



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 Notification

June 21, 2022

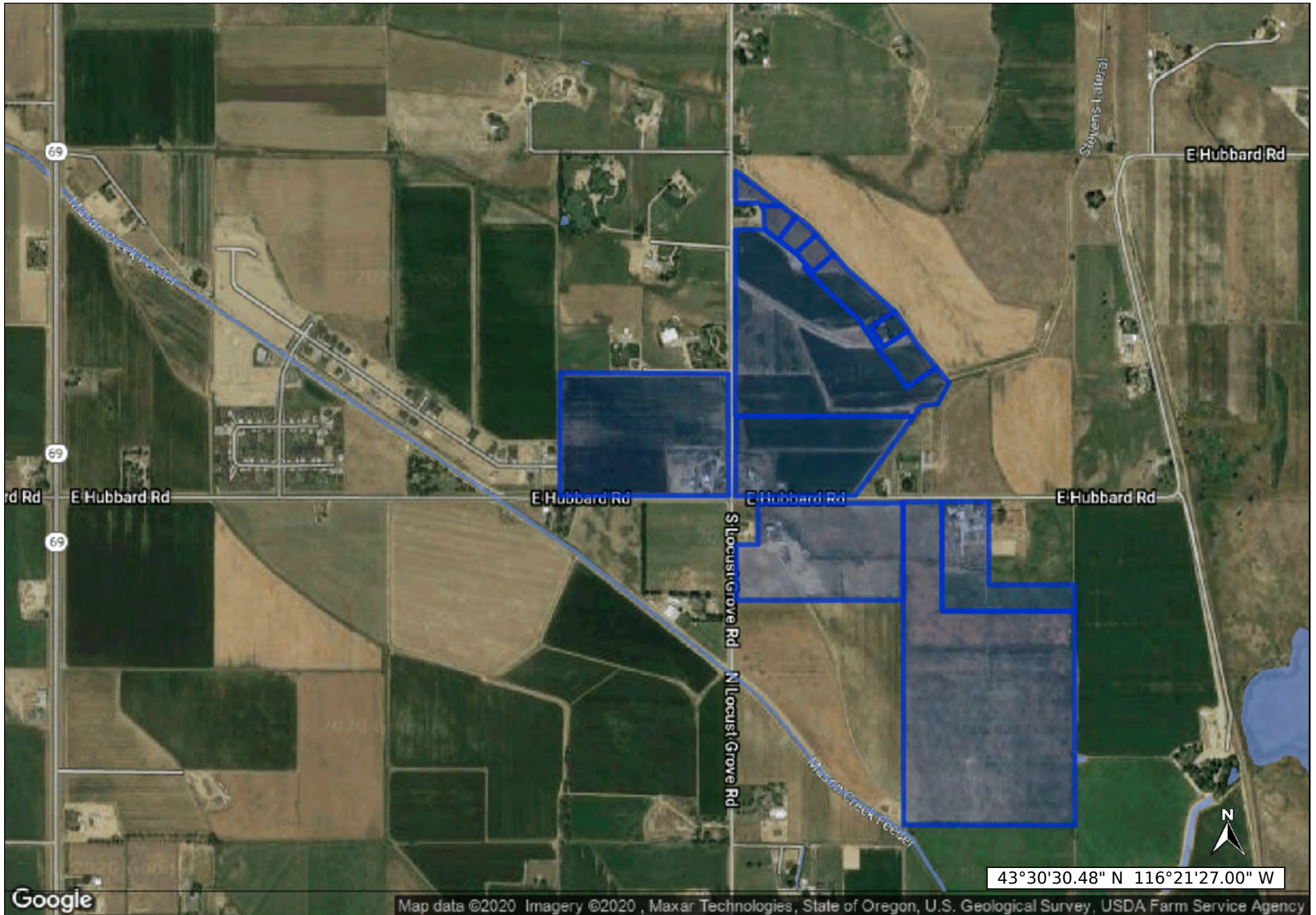
Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

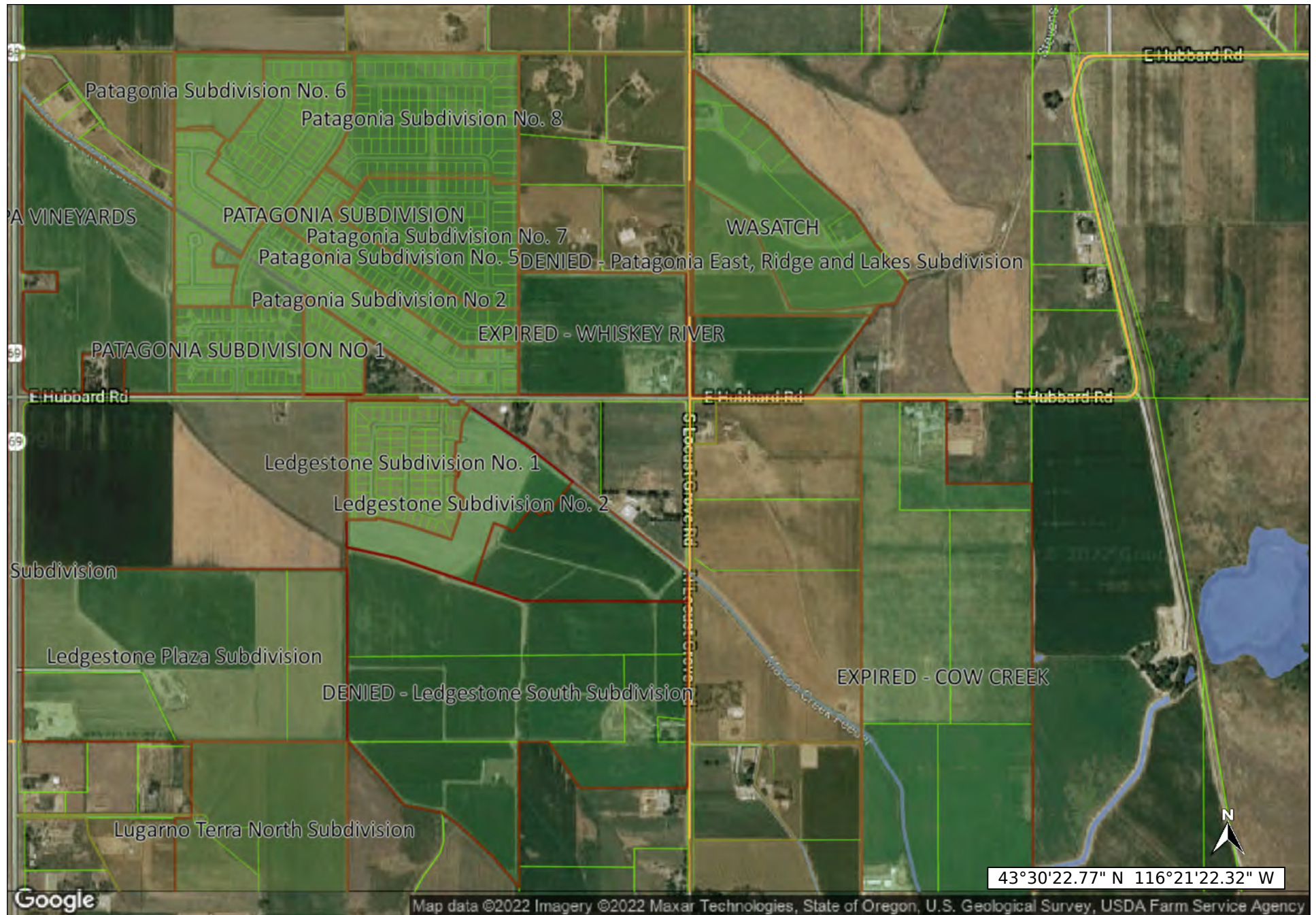
<b>File Numbers &amp; Case Name:</b>	22-01-AN (Annex), 22-01-PUD (Planned Unit Development) 22-01-S (Pre Plat) Patagonia East, Patagonia Ridge, Patagonia Lakes Subdivision.
<b>Project Description</b>	Applicant requests Planned Unit Development (PUD), and Annexation approval for approximately 173.80 acres with the following zones; R-4, R-6 and R-8. Applicant requests Preliminary Plat approval in order to subdivide the same 173.80 ac. into 615 total lots, including a school site. The proposed gross density is 3.23 DUA, and the proposed net density is approximately 4.23 DUA with 16.59 %, or 21.93 acres of common space. The site is located at the intersection of Locust Grove and Hubbard Roads. Sections and Parcel Numbers are listed in the Application Coversheet.
<b>Site Location</b>	The NWC, NEC and SEC of Hubbard and Locust Grove Roads, Kuna, Idaho 83634.
<b>Applicant</b>	<b>Greg Johnson &amp; Taylor Merrill - Westpark Companies</b> 1861 S Wells Ave. Ste. 210 Meridian, ID 83642 208.888.9946 / 208.870.3432 <a href="mailto:greg@westparkco.com">greg@westparkco.com</a> / <a href="mailto:Taylor@westparkco.com">Taylor@westparkco.com</a>
<b>Representative</b>	<b>Bonnie Layton - NV5</b> 690 S industry Way Ste. 101 Meridian, ID 83642 208.724.2624 <a href="mailto:Bonnie.layton@nv5.com">Bonnie.layton@nv5.com</a>
<b>Tentative Public Hearing Date</b>	PnZ Commission: On Tuesday, <b>August 9, 2022</b> ( <i>Tentative</i> ) At 6:00 PM Council Chambers at Kuna City Hall, 751 W. 4 <sup>th</sup> Street, Kuna, ID 83634
<b>Staff Contact</b>	Troy Behunin, Senior Planner Kuna Planning and Zoning Department 208.922.5274 <a href="mailto:TBehunin@kunaid.gov">TBehunin@kunaid.gov</a>

Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comment's please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project.*

# Patagonia East, Lakes, Ridge

## Vicinity Map

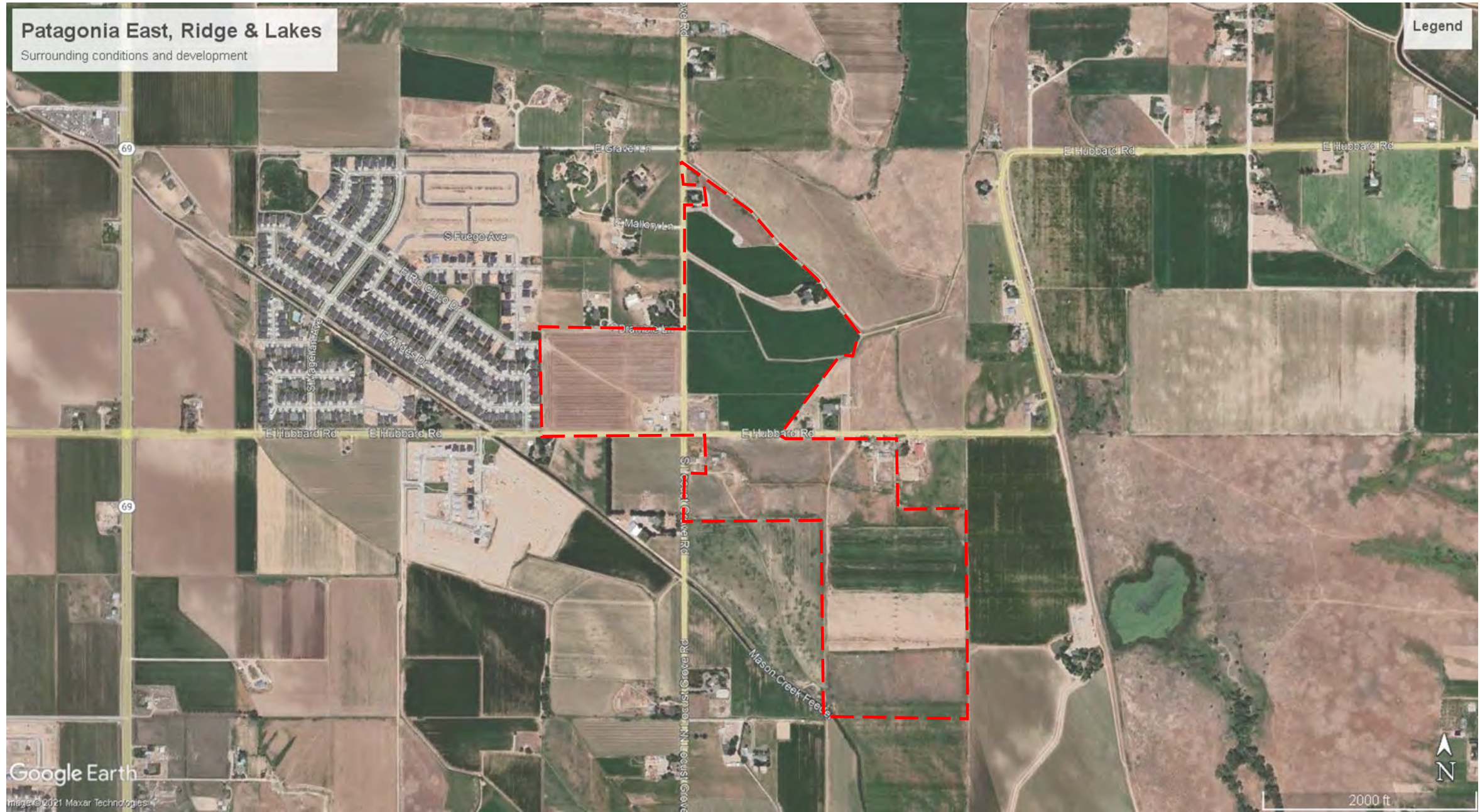




# Patagonia East, Ridge & Lakes

Surrounding conditions and development

Legend



Google Earth

Image © 2021 Maxar Technologies

2000 ft



# Planning & Zoning Application Coversheet

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



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

**File No.(s):** 22-01-AN, 22-01-PUD, 22-01-S, 22-01-DA 22-13-DR

**Project Name:** Patagonia East, Ridge & Lakes

**Date Received:** 02.08.2022, Remaining Docs 02.09.2022

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

Type of review requested (check all that apply):

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

**Owner of Record**

Name: Please see attached affidavits

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

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

**Applicant (Developer) Information**

Name: Westpark Companies - Greg Johnson / Taylor Merrill

Address: 1861 S. Wells Avenue, Suite 210, Meridian, ID 83642

Phone: 208-888-9946 Email: greg@westparkco.com / taylor@westparkco.com

**Engineer/Representative Information**

Name: NV5 - Bonnie Layton (Sr. Planner)

Address: 690 S. Industry Way, Suite 10, Meridian, ID 83642

Phone: 208-724-2624 Email: bonnie.layton@nv5.com

**Subject Property Information**

Site Address: Please see attached legal descriptions

Nearest Major Cross Streets: Locust Grove Road and Hubbard Road

Parcel No.(s): Please see attached list of parcel numbers  
A portion of SE 1/4 of Section 7, SW 1/4 of Section 8 & NW 1/4 of  
Section, Township, Range: Section 17, T2, R1E, Boise Meridian, Ada County, Idaho

Property Size: Approximately 173.80 acres

Current Land Use: Agricultural / Residential Proposed Land Use: Residential and School Site

Current Zoning: RR- Rural Residential Proposed Zoning: R4, R6, R8

### **Project Description**

Project Name: Patagonia East (NW corner), Ridge (NE corner), and Lakes (SE corner)

General Description of Project: Westpark Companies is proposing to develop the subject properties as a  
residential subdivision with a mix of lot sizes and housing product, various open spaces and amenities  
along with a 10 acre school site

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

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

Type(s) of amenities provided with development: The project will include passive and active open spaces  
including community parks, clubhouses/community buildings with pools, playground equipment, trails,  
and a 10 acre school site

### **Residential Project Summary (If Applicable)**

Are there existing buildings? **YES** NO

If YES, please describe: There are some old workshops and sheds along with one residence

Will any existing buildings remain? **YES** NO

No. of Residential Units: 561 residential lots No. of Building Lots: \_\_\_\_\_

No. of Common Lots: 54 (53 common l & 1 school lot) No. of Other Lots: \_\_\_\_\_

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

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

Minimum square footage of structure(s): 1,500 sq. ft. - 3,500 sq. ft. along with clubhouses TBD

Gross Density (Dwelling Units ÷ Total Acreage): 3.23

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 4.23

Percentage of Open Space provided: 16.59% Acreage of Open Space: 21.93 acres

Type of Open Space provided (i.e. public, common, landscaping): community parks, clubhouses along  
with pathways that will provide interconnectivity throughout the site and tie into the pathway system of  
the Patagonia Subdivision to the west.

