AND CONVEYED TO STORMWATER FACILITIES IN ACCORDANCE WITH ACHD AND CITY OF KUNA REQUIREMENTS.



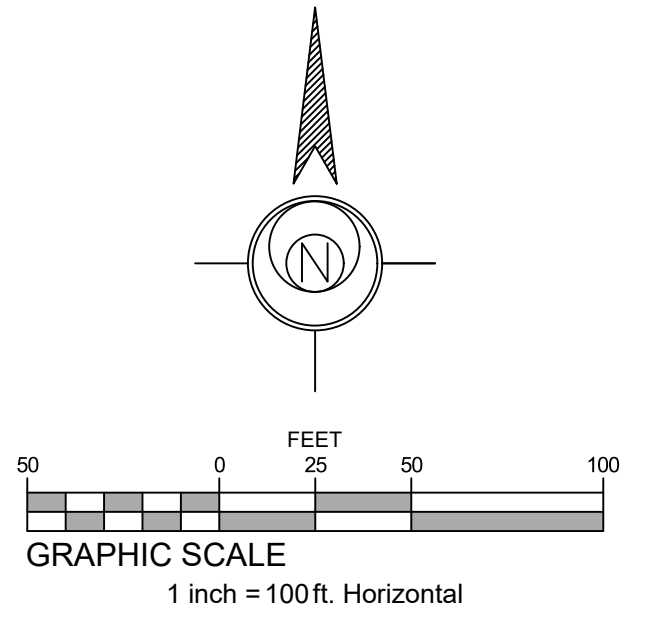
LOCAL ROADWAY – 50' RIGHT-OF-WAY
TYPICAL SECTION
N.T.S.



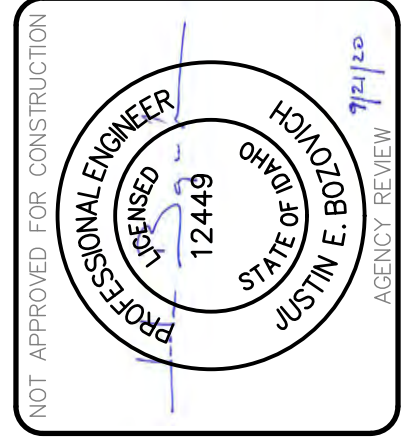
LINDER ROAD
TYPICAL SECTION
N.T.S.



PHASING PLAN



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

REV.	DATE	DESCRIPTION

COVER SHEET
PALOMA RIDGE WEST
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: 36-5-TITLE-WEST-PP
REF. NO.:	PP-1.1
SHEET NO.: 1	OF 3

DEVELOPER

TOLL SOUTHWEST LLC
ADAM CAPELL
3103 W. SHERYL DRIVE, SUITE 100
MERIDIAN, IDAHO 83642
ocapell@tollbrothers.com
Phone: (208) 424-0020
Fax: (205) 424-0030

PLANNER

TOLL BROTHERS
SABRINA DURTSCHI
3103 W. SHERYL DRIVE, SUITE 100
MERIDIAN, IDAHO 83642
sdurtschi@tollbrothers.com
Phone: (208) 424-0020
Fax: (205) 424-0030