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

Number of building lots: 1 School site - future KSD site Other lots: \_\_\_\_\_

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

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

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

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

**Proposed Parking**

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

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

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

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

Is lighting "Dark Sky" compliant? YES NO

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

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

Applicant Signature:  Date: 2-7-22

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

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

Patagonia East, Ridge & Lakes Parcel List

Parcel No.	Property Address	Owner	Owner Address / Phone No.	Owner Email
S1407449560	1570 E Hubbard Road, Kuna, ID 83634	Patagonia Development, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	<a href="mailto:greg@westparkco.com">greg@westparkco.com</a>
R9237170100	1632 E Wasatch Lane, Meridian, ID 83642	Wood Properties, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	<a href="mailto:greg@westparkco.com">greg@westparkco.com</a>
R9237170300	1698 E Wasatch Lane, Meridian, ID 83642	Wood Properties, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	<a href="mailto:greg@westparkco.com">greg@westparkco.com</a>
R9237170400	1734 E Wasatch Lane, Meridian, ID 83642	Wood Properties, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	<a href="mailto:greg@westparkco.com">greg@westparkco.com</a>
R9237170500	1780 E Wasatch Lane, Meridian, ID 83642	Wood Properties, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	<a href="mailto:greg@westparkco.com">greg@westparkco.com</a>
R9237170610	E Raycrew Lane, Meridian, ID 83642	Jill S Ray	1950 E Raycrew Lane, Meridian, ID 83642 208-888-6267	<a href="mailto:david@idahopt.com">david@idahopt.com</a>
R9237170700	1950 E Raycrew Lane, Meridian, ID 83642	David S Ray	1950 E Raycrew Lane, Meridian, ID 83642 208-888-6267	<a href="mailto:david@idahopt.com">david@idahopt.com</a>
R9237170650	E Raycrew Lane, Meridian, ID 83642	Wood Properties, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	<a href="mailto:greg@westparkco.com">greg@westparkco.com</a>
S1408336300	1670 E Hubbard Road, Kuna, ID 83634	Wood Properties, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	<a href="mailto:greg@westparkco.com">greg@westparkco.com</a>
R9321840100	N Locust Grove Road, Kuna, ID 83634	Wood Properties, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	<a href="mailto:greg@westparkco.com">greg@westparkco.com</a>
S1417212710	E Hubbard Road, Kuna, ID 83634	Patagonia Lakes Development, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	<a href="mailto:greg@westparkco.com">greg@westparkco.com</a>
S1417212720	E Hubbard Road, Kuna, ID 83634	Wood Properties, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	<a href="mailto:greg@westparkco.com">greg@westparkco.com</a>
S1417212650	2223 E Hubbard Road, Kuna, ID 83634	Patagonia Lakes Development, LLC	P.O. Box 344, Meridian, ID 83680 208-888-9946	<a href="mailto:greg@westparkco.com">greg@westparkco.com</a>



February 7, 2022

Mr. Troy Behunin  
Kuna Planning and Zoning Department  
751 W. 4<sup>th</sup> Street  
Kuna, Idaho 83634

**RE: Patagonia East, Ridge, Lakes Subdivision – Located at the intersection of Locust Grove Road and Hubbard Road - Applications for Annexation and Zoning with Preliminary Plat and Planned Unit Development**

Dear Mr. Behunin:

On behalf my client, Westpark Companies Inc., please accept the attached applications to annex the subject parcels into the City of Kuna and to subdivide the property in conjunction with a PUD application to create 561 residential lots, 53 common lots and 1 school site. The subdivision property totals 173.80 acres and is currently located in Ada County with a zoning designation of RR.

Commonly referred to as Patagonia East, this project is a continuation of Westpark Companies Inc.'s beautifully designed and built Patagonia Subdivision. As such, the community has been master planned to create one cohesive development with interconnected pathways and amenities for its residents.

This project is located at the intersection of Hubbard Road and Locust Grove Road in the northwest, northeast, and southeast corners. Due to this fact, and in an effort to address Ada County's naming requirements, we have further identified each area of our project as Patagonia East (northwest corner), Patagonia Ridge (northeast corner) and Patagonia Lakes (southeast corner).

We are requesting annexation with zoning designations of R-4, R-6, and R-8. These residential zones along with the 9.8 future school site meet the Kuna Comprehensive Planning designation for this area as Residential and Mixed Use. These areas will be made up of a mix of single-family lot sizes and one 9.8 acre school site. Additionally, it is our understanding that the City of Kuna is proposing an update to the future land use map. With this update it is anticipated that the parcels will be designated as Medium Density Residential, in which case this application would also comply.

The property is currently used as farmland with a couple of shops and one residence. To the north of Patagonia East is Roark Subdivision, to the south is agricultural land across Hubbard Road, to the west is the original Patagonia Subdivision, and to the east across Locust Grove Road is agricultural land (which is part of this application known as the Patagonia Ridge area of our project). To the north and east of Patagonia Ridge is agricultural land, to the south across Hubbard Road is also agricultural land. To the west across Locust Grove Road is Roark Subdivision and agricultural land that will be developed as part of this project and identified as the Patagonia East area of our plan. The Patagonia Lakes area of our project is surrounded by agricultural land with Hubbard Road along a portion of the north end of the property and Locust Grove Road along a portion of the western edge of the site.

### **Planned Unit Development, Preliminary Plat & Phasing**

Our project has been designed to provide a blend of densities and a variety of lot sizes generally ranging in width from 50' up to 100' and 100' to 150' deep. We are also including 52 alley loaded lots. These single family detached homes will face the street; however, the garages will be accessed via an ACHD maintained, public alley. This design provides a charming streetscape and a home product that is popular with a variety of homebuyers. From young professionals to active seniors, those looking for low maintenance homeownership appreciate this type of plan.

Our proposed project also includes an application for a Planned Unit Development to address our desire to modify the minimum lot widths from 40' to 38' and lot coverage increase from 40% to 55% in the R-8 zone only. These slight modifications to the standard Kuna City development standards will allow for Westpark Companies to build the same alley loaded product as in other communities around the valley, providing a highly desirable housing option for buyers looking for a smaller single family residential lot with less yard maintenance.

We have included legal descriptions and exhibits for the overall project, each of the three areas within the project site, as well as for each of the zoning designations we are requesting. Overall our project achieves a gross residential density of 3.23 dwelling units per acre and net density of 4.23 dwelling units per acre.

Phasing of this project will start in the Patagonia East area of the project. Once Phases 1 and 2 are complete we intend to continue into the Patagonia Ridge area with Phases 3 to 5. We will finish out the project with Phases 6 to 12 in the Patagonia Lakes portion of our project. Currently the school district is working with ACHD and others to develop the school site.

### **Buffers and Open Space**

As previously mentioned, our project has been master planned to create one cohesive development with interconnected pathways and amenities. We have included an overall site plan, including the original Patagonia Subdivision, to illustrate how these amenities tie together from one area to another along with their relationship to the buffer areas along Hubbard Road and Locust Grove Road. Overall, our project includes 21.93 acres of open space, or 16.59% of the entire project. This open space includes all end caps, buffers, parks, pathways and the 9.8 acre school site. A total usable open space (per Kuna city code) of 20.29 acres, or 12.4% open space

on site with exceeds the PUD open space requirement of 10%. We intend for the maintenance of the common open spaces to be taken care of in similar fashion as the original Patagonia Subdivision and therefore have included a copy of that portion of Patagonia's HOA and CC&R's document for your review.

### **Streets and Public Utilities**

We will take access to the Patagonia East area of our project will be from Hubbard Road and Locust Grove Road, as well as from two stub streets in the adjacent Patagonia Subdivision. Access to the Patagonia Ridge portion of our project will be taken from two points along Locust Grove Road and on along Hubbard Road. On the south side of Hubbard Road one access to the Patagonia Lakes part of our site will be lined up with the access into Patagonia Ridge, and the other will occur farther to the east along Hubbard Road.

We have worked with ACHD to provide for the development of N. Eagle Road along the eastern boundary of the Patagonia Lakes area of our project, ultimately separating our project from properties to the east. Additionally, stub streets have been provided to allow for future connection to adjacent parcels not part of this application; a Traffic Impact Study has been completed and is also attached for your review.

We are also pleased to inform you that Westpark Companies have been working with the city's engineering and public works departments to satisfy the wastewater service demands of this project through the Patagonia wastewater system. Potable water will connect from the current Patagonia Subdivision.

We are pleased to submit the applications and supporting documents in support of our request for Annexation and Zoning, Preliminary Plat and Planned Unit Development of this project in the City of Kuna. If you have any questions, please do not hesitate to contact me at 208-724-2624. Thank you for your time and assistance.

Regards,



Bonnie Layton  
Senior Planner

Encl.

# PATAGONIA EAST, RIDGE AND LAKES SUBDIVISION - PRELIMINARY PLAT

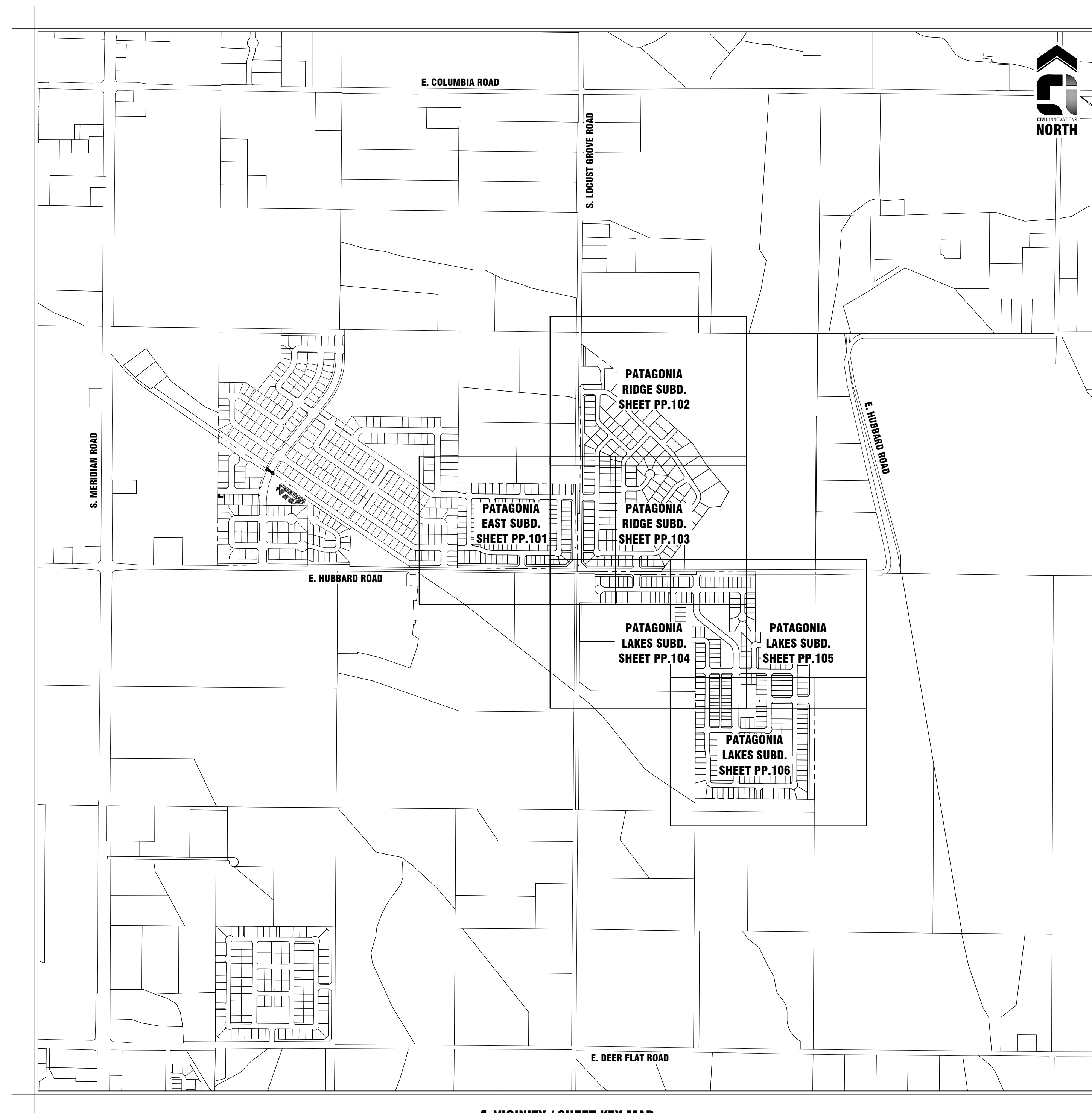
KUNA, IDAHO - 2020

**PROPOSED LEGEND**

	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	PROPERTY LOT LINE
	PHASE BOUNDARY
	PROPOSED VERTICAL CURB
	PROPOSED ROLLED CURB
	PROPOSED VERTICAL TO ROLLED CURB TRANSITION SECTION
	PROPOSED STREET LIGHT
	DIRECTION OF SURFACE FLOW
	PROPOSED SEEPAGE BED WITH MONITORING WELLS
	PROPOSED DROP INLET
	PROPOSED STORM DRAIN LINE AND MANHOLE
	PROPOSED GRAVITY IRRIGATION LINE AND BOX
	PROPOSED PRESSURE IRRIGATION LINE AND VALVE
	PROPOSED WATER LINE AND VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED SANITARY SEWER LINE AND MANHOLE

**EXISTING LEGEND**

	EXISTING PROPERTY LOT LINE
	EXISTING EDGE OF GRAVEL
	EXISTING TOP OF BANK
	EXISTING TOE OF BANK
	EXISTING DITCH FLOW LINE
	EXISTING OVERHEAD POWER W/ POLE
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND TELEPHONE
	EXISTING FENCE
	EXISTING VERTICAL CURB
	EXISTING ROLLED CURB
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	EXISTING DROP INLET
	EXISTING STORM DRAIN LINE AND MANHOLE
	EXISTING GRAVITY IRRIGATION LINE AND VALVE
	EXISTING PRESSURE IRRIGATION LINE AND VALVE
	EXISTING WATER LINE AND VALVE
	EXISTING FIRE HYDRANT
	EXISTING SEWER LINE AND MANHOLE
	EXISTING STREET LIGHT
	EXISTING ROAD SIGN
	EXISTING SPRINKLER BOX
	EXISTING POWER JUNCTION BOX
	EXISTING TELEPHONE RISER
	EXISTING DECIDUOUS TREE
	EXISTING EVERGREEN TREE
	EXISTING GAS MARKER
	EXISTING GAS VALVE



**1 VICINITY / SHEET KEY MAP**  
NOT TO SCALE

## 2 SHEET INDEX

1 OF 9	PP.100	PRELIMINARY PLAT - TITLE SHEET
2 OF 9	PP.101	PRELIMINARY PLAT - PATAGONIA EAST SUBDIVISION - PLAN VIEW
3 OF 9	PP.102	PRELIMINARY PLAT - PATAGONIA RIDGE SUBDIVISION - PLAN VIEW
4 OF 9	PP.103	PRELIMINARY PLAT - PATAGONIA RIDGE SUBDIVISION - PLAN VIEW
5 OF 9	PP.104	PRELIMINARY PLAT - PATAGONIA LAKES SUBDIVISION - PLAN VIEW
6 OF 9	PP.105	PRELIMINARY PLAT - PATAGONIA LAKES SUBDIVISION - PLAN VIEW
7 OF 9	PP.106	PRELIMINARY PLAT - PATAGONIA LAKES SUBDIVISION - PLAN VIEW
8 OF 9	PP.107	PRELIMINARY PLAT - TYPICAL STREET SECTIONS
9 OF 9	PP.108	PRELIMINARY PLAT - PHASING PLAN

## 3 CONSTRUCTION CONTACT INFORMATION

<b>ENGINEER</b> CIVIL INNOVATIONS, PLLC CONTACT: BEN THOMAS 1048 E. PARK BLVD. STE 101 BOISE, IDAHO 83712 PHONE: (208) 884-8181	<b>DEVELOPER</b> THE WESTPARK COMPANY, INC. CONTACT: TAYLOR MERRILL 2463 E. GALA ST. STE 120 MERIDIAN, ID 83642 PHONE: (208) 888-9946	<b>SURVEYOR</b> LAND SOLUTIONS, PC CONTACT: CLINT HANSEN 231 E. 5TH AVE. STE A MERIDIAN, ID 83642 PHONE: (208) 288-2040
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## 4 BENCH MARK AND DATUM DATA

**DATUM DATA**  
HORIZONTAL: NAD 83 (ADJUSTED TO THE ADA COUNTY H.A.R.N SURVEY)  
VERTICAL: NAVD 88

## 5 PRELIMINARY PLAT NOTES

- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE, AND PRESSURE IRRIGATION OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE ON FIVE (5) FEET ADJACENT TO SIDE LOT LINES AND ON TEN (10) FEET ADJACENT TO REAR LOT LINES AND EXTERIOR SUBDIVISION BOUNDARIES.
- NO LOTS WITHIN THIS SUBDIVISION SHALL BE ALLOWED TO TAKE DIRECT ACCESS FROM E. HUBBARD RD., S. LOCUST GROVE RD., OR W. EAGLE RD.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- MAINTENANCE OF ANY IRRIGATION, DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE 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 CONDITION 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 WAS BEGUN OR CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- LOT 8, BLOCK 3, LOT 9 AND LOT 11, BLOCK 5, LOTS 1 AND 13, BLOCK 6, LOTS 1 AND 13, BLOCK 7, LOT 12, BLOCK 8, LOT 10, BLOCK 9, LOT 8, BLOCK 10, LOT 1, BLOCK 11, LOTS 1 AND 3, BLOCK 13, LOT 9, BLOCK 17, LOT 6, BLOCK 18, LOT 9, BLOCK 19, LOT 1, BLOCK 20, LOT 1, BLOCK 21, LOT 1, BLOCK 22, LOTS 1, 9 AND 16, BLOCK 23, LOTS 4, 10, AND 17, BLOCK 24, LOTS 1 AND 7, BLOCK 25, LOTS 1, 15, 22 AND 36, BLOCK 26, LOTS 1 AND 8, BLOCK 27, LOTS 1 AND 2, BLOCK 28, LOTS 1 AND 6, BLOCK 29, LOTS 4 AND 9, BLOCK 30, LOT 1, BLOCK 31, LOTS 1 AND 17, BLOCK 32, LOTS 1 AND 10, BLOCK 33, LOTS 1, 10 AND 20, BLOCK 34, LOTS 1 AND 11, BLOCK 35, LOTS 10 AND 17, BLOCK 36, LOTS 1 AND 12, BLOCK 37, AND LOTS 1 AND 25, BLOCK 38, ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE PATAGONIA EAST SUBDIVISION HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS. ALL OTHER LOTS IN THIS SUBDIVISION ARE FOR SINGLE FAMILY DWELLINGS. THIS OWNERSHIP AND MAINTENANCE COMMITMENT MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF KUNA. THE PATAGONIA SUBDIVISION HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR PAYMENT OF IRRIGATION ASSESSMENTS. IN THE EVENT PATAGONIA EAST SUBDIVISION HOMEOWNERS ASSOCIATION FAILS TO PAY ASSESSMENTS, EACH RESIDENTIAL LOT IS RESPONSIBLE FOR A FRACTIONAL SHARE OF THE ASSESSMENT.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH KUNA CITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- PRESSURE IRRIGATION WATER WILL BE PROVIDED BY THE CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM CITY OF KUNA.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AND CONDITIONS OF THE STAFF REPORT FOR PATAGONIA EAST SUBDIVISION.

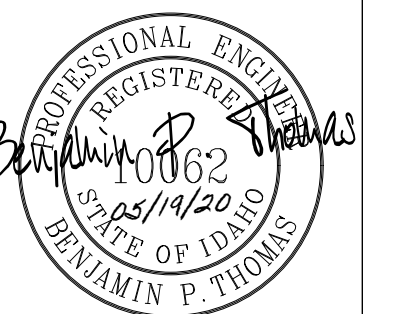
## 6 PRELIMINARY PLAT DATA

<b>TOTAL ACRES</b>	<b>173.89 AC</b>	<b>ZONING</b>	EXISTING: RR	PROPOSED: R-4, R-6 AND R-8
PUBLIC RIGHT-OF-WAY	41.09 AC	<b>MINIMUM LOT SIZE (SF)</b>	4,163 SF	
SINGLE-FAMILY RESIDENTIAL AREA	103.88 AC	<b>AVERAGE LOT SIZE</b>	8,066 SF	
OPEN SPACE/Common Lot Area	19.03 AC	<b>SINGLE FAMILY</b>		
FUTURE SCHOOL SITE	9.80 AC	<b>SINGLE FAMILY RESIDENTIAL</b>		
<b>TOTAL LOTS</b>	<b>616</b>	<b>RESIDENTIAL DENSITY (Dn/Ac)</b>	3.23	
SINGLE-FAMILY RESIDENTIAL LOTS	561	<b>RESIDENTIAL GROSS DENSITY</b>		
OPEN SPACE/Common Lots	54			
SCHOOL LOT	1			
<b>TOTAL OPEN SPACE</b>	<b>28.83 AC</b>			
SCHOOL LOT	9.80 AC			
COMMON AREAS	19.03 AC			
OPEN SPACE PERCENTAGE	16.59%			
<b>QUALIFIED OPEN SPACE</b>	<b>21.93 AC</b>			
SCHOOL LOT	9.80 AC			
USABLE LANDSCAPING	12.13 AC			
QUALIFIED OPEN SPACE PERCENTAGE	12.62%			

**GENERAL INFORMATION**  
IRRIGATION DISTRICT: BOISE KUNA IRRIGATION DISTRICT, NEW YORK IRRIGATION DISTRICT  
SCHOOL DISTRICT: KUNA  
FIRE DISTRICT: KUNA  
SEWER PROVIDER: CITY OF KUNA  
WATER PROVIDER: CITY OF KUNA

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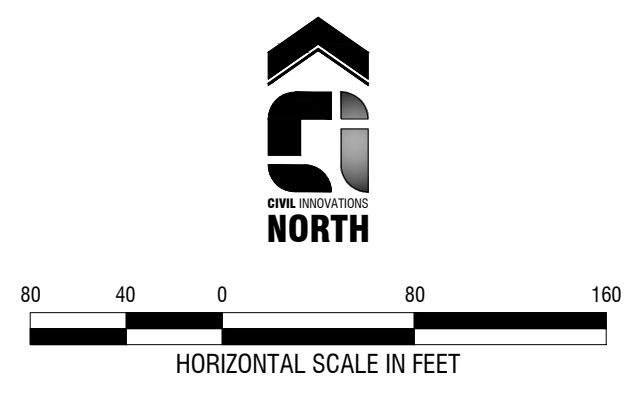
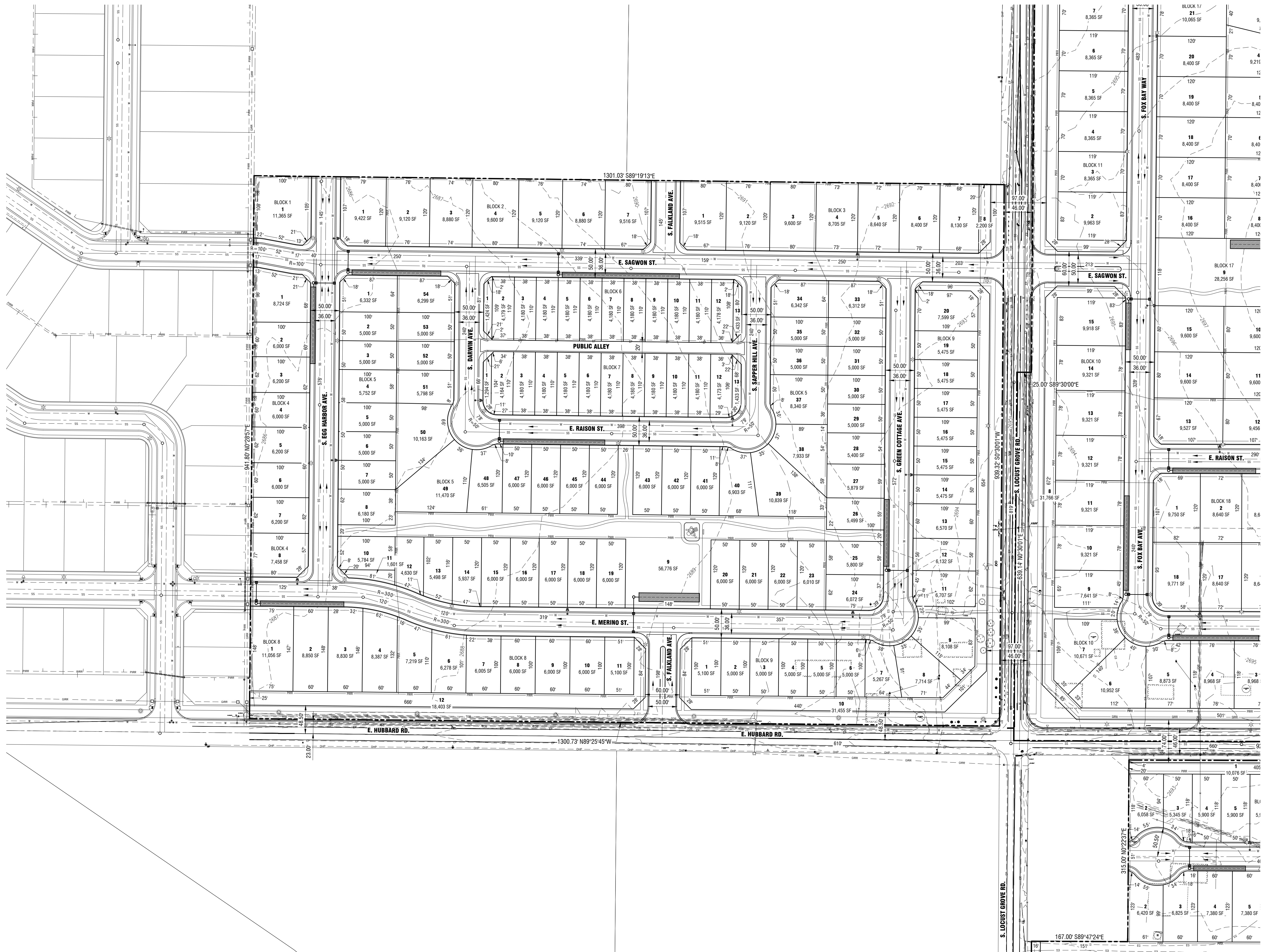
NO.	DESCRIPTION	BY	DATE

**PATAGONIA EAST, RIDGE AND LAKES SUBDIVISION**  
KUNA, IDAHO

PRELIMINARY PLAT - TITLE SHEET

PROJECT NO.	19-1202-PE-
DWG FILE	PP.100
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	05/19/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

**PP.100**  
SHEET 1 OF 9



PATAGONIA RIDGE SUBDIVISION  
SEE SHEETS PP.102 AND PP.103

PATAGONIA LAKES SUBDIVISION  
SEE SHEETS PP.104 THRU PP.106

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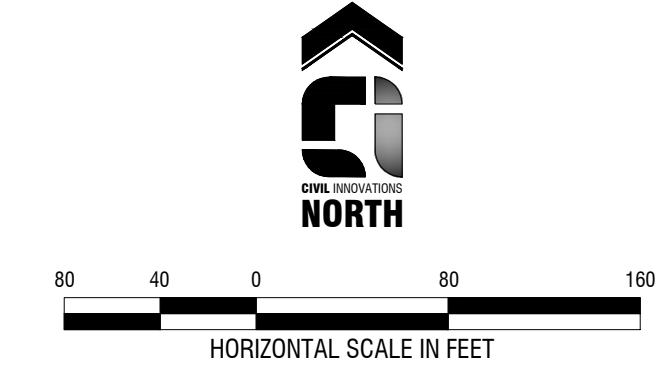
THESE DRAWINGS OR ANY PORTION OR EXTENSION THEREOF, SHALL NOT BE USED OR REPRODUCED ON ANY PROJECT WITHOUT WRITTEN CONSENT FROM CIVIL INNOVATIONS, PLLC

NO.	DESCRIPTION	BY	DATE

**PATAGONIA EAST, RIDGE AND LAKES SUBDIVISION**  
KUNA, IDAHO  
PRELIMINARY PLAT - PATAGONIA EAST SUBDIVISION - PLAN VIEW

PROJECT NO.	19-1202-PE-
DWG FILE	PP.101
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	05/19/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

**PP.101**  
SHEET 2 OF 9



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NO.	DESCRIPTION	BY	DATE

**PATAGONIA EAST, RIDGE AND LAKES SUBDIVISION**

KUNA, IDAHO

PRELIMINARY PLAT - PATAGONIA RIDGE SUBDIVISION - PLAN VIEW

PROJECT NO.	19-1202-PE-
DWG FILE	PP.102
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	05/19/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