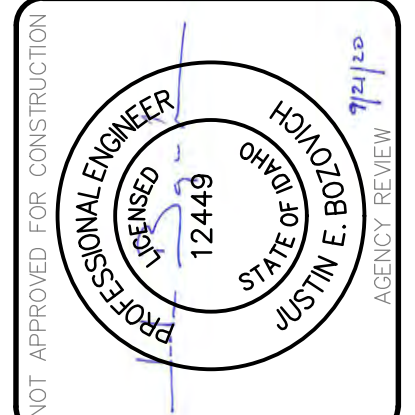
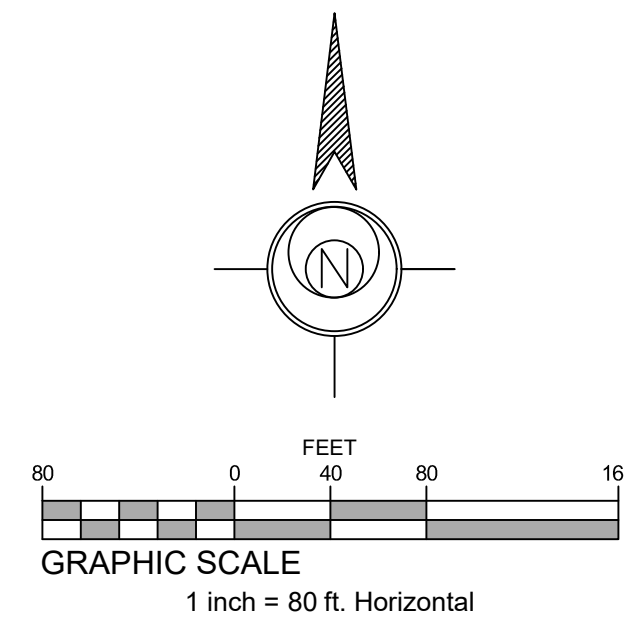
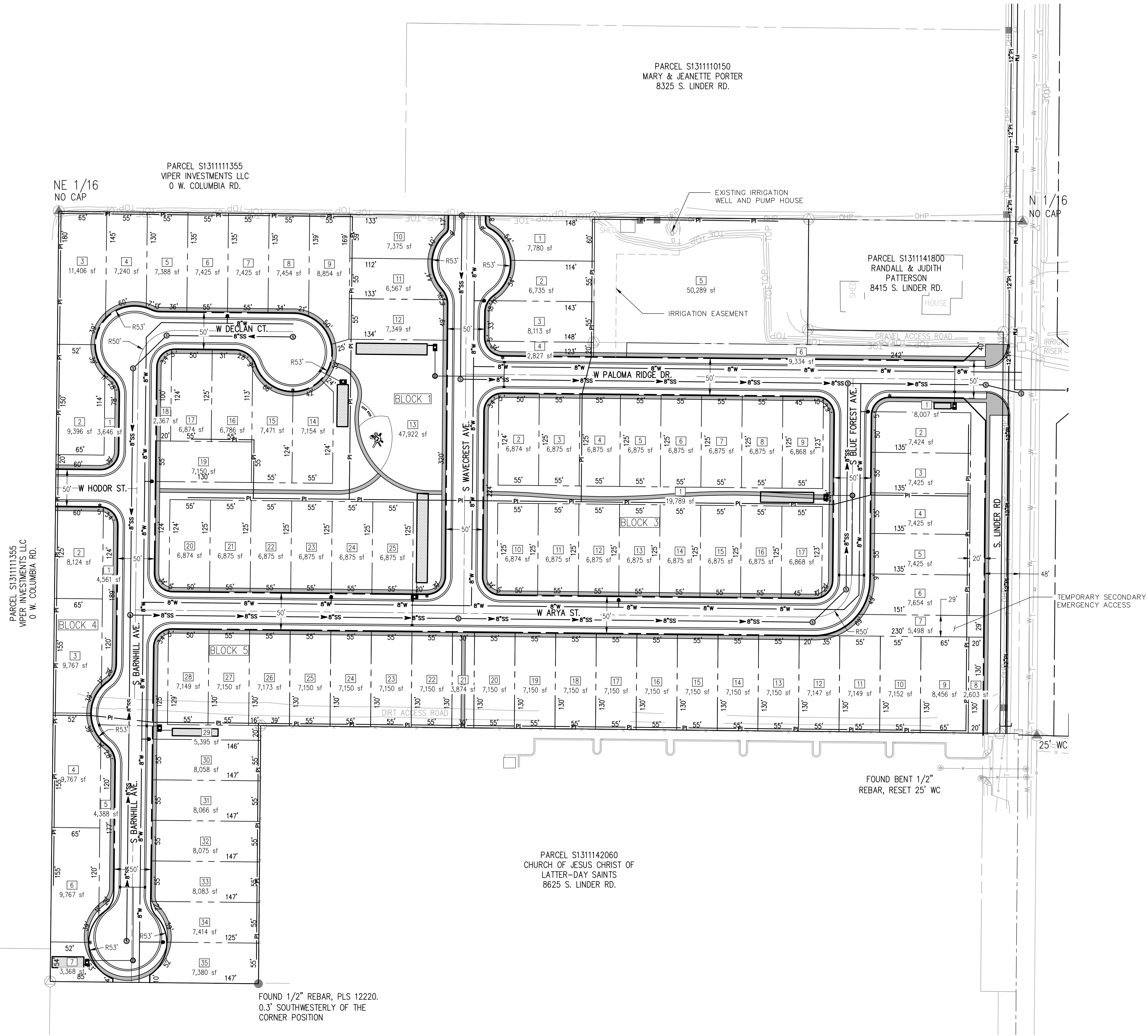
ENGINEER