**PP.102**  
SHEET 3 OF 9

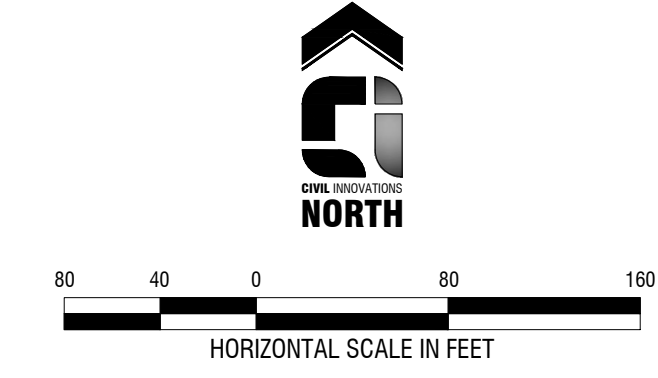
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	48.51'	85.00'	32°41'56"	S15°51'04"E	48.51'
C2	95.65'	115.00'	47°39'27"	N23°19'50"W	95.65'



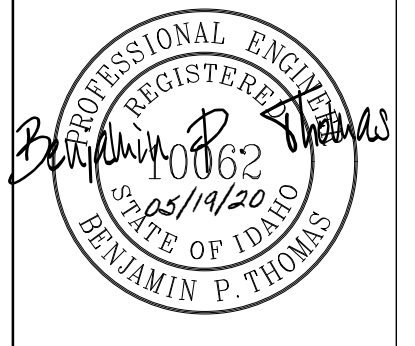
PATAGONIA EAST SUBDIVISION  
SEE SHEET PP.101



MATCH LINE - SEE SHEET PP.102



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NO.	DESCRIPTION	BY	DATE

**PATAGONIA EAST, RIDGE AND LAKES SUBDIVISION**  
KUNA, IDAHO

PRELIMINARY PLAT - PATAGONIA RIDGE SUBDIVISION - PLAN VIEW

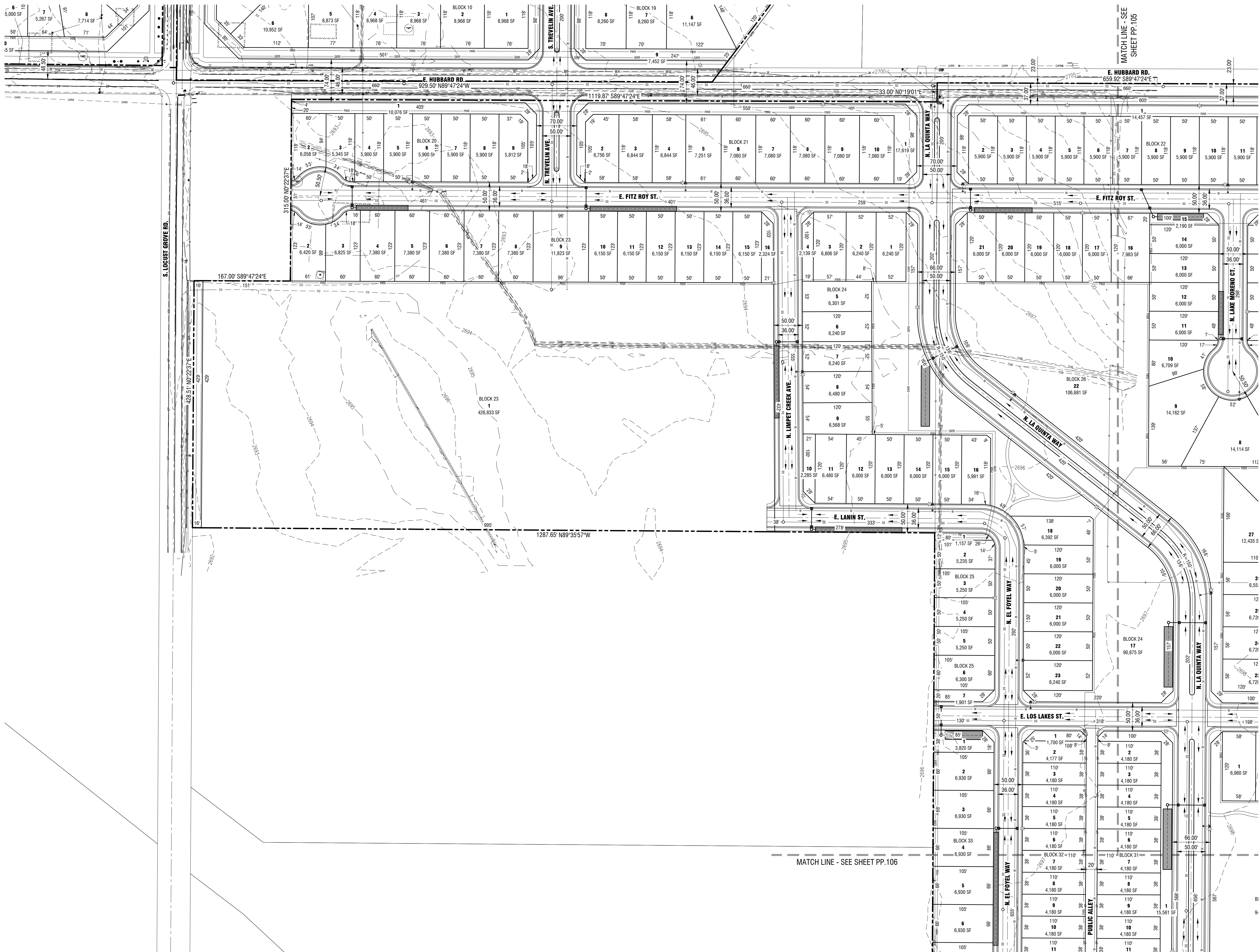
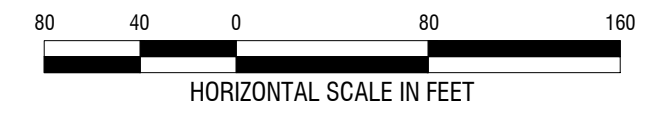
PROJECT NO.	19-1202-PE
DWG FILE	PP.103
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	05/19/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

**PP.103**  
SHEET 4 OF 9

PATAGONIA LAKES SUBDIVISION  
SEE SHEETS PP.104 THRU PP.106

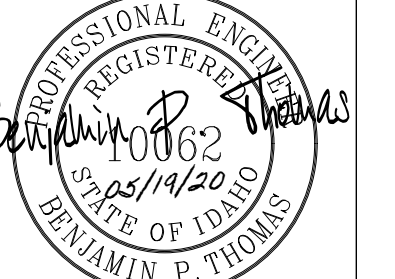
PATAGONIA EAST SUBDIVISION  
SEE SHEET PP.101

PATAGONIA RIDGE SUBDIVISION  
SEE SHEETS PP.102 AND PP.103



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NO.	DESCRIPTION	BY	DATE

**PATAGONIA EAST, RIDGE AND LAKES SUBDIVISION**  
KUNA, IDAHO

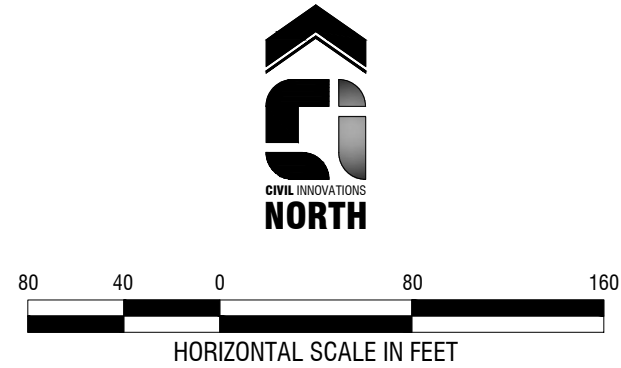
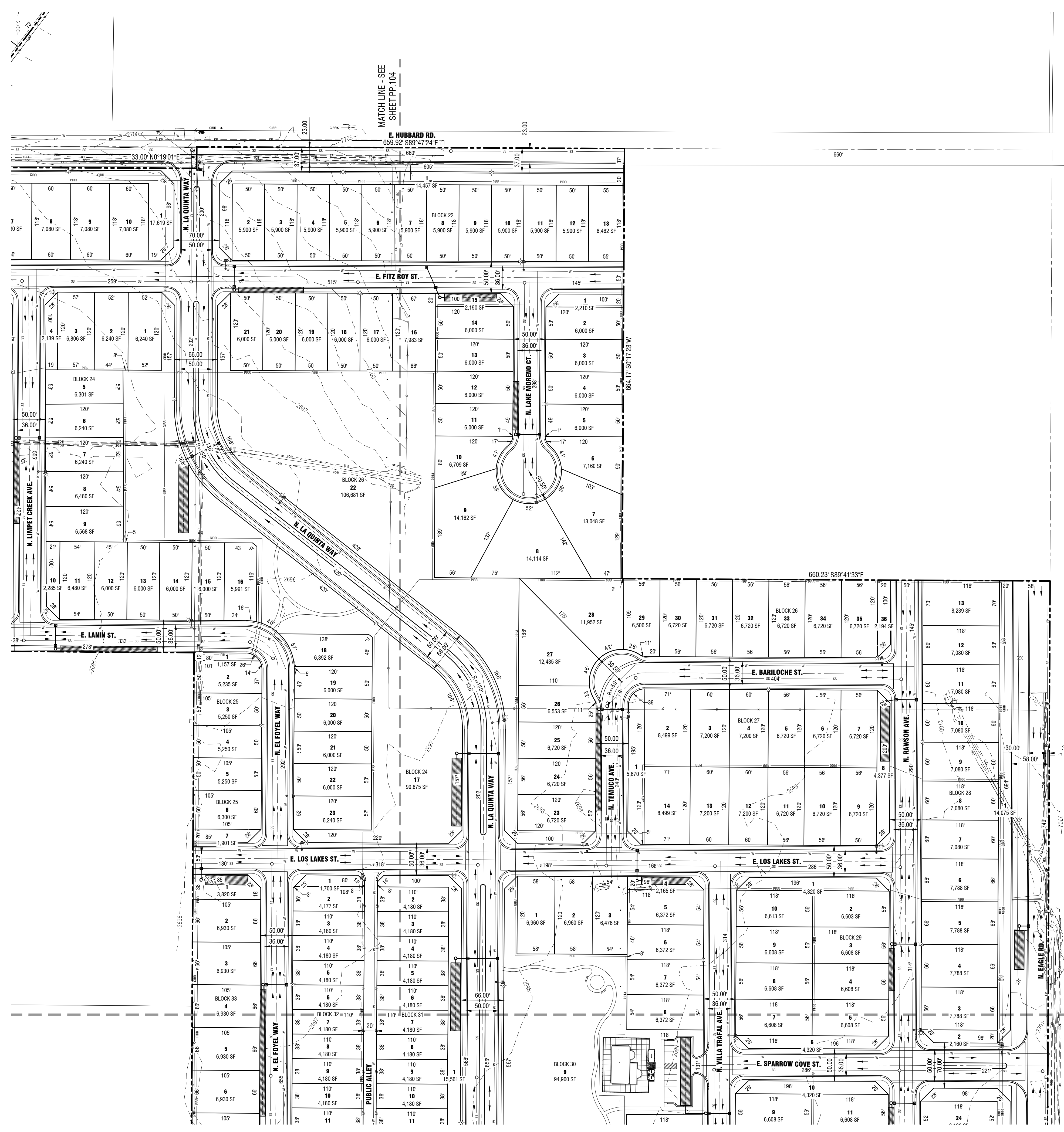
PRELIMINARY PLAT - PATAGONIA LAKES SUBDIVISION - PLAN VIEW

PROJECT NO.	19-1202-PE-
DWG FILE	PP.104
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	05/19/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

**PP.104**

SHEET 5 OF 9





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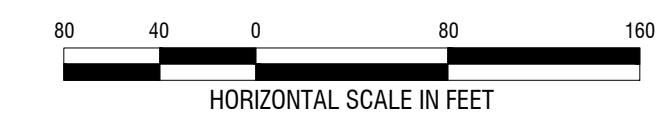
**PATAGONIA EAST, RIDGE AND LAKES SUBDIVISION**  
 KUNA, IDAHO

REVISIONS	NO.	DESCRIPTION	BY	DATE

PRELIMINARY PLAT - PATAGONIA LAKES SUBDIVISION - PLAN VIEW

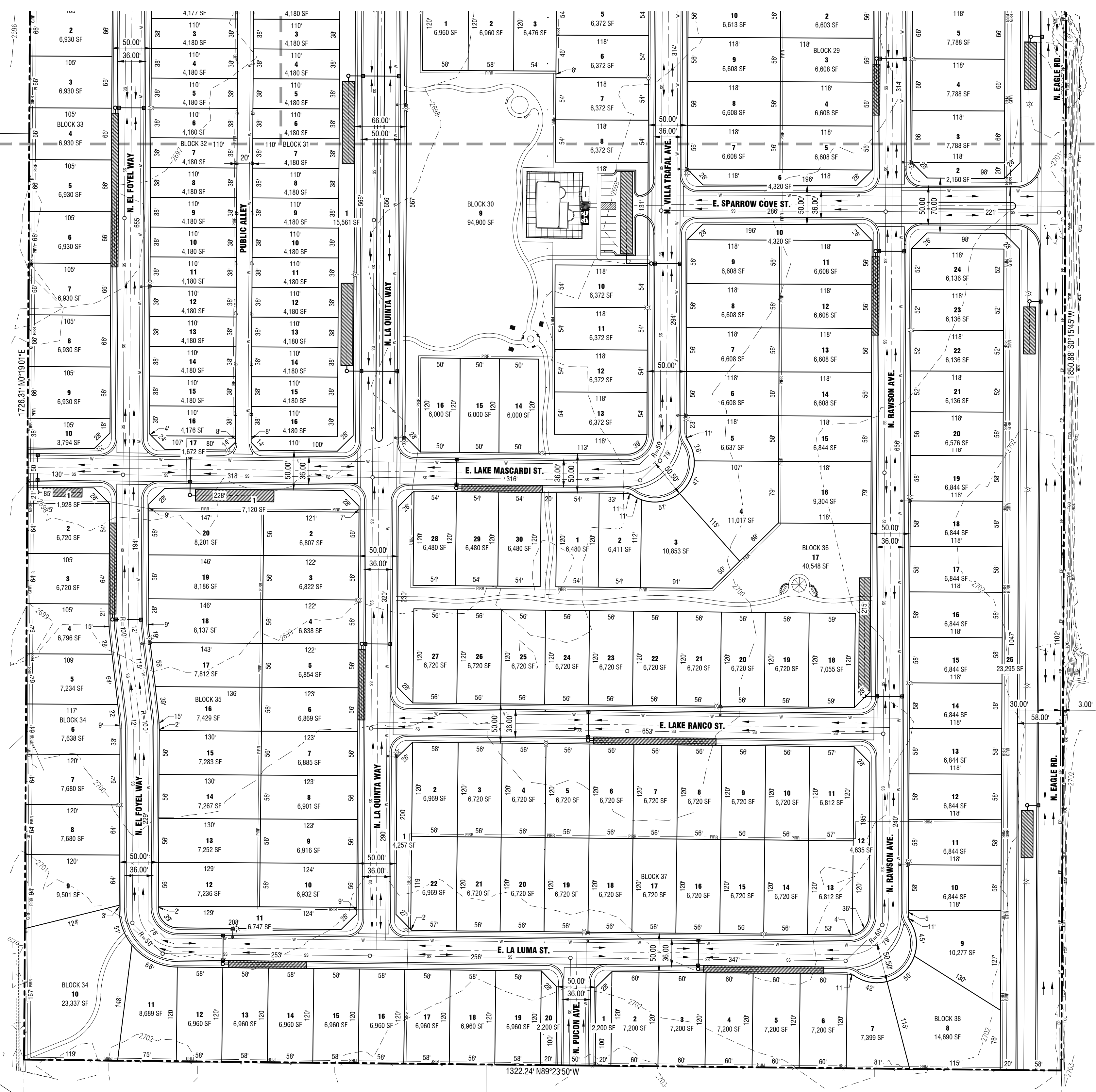
PROJECT NO.	19-1202-PE
DWG FILE	PP.105
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	05/19/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

**PP.105**  
 SHEET 6 OF 9



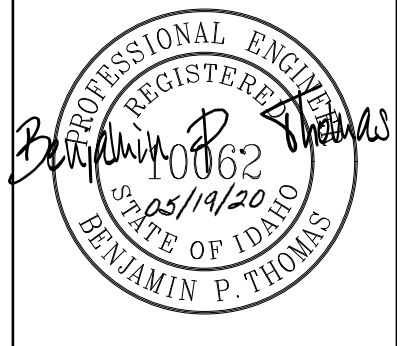
MATCH LINE - SEE SHEET PP.104

MATCH LINE - SEE SHEET PP.105



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NO.	DESCRIPTION	BY	DATE

## PATAGONIA EAST, RIDGE AND LAKES SUBDIVISION

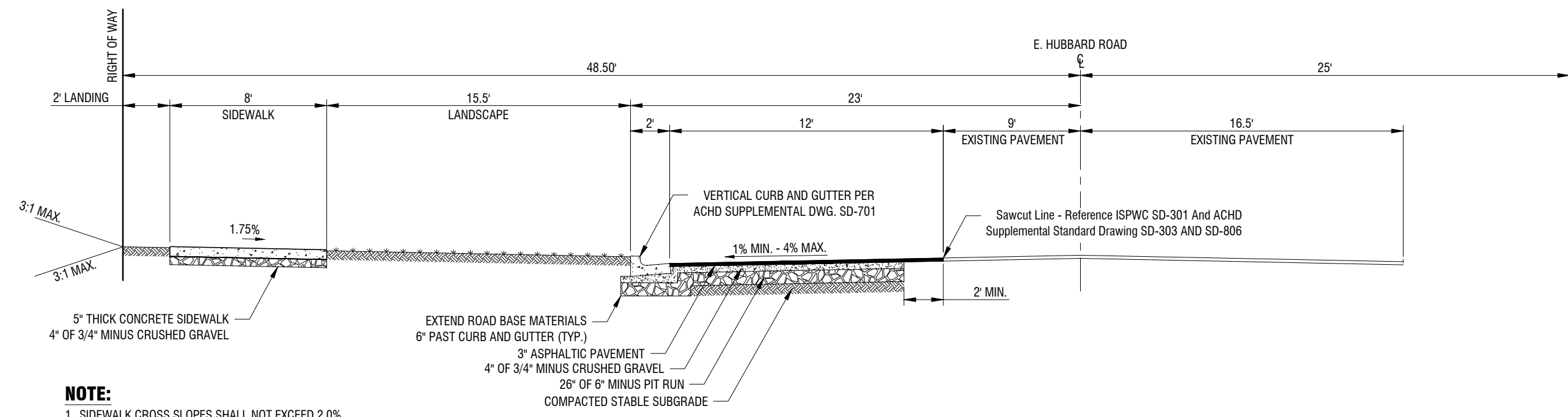
KUNA, IDAHO

PRELIMINARY PLAT - PATAGONIA LAKES SUBDIVISION - PLAN VIEW

PROJECT NO.	19-1202-PE-
DWG FILE	PP.106
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	05/19/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

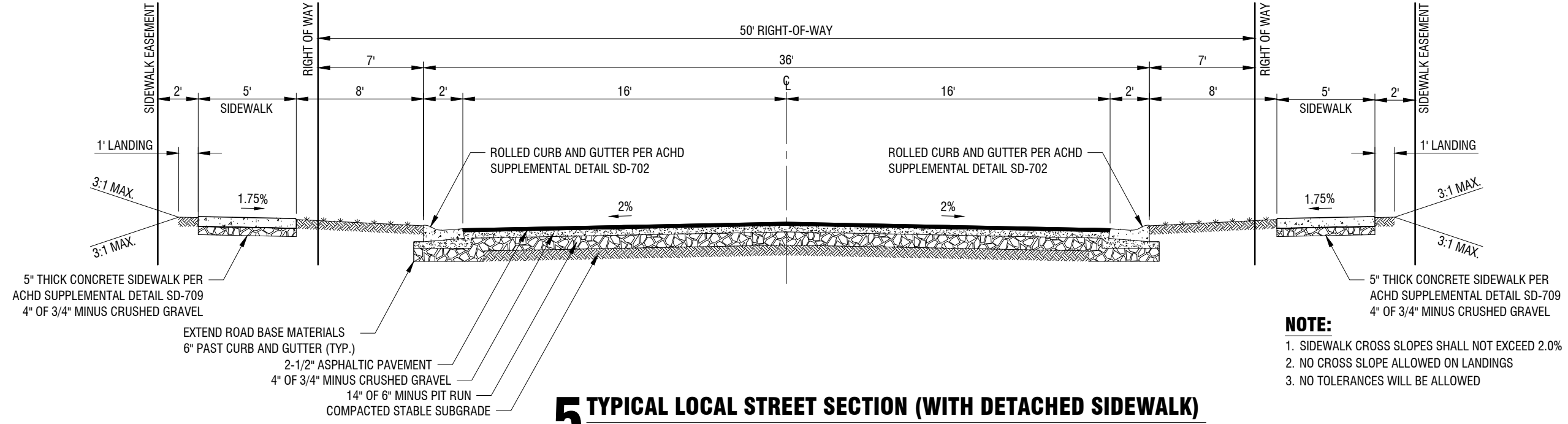
# PP.106

SHEET 7 OF 9



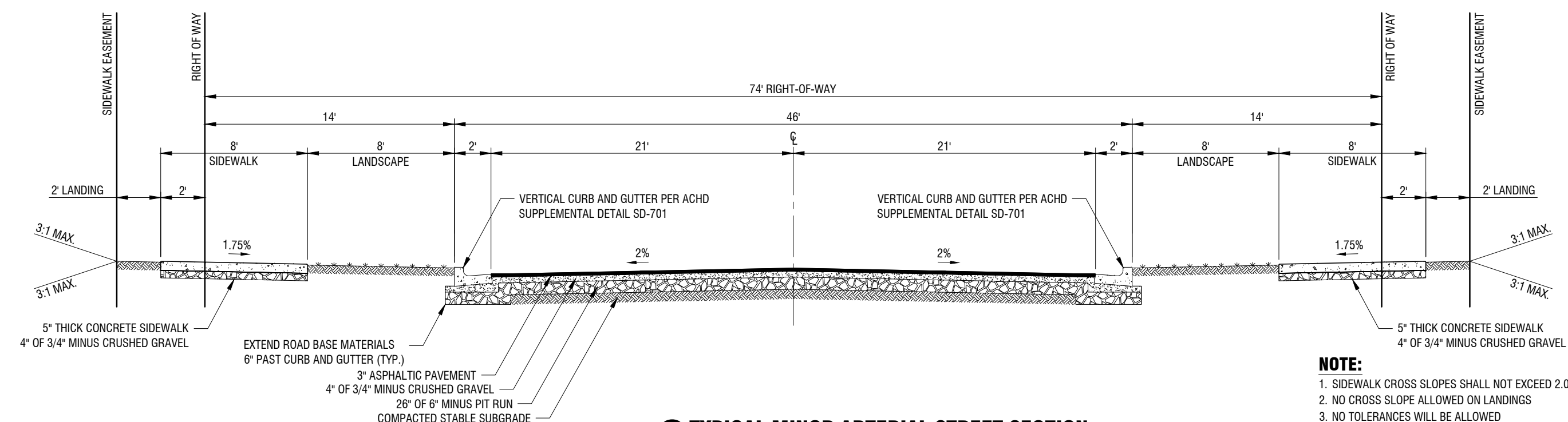
**1 TYPICAL MINOR ARTERIAL STREET SECTION**  
NOT TO SCALE - E. HUBBARD ROAD (WEST OF S. LOCUST GROVE)

**NOTE:**  
1. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2.0%  
2. NO CROSS SLOPE ALLOWED ON LANDINGS  
3. NO TOLERANCES WILL BE ALLOWED



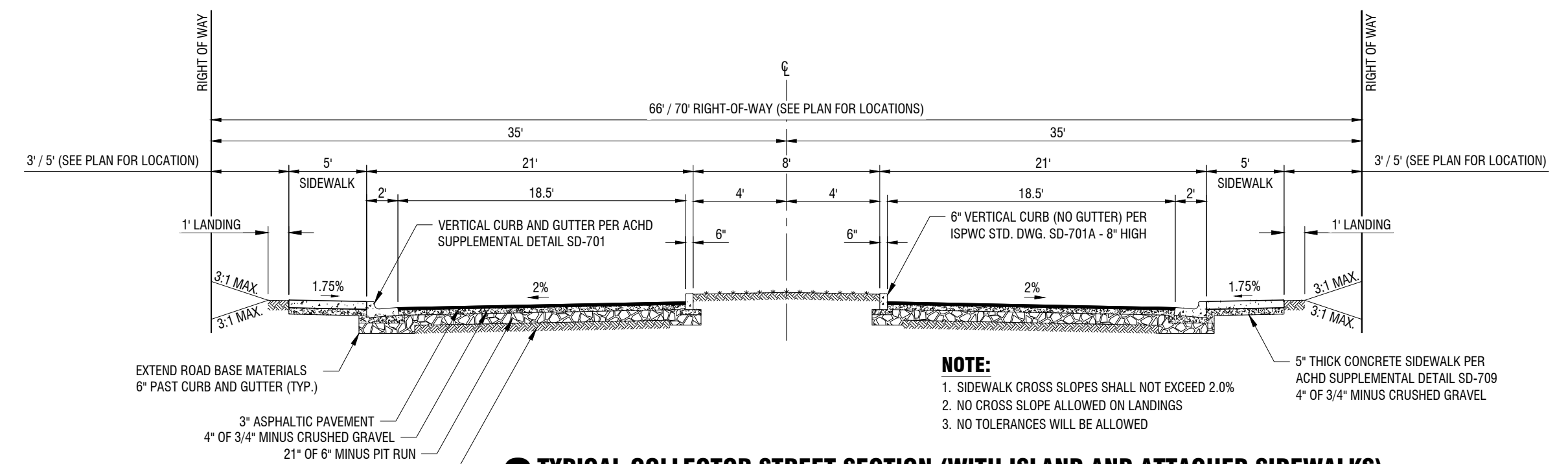
**5 TYPICAL LOCAL STREET SECTION (WITH DETACHED SIDEWALK)**  
NOT TO SCALE - PATAGONIA EAST / PATAGONIA RIDGE SUBDIVISIONS

**NOTE:**  
1. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2.0%  
2. NO CROSS SLOPE ALLOWED ON LANDINGS  
3. NO TOLERANCES WILL BE ALLOWED



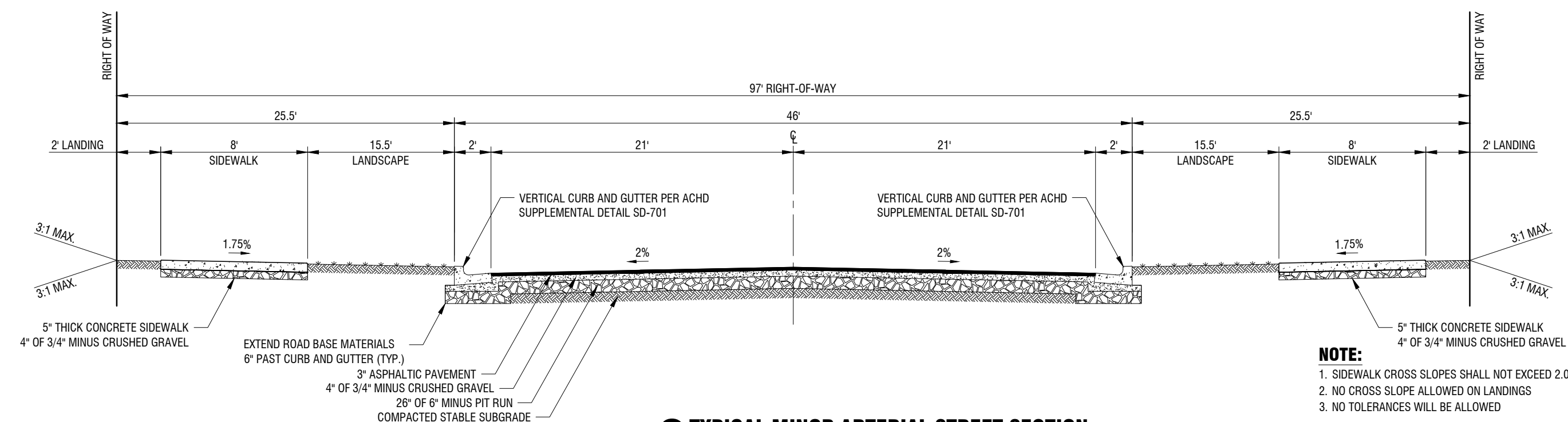
**2 TYPICAL MINOR ARTERIAL STREET SECTION**  
NOT TO SCALE - E. HUBBARD ROAD (EAST OF S. LOCUST GROVE)

**NOTE:**  
1. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2.0%  
2. NO CROSS SLOPE ALLOWED ON LANDINGS  
3. NO TOLERANCES WILL BE ALLOWED