ESE CONSULTANTS, INC.
JUSTIN BOZOVICH, P.E.
3103 W. SHERYL DRIVE, SUITE 100
MERIDIAN, IDAHO 83642
jbozovich@eseconsultants.com
Phone: (208) 424-0020
Fax: (205) 424-0030

SURVEYOR

LAND SOLUTIONS
CLINT HANSEN, PLS
231 E. 5TH STREET, SUITE 4
MERIDIAN, IDAHO 83642
chansen@landsolutions.biz
Phone: (208) 288-2040
Fax: (208) 288-2557

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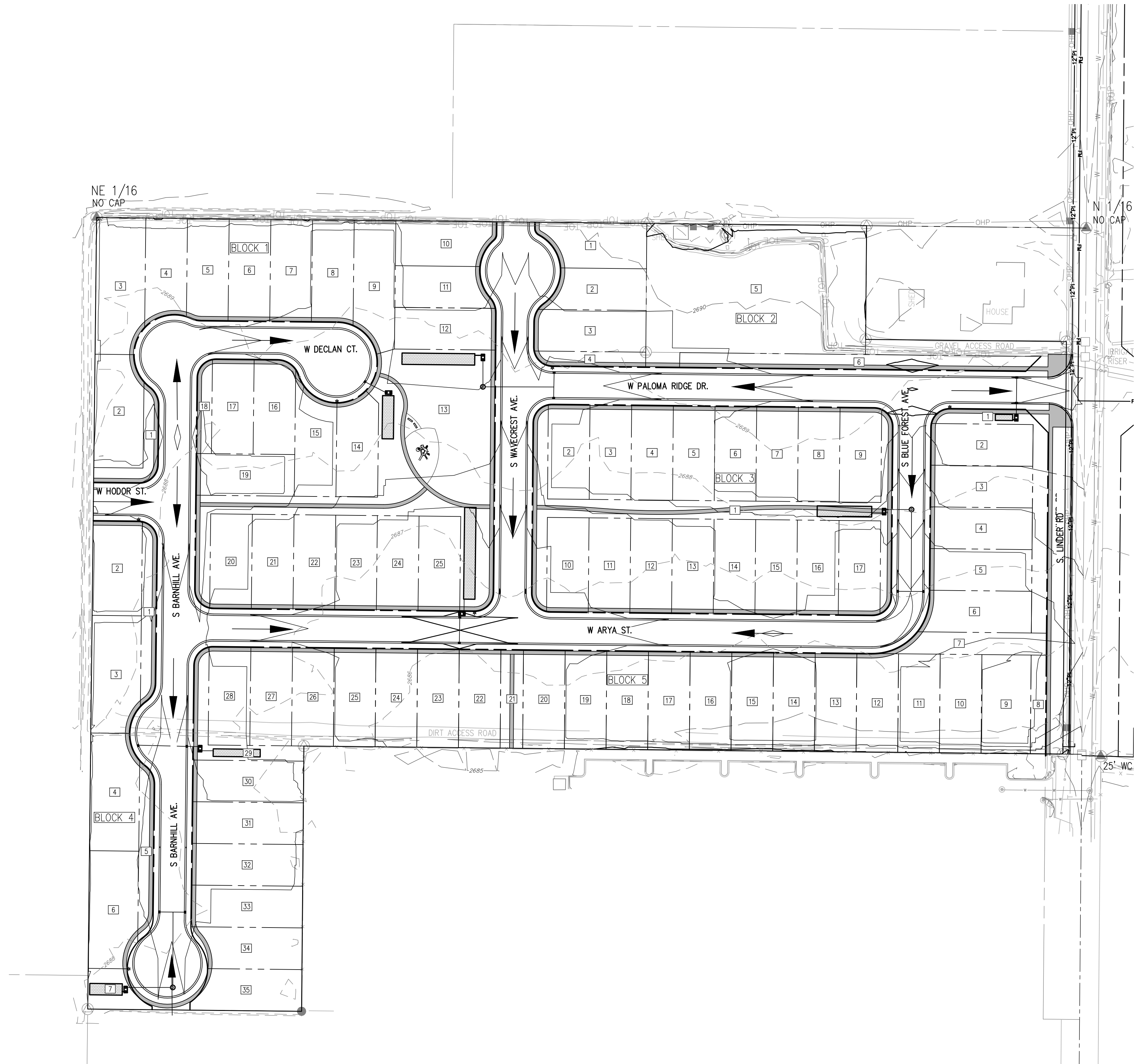
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ESE Consultants, Inc.
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
T: 208-424-0020