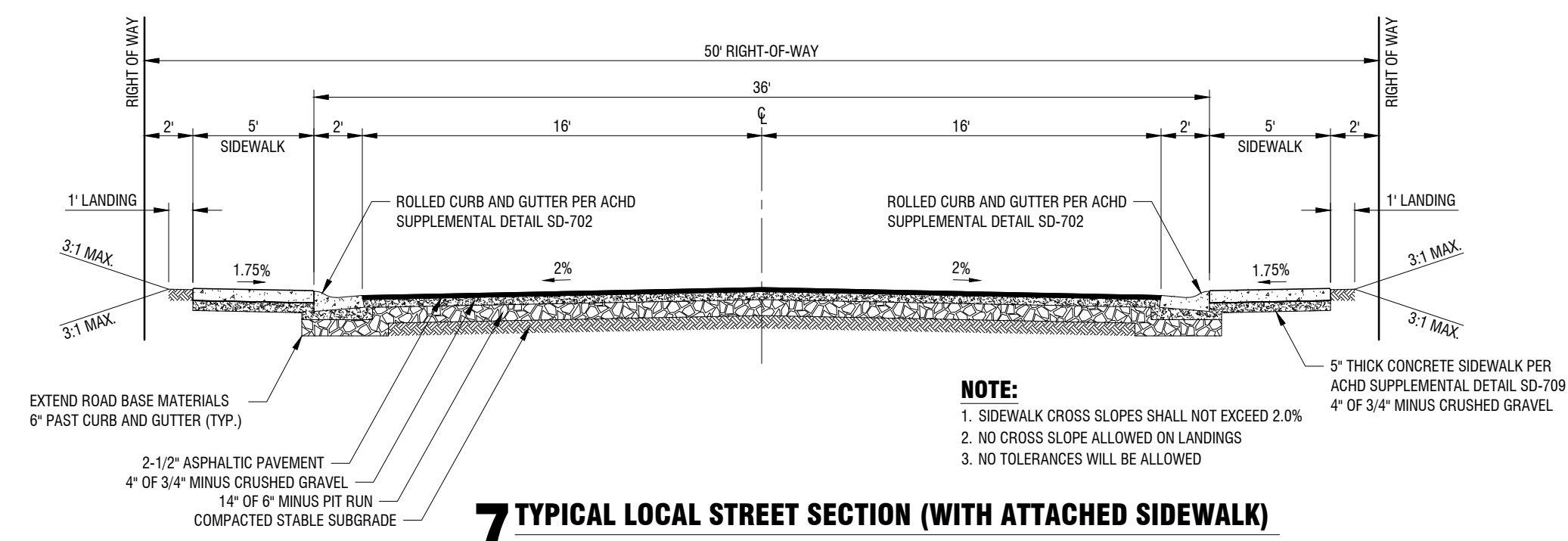
**6 TYPICAL COLLECTOR STREET SECTION (WITH ISLAND AND ATTACHED SIDEWALKS)**  
NOT TO SCALE - PATAGONIA LAKES SUBDIVISION

**NOTE:**  
1. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2.0%  
2. NO CROSS SLOPE ALLOWED ON LANDINGS  
3. NO TOLERANCES WILL BE ALLOWED



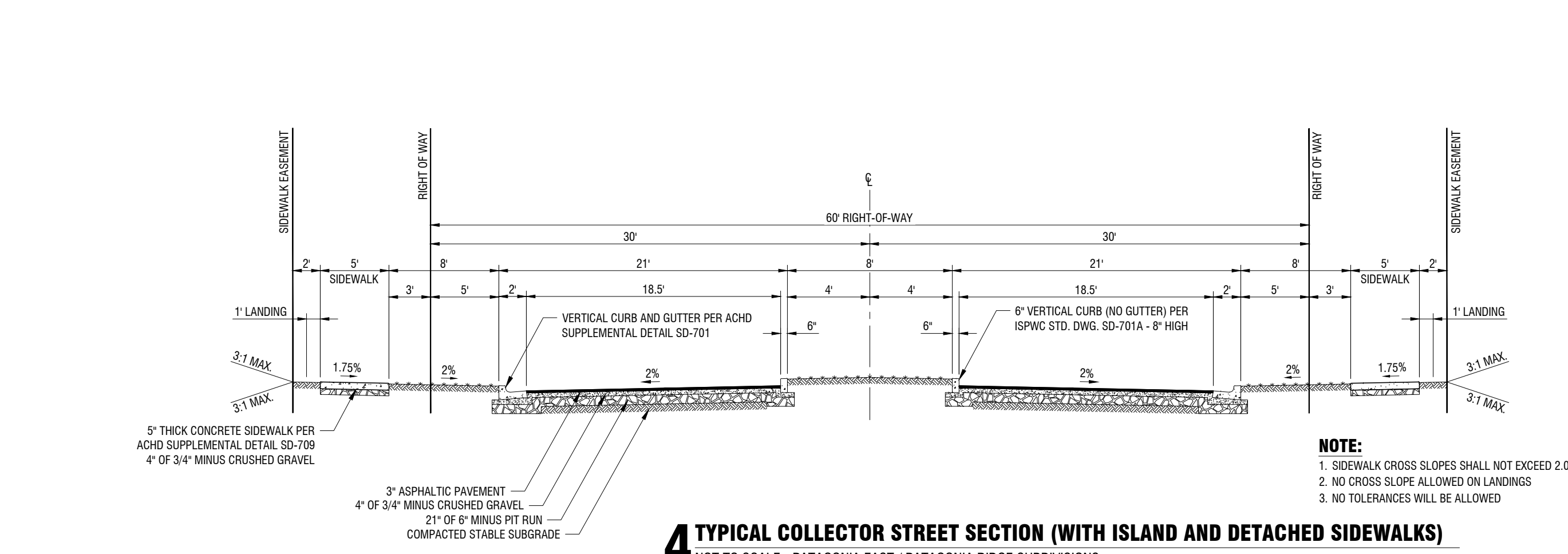
**3 TYPICAL MINOR ARTERIAL STREET SECTION**  
NOT TO SCALE - S. LOCUST GROVE

**NOTE:**  
1. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2.0%  
2. NO CROSS SLOPE ALLOWED ON LANDINGS  
3. NO TOLERANCES WILL BE ALLOWED



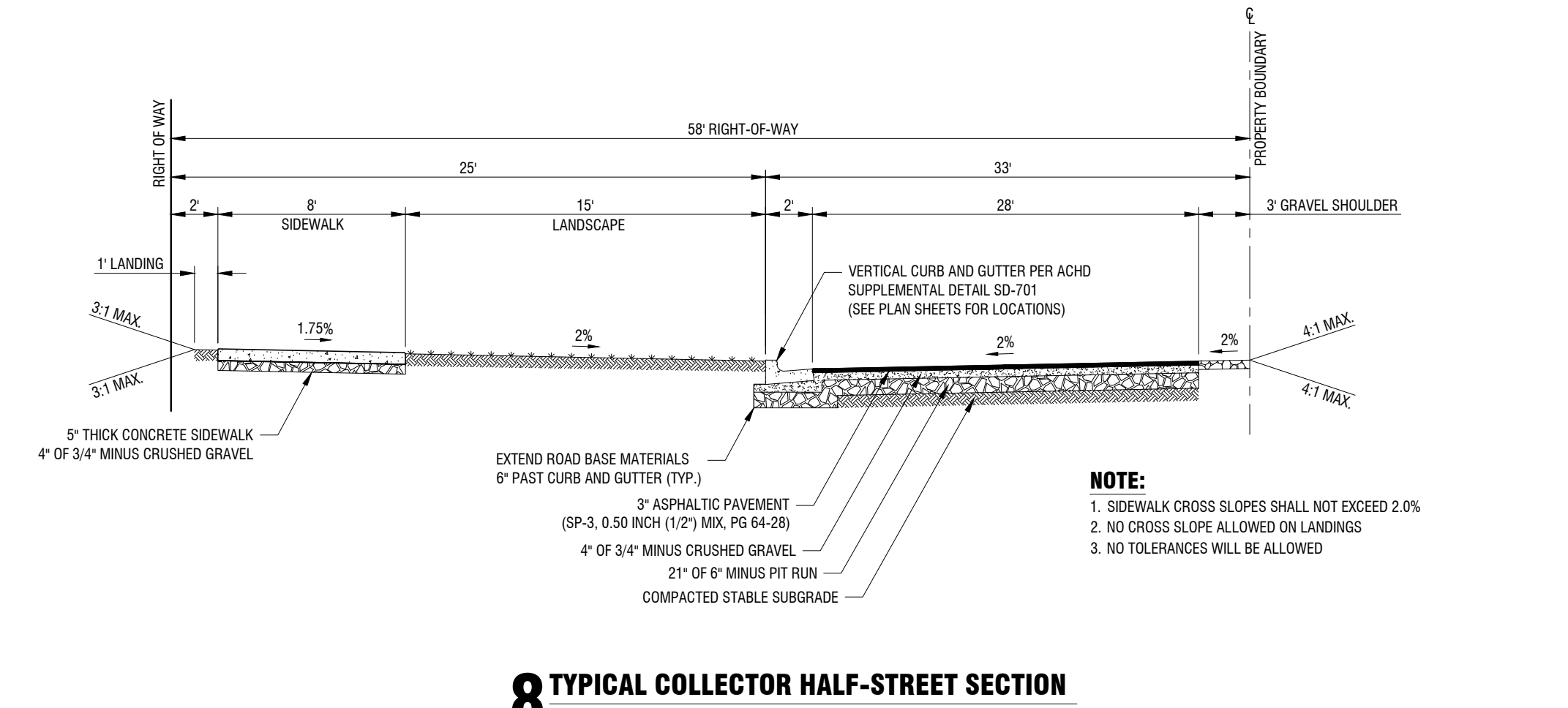
**7 TYPICAL LOCAL STREET SECTION (WITH ATTACHED SIDEWALK)**  
NOT TO SCALE - PATAGONIA LAKES SUBDIVISION

**NOTE:**  
1. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2.0%  
2. NO CROSS SLOPE ALLOWED ON LANDINGS  
3. NO TOLERANCES WILL BE ALLOWED



**4 TYPICAL COLLECTOR STREET SECTION (WITH ISLAND AND DETACHED SIDEWALKS)**  
NOT TO SCALE - PATAGONIA EAST / PATAGONIA RIDGE SUBDIVISIONS

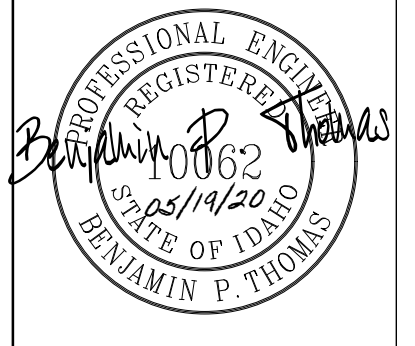
**NOTE:**  
1. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2.0%  
2. NO CROSS SLOPE ALLOWED ON LANDINGS  
3. NO TOLERANCES WILL BE ALLOWED



**8 TYPICAL COLLECTOR HALF-STREET SECTION**  
NOT TO SCALE - N. EAGLE ROAD

**NOTE:**  
1. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2.0%  
2. NO CROSS SLOPE ALLOWED ON LANDINGS  
3. NO TOLERANCES WILL BE ALLOWED

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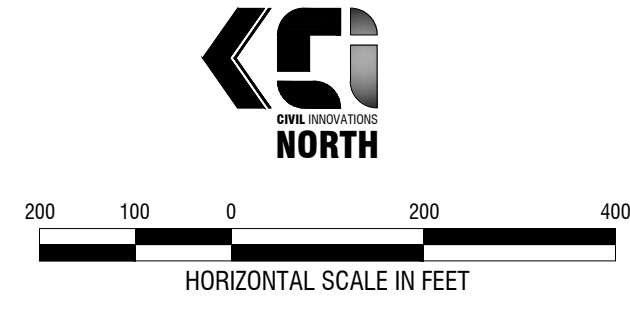


NO.	DESCRIPTION	BY	DATE

**PATAGONIA EAST, RIDGE AND LAKES SUBDIVISION**  
KUNA, IDAHO  
PRELIMINARY PLAT - TYPICAL STREET SECTIONS

PROJECT NO.	19-1202-PE-
DWG FILE	PP.107
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	05/19/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

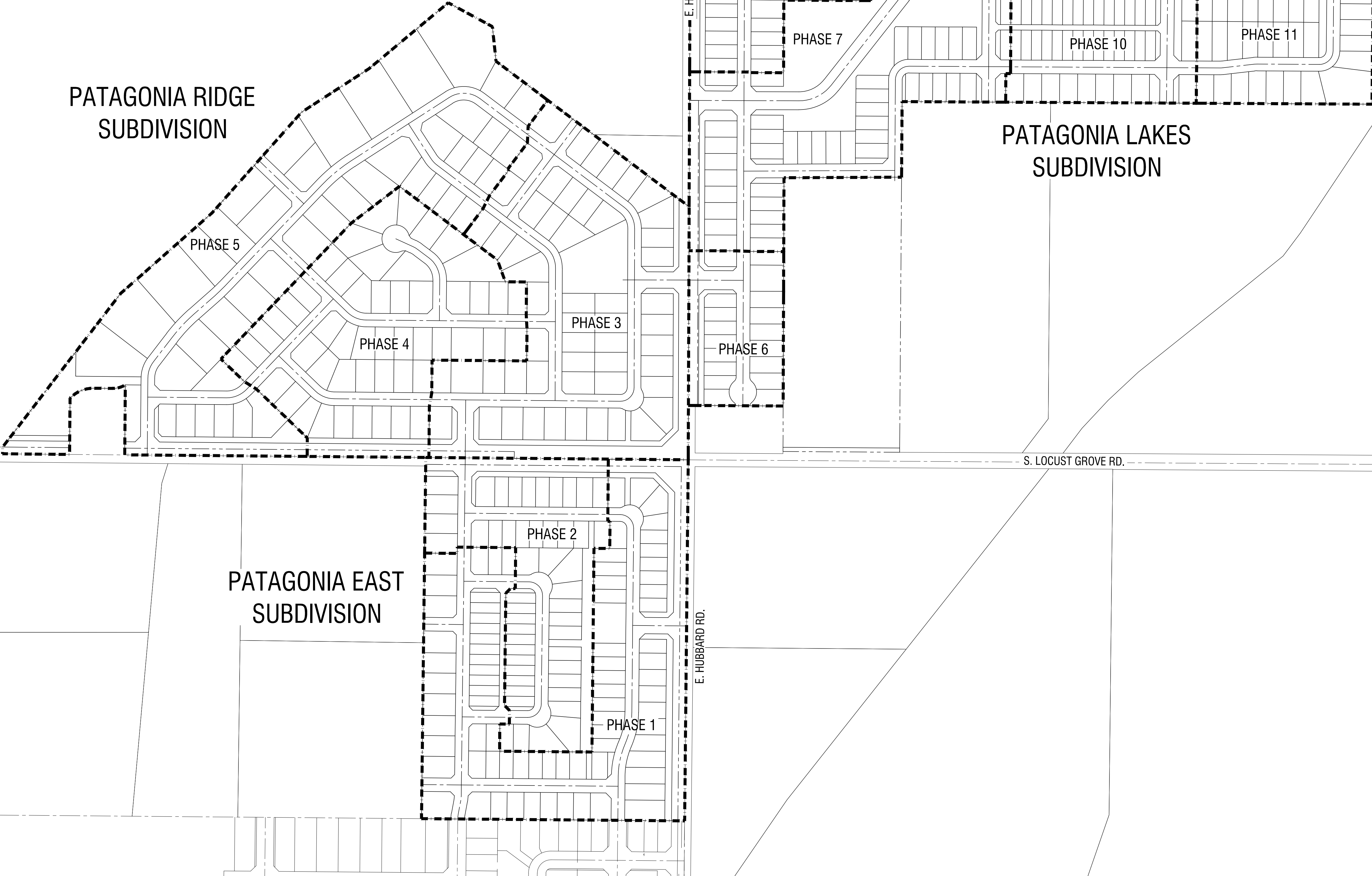
**PP.107**  
SHEET 8 OF 9



PATAGONIA RIDGE  
SUBDIVISION

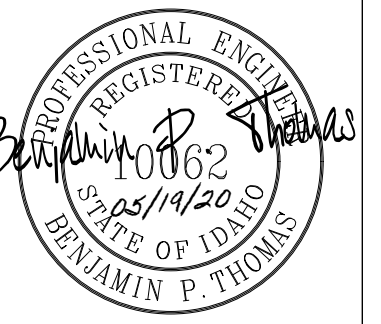
PATAGONIA LAKES  
SUBDIVISION

PATAGONIA EAST  
SUBDIVISION



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NO.	DESCRIPTION	BY	DATE

**PATAGONIA EAST, RIDGE AND LAKES SUBDIVISION**  
KUNA, IDAHO

PRELIMINARY PLAT - PHASING PLAN

PROJECT NO.	19-1202-PE-
DWG FILE	PP.108
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	05/19/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

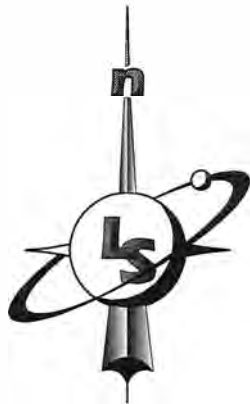
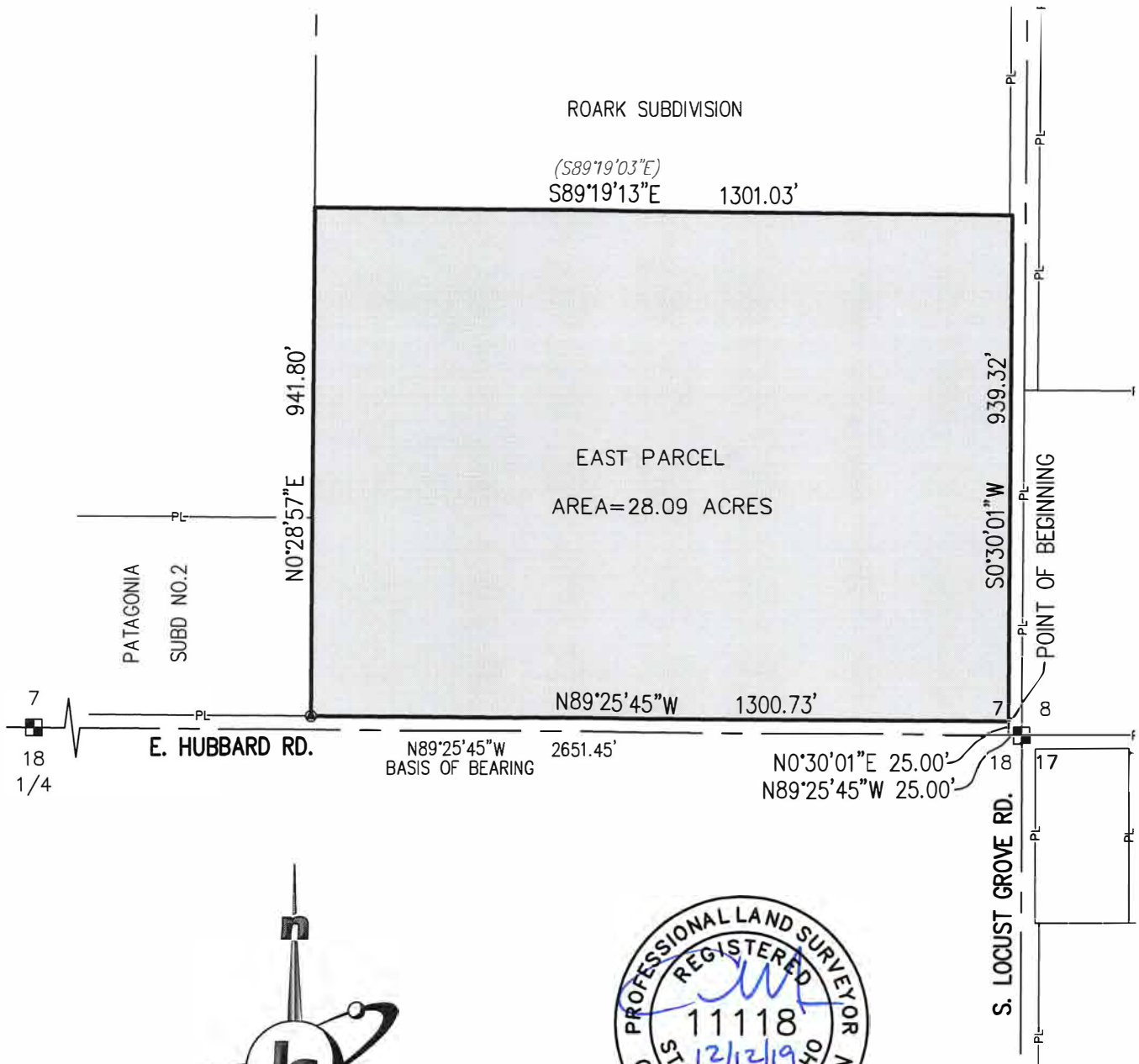
**PP.108**  
SHEET 9 OF 9



# PATAGONIA

## EAST PARCEL

LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 7, T.2N., R.1E., B.M., ADA COUNTY, IDAHO



**LandSolutions**  
Land Surveying and Consulting

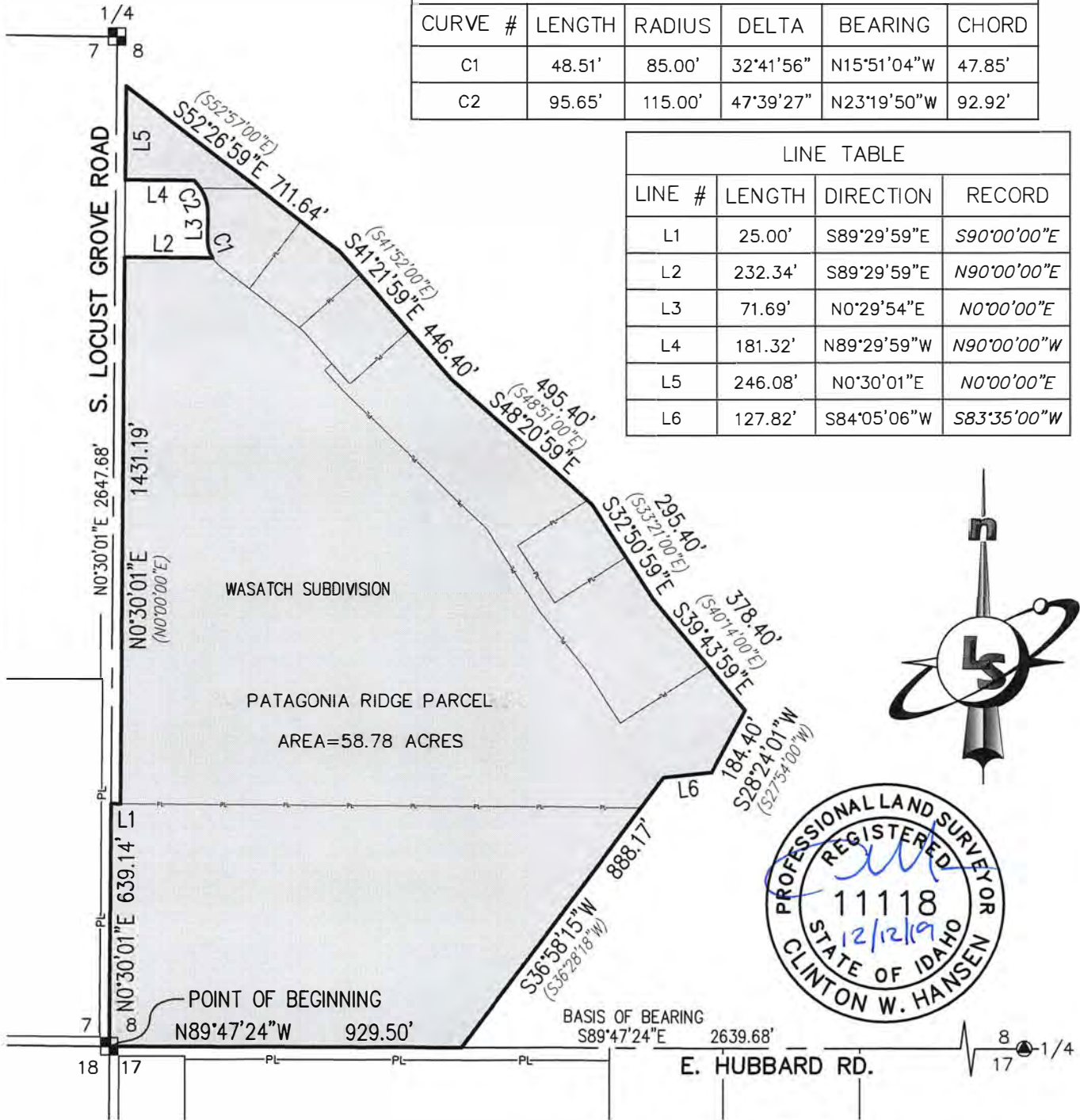
231 E. 5TH ST., STE. A  
MERIDIAN, ID 83642  
(208) 288-2040 (208) 288-2557 fax  
www.landsolutions.biz

# PATAGONIA RIDGE PARCEL

LOCATED IN THE SW 1/4 OF SECTION 8, T.2N., R.1E., B.M., ADA COUNTY, IDAHO

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	48.51'	85.00'	32°41'56"	N15°51'04"W	47.85'
C2	95.65'	115.00'	47°39'27"	N23°19'50"W	92.92'

LINE TABLE			
LINE #	LENGTH	DIRECTION	RECORD
L1	25.00'	S89°29'59"E	S90°00'00"E
L2	232.34'	S89°29'59"E	N90°00'00"E
L3	71.69'	N0°29'54"E	N0°00'00"E
L4	181.32'	N89°29'59"W	N90°00'00"W
L5	246.08'	N0°30'01"E	N0°00'00"E
L6	127.82'	S84°05'06"W	S83°35'00"W



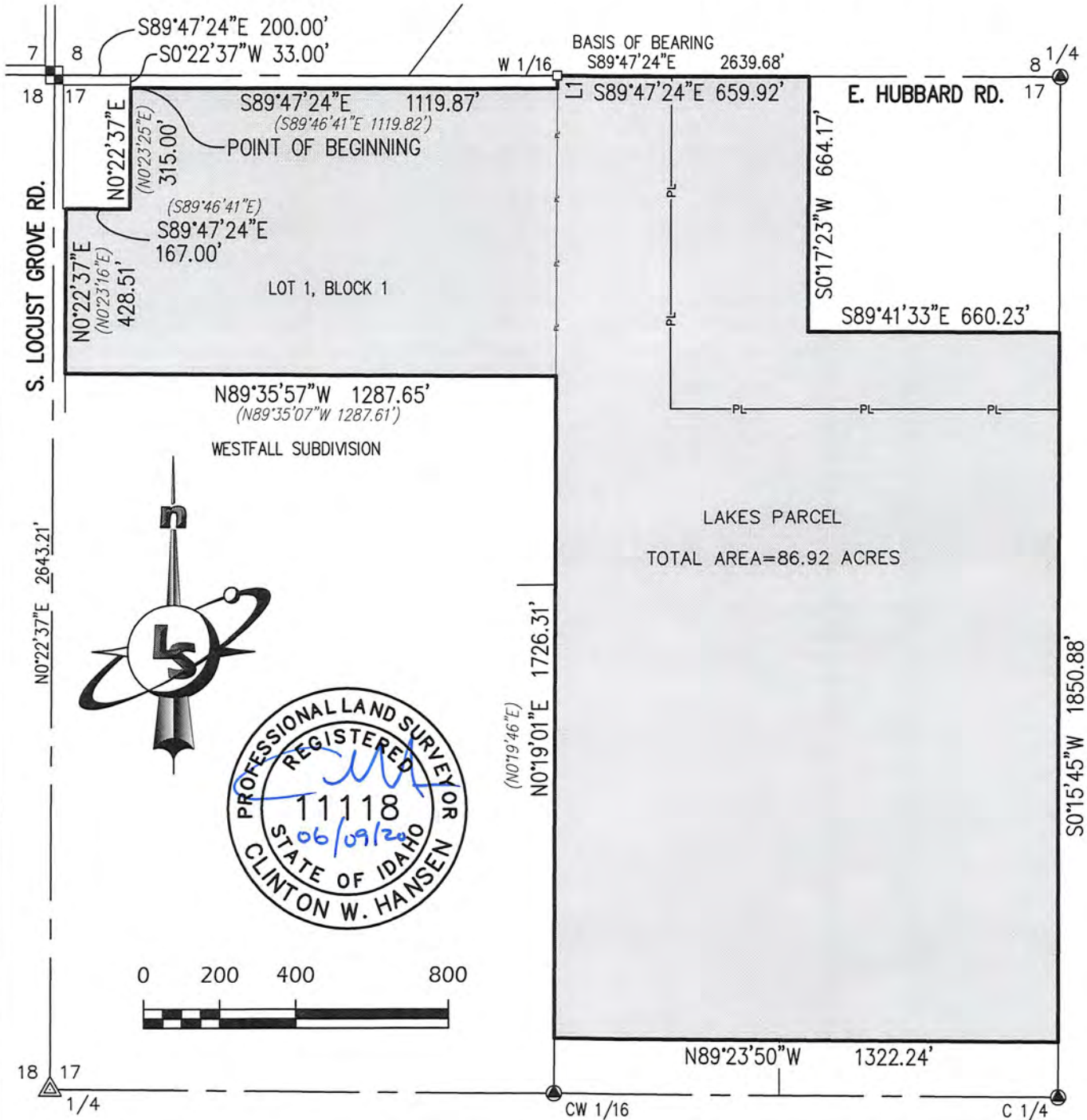
**LandSolutions**  
Land Surveying and Consulting

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MERIDIAN, ID 83642  
(208) 288-2040 (208) 288-2557 fax  
www.landsolutions.biz

# PATAGONIA EAST

## LAKES PARCEL

LOCATED IN THE NW 1/4 OF SECTION 17, T.2N., R.1E., B.M., ADA COUNTY, IDAHO



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	33.00'	N0°19'01"E

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JOB NO. 16-93

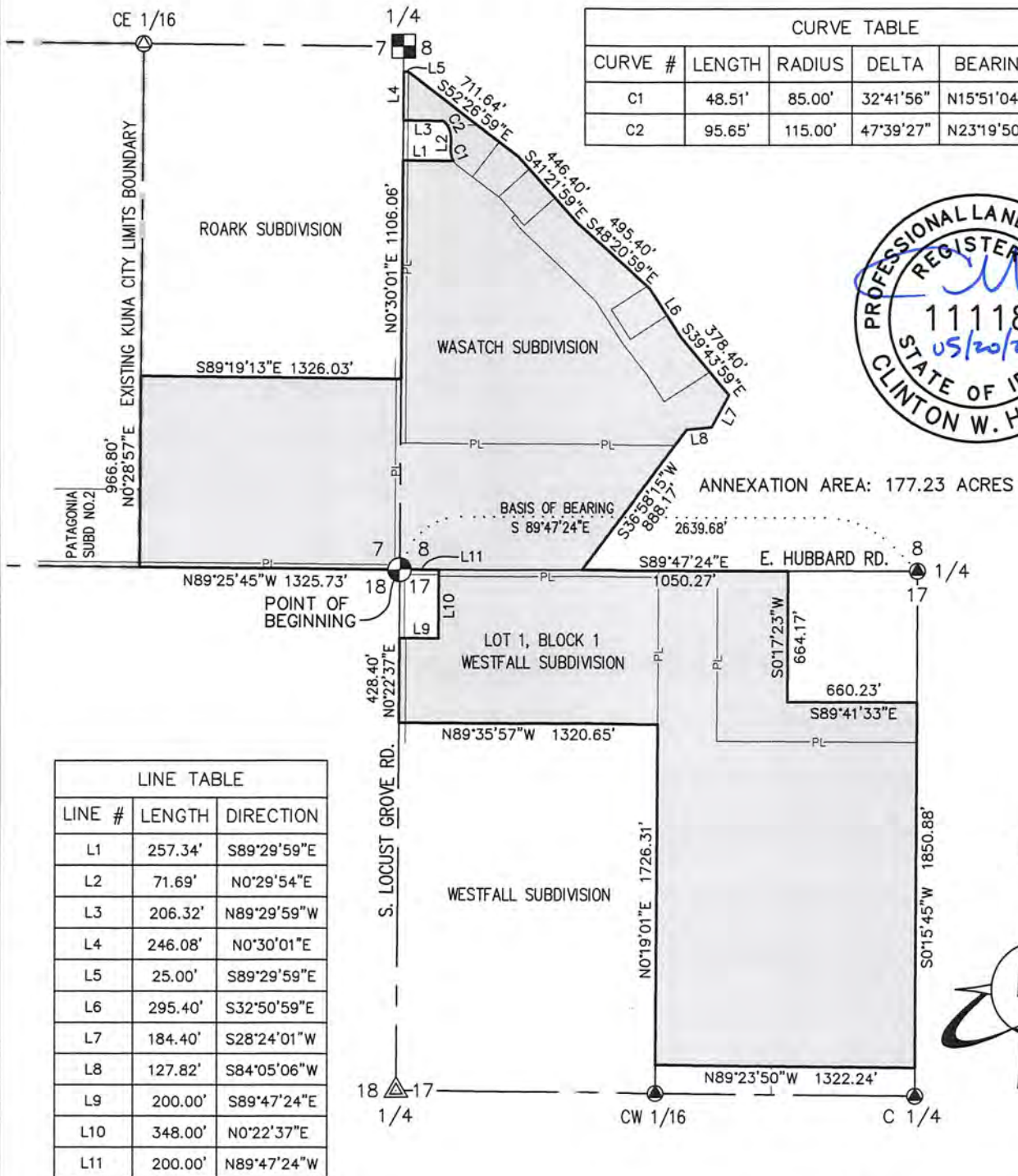


# CITY OF KUNA ANNEXATION

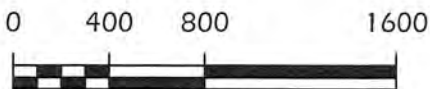
## PATAGONIA EAST SUBDIVISION

LOCATED IN SECTIONS 7, 8 AND 17, T.2N., R.1E., B.M., ADA COUNTY, IDAHO

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	48.51'	85.00'	32°41'56"	N15°51'04"W	47.85'
C2	95.65'	115.00'	47°39'27"	N23°19'50"W	92.92'



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	257.34'	S89°29'59"E
L2	71.69'	N0°29'54"E
L3	206.32'	N89°29'59"W
L4	246.08'	N0°30'01"E
L5	25.00'	S89°29'59"E
L6	295.40'	S32°50'59"E
L7	184.40'	S28°24'01"W
L8	127.82'	S84°05'06"W
L9	200.00'	S89°47'24"E
L10	348.00'	N0°22'37"E
L11	200.00'	N89°47'24"W



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MERIDIAN, ID 83642  
(208) 288-2040 (208) 288-2557 fax  
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Proposed City of Kuna Annexation  
Patagonia East

A parcel being a portion of Wasatch Subdivision, as shown in Book 104 of Plats on Pages 14111 through 14113, records of Ada County, Idaho; Lot 1 of Block 1 of Westfall Subdivision, as shown in Book 81 of Plats on Pages 8726 and 8727, records of Ada County, Idaho; and portions of the SW  $\frac{1}{4}$  of Section 8, the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 7 and the NW  $\frac{1}{4}$  of Section 17, all in Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho; and being more particularly described as follows:

**BEGINNING** at an Aluminum Cap monument marking the southeast corner of said Section 7, from which a 5/8 inch diameter iron pin marking the southeast corner of the SW  $\frac{1}{4}$  of said Section 8 bears S 89°47'24" E a distance of 2639.68 feet;

Thence along the southerly boundary of said Section 7 N 89°25'45" W a distance of 1325.73 feet to the southwest corner of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 7, said point being on the existing Kuna city limits boundary;

Thence N 0°28'57" E along the westerly boundary of said SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and the existing Kuna city limits boundary a distance of 966.80 feet to the southwesterly corner of Roark Subdivision, as shown in Book 76 of Plats on Pages 7884 and 7885, records of Ada County, Idaho;

Thence leaving the existing Kuna city limits boundary and along the southerly boundary of said Roark Subdivision and the extension thereof S 89°19'13" E (formerly S 89°19'03" E) a distance of 1326.03 feet to a point on the westerly boundary of the SW  $\frac{1}{4}$  of said Section 8;

Thence N 0°30'01" E along said westerly boundary a distance of 1106.06 feet to point;

Thence leaving said westerly boundary S 89°29'59" E, partially along the southerly boundary of Lot 2, Block 1 of said Wasatch Subdivision (formerly N 90°00'00" E), a distance of 257.34 feet to a point marking the southeast corner of said Lot 2;

Thence along the easterly boundary of said Lot 2 the following courses and distances:

Thence a distance of 48.51 feet (formerly 48.50 feet) along the arc of an 85.00 foot radius non-tangent curve right, said curve having a central angle of 32°41'56 (formerly 32°41'40") and a long chord bearing N 15°51'04" W a distance of 47.85 feet (formerly N 16°20'50" W, 47.84 feet) to a point of tangency;

Thence N 0°29'54" E (formerly N 0°00'00" E) a distance of 71.69 feet to a point of curvature;

Thence a distance of 95.65 feet along the arc of a 115.00 foot radius curve left, said curve having a central angle of 47°39'27 and a long chord bearing N 23°19'50" W (formerly N 23°49'43" W) a distance of 92.92 feet to a point marking the northeast corner of said Lot 2;

Thence N 89°29'59" W (formerly N 90°00'00" W) along the northerly boundary of said Lot 2, and the extension thereof, a distance of 206.32 feet to a point on the westerly boundary of said SW  $\frac{1}{4}$  of Section 8;

Thence along said westerly boundary N 0°30'01" E a distance of 246.08 feet to a point;

Thence leaving said westerly boundary S 89°29'59" E a distance of 25.00 feet to the northwesterly corner of said Wasatch Subdivision;

Thence along the easterly boundary of said Wasatch Subdivision the following courses and distances:

Thence S 52°26'59" E (formerly S 52°57'00" E) a distance of 711.64 feet to a point;

Thence S 41°21'59" E (formerly S 41°52'00" E) a distance of 446.40 feet to a point;

Thence S 48°20'59" E (formerly S 48°51'00" E) a distance of 495.40 feet to a point;

Thence S 32°50'59" E (formerly S 33°21'00" E) a distance of 295.40 feet to a point;

Thence S 39°43'59" E (formerly S 40°14'00" E) a distance of 378.40 feet to a point;

Thence S 28°24'01" W (formerly S 27°54'00" W) a distance of 184.40 feet to a point;

Thence S 84°05'06" W a distance of 127.82 feet (formerly S 83°35'00" W, 127.81 feet) to a point;

Thence S 36°58'15" W a distance of 888.17 feet, partially along the boundary of said Wasatch Subdivision (formerly shown as S 36°28'18" W thereon) and continuing beyond said subdivision to a point on the northerly boundary of the NW ¼ of said Section 17;

Thence along said northerly boundary S 89°47'24" E a distance of 1050.27 feet to a point;

Thence leaving said northerly boundary S 0°17'23" W a distance of 664.17 feet to a point;

Thence S 89°41'33" E a distance of 660.23 feet to a point on the easterly boundary of said E ½ of the NW ¼ of said Section 17;

Thence along said easterly boundary S 0°15'45" W a distance of 1850.88 feet to a point;

Thence leaving said easterly boundary N 89°23'50" W a distance of 1322.24 feet to a point on the westerly boundary of said E ½ of the NW ¼, also being the easterly boundary of said Westfall Subdivision;

Thence along said boundary N 0°19'01" E (formerly N 0°19'46" E) a distance of 1726.31 feet to the southeasterly corner of said Lot 1 of Block 1 of Westfall Subdivision;

Thence along the southerly boundary of said Lot 1 and the extension thereof N 89°35'57" W (formerly N 89°35'07" W) a distance of 1320.65 feet to a point on the westerly boundary of the NW ¼ of said Section 17;

Thence N 0°22'37" E along said westerly boundary a distance of 428.40 feet to a point;

Thence leaving said boundary and being partially along the westerly boundary of the said Lot 1 S 89°47'24" E (formerly S 89°46'41" E) a distance of 200.00 feet to a point;

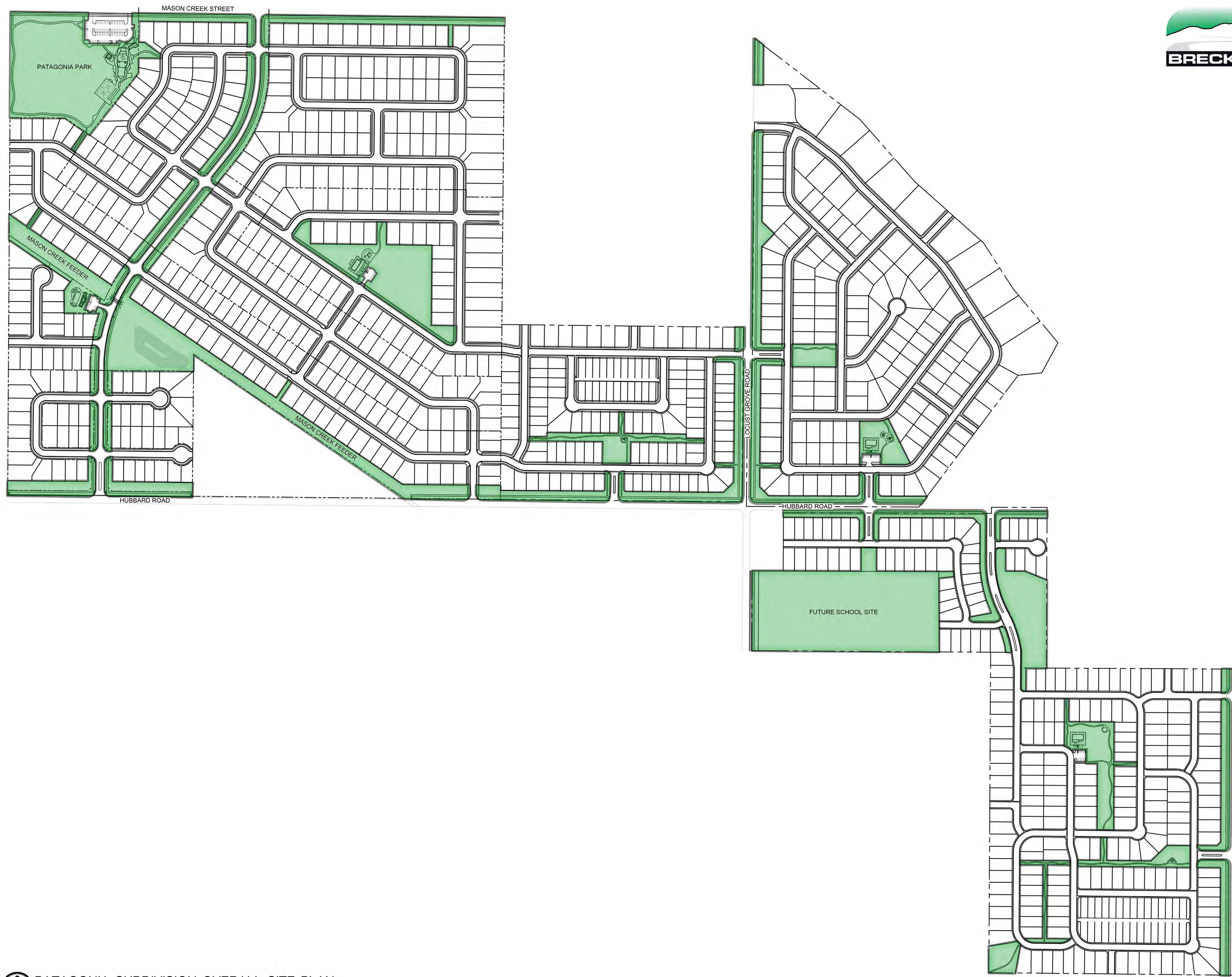
Thence N 0°22'37" E (formerly N 0°23'25" E) along the westerly boundary of said Lot 1 and the extension thereof a distance of 348.00 feet to a point on the northerly boundary of the NW ¼ of said Section 17;

Thence along said northerly boundary N 89°47'24" W a distance of 200.00 feet to the **POINT OF BEGINNING.**

This parcel contains 177.23 acres.

Clinton W. Hansen, PLS  
Land Solutions, PC  
May 20, 2020






**PATAGONIA SUBDIVISION OVERALL SITE PLAN**  
 SCALE: 1" = 200'-0"

## Bonnie Layton

---

**From:** Terasa O'Brien  
**Sent:** Thursday, December 19, 2019 3:01 PM  
**To:** Bonnie Layton  
**Cc:** Cara Duskey  
**Subject:** FW: Patagonia Ridge and Patagonia Lakes Subdivision Name Reservations

See response below!

**Terasa O'Brien** | Administrative Assistant  
**WHPacific, Inc. - an NV5 company** | 2141 W Airport Way, Ste 104, Boise, ID 83705  
Direct 208.275.8744 | tobrien@whpacific.com

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**From:** Sub Name Mail [mailto:subnamemail@adacounty.id.gov]  
**Sent:** Thursday, December 19, 2019 2:10 PM  
**To:** Terasa O'Brien <TOBrien@whpacific.com>  
**Subject:** RE: Patagonia Ridge and Patagonia Lakes Subdivision Name Reservations

Terasa;

Please note the two sentences of the reservation which state;

"I will reserve the two names **Patagonia Ridge Subdivision** and **Patagonia Lakes Subdivision** for your project. **Patagonia East Subdivision** was previously reserved on 7/26/2017 and we will revise that information to show the new firm and surveyor."

I believe that this answers your question.



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

**From:** Terasa O'Brien <TOBrien@whpacific.com>  
**Sent:** Wednesday, December 18, 2019 12:18 PM  
**To:** Sub Name Mail <subnamemail@adacounty.id.gov>  
**Cc:** Cara Duskey <CDuskey@whpacific.com>; Bonnie Layton <BLayton@whpacific.com>  
**Subject:** [EXTERNAL] RE: Patagonia Ridge and Patagonia Lakes Subdivision Name Reservations

Hello Glen,

Per your email below, I want to make sure that we are reserving Patagonia East along with Patagonia Ridge and Patagonia Lakes. Could you please let me know?

Thank you,

Terry O'Brien | Administrative Assistant  
WHPacific, Inc. - an NV5 company | 2141 W Airport Way, Ste 104, Boise, ID 83705  
Direct 208.275.8744 | tobrien@whpacific.com

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**From:** Sub Name Mail