REV.	DATE	DESCRIPTION	DRAWN

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

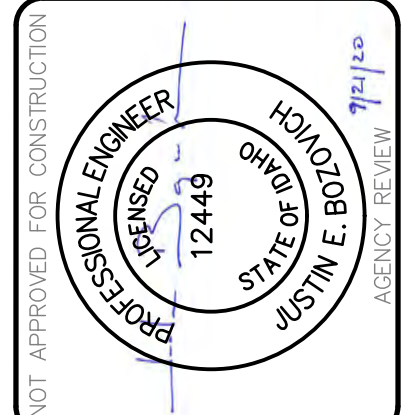
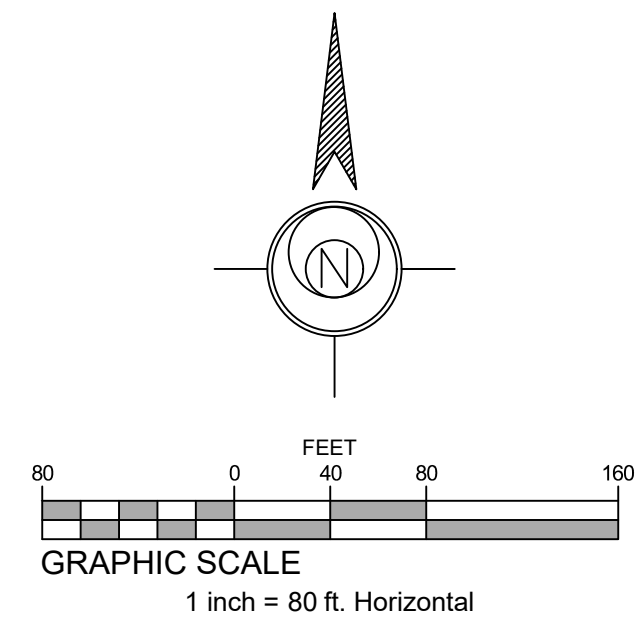
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REF. NO.:	PP-2.1
SHEET NO.:	2 OF 3

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PRELIMINARY EARTHWORK QUANTITIES

CUT: 20,000 CY
 FILL: 20,000 CY
 NET: 0 CY



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

REV.	DATE	DESCRIPTION	DRAWN

PRELIMINARY GRADING AND DRAINAGE PLAN
PALOMA RIDGE WEST SUBDIVISION
 SEC.12, T.2N., R1W., 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-GRAD-WEST-PP
REF. NO.:	PP-3.1
SHEET NO.:	3 OF 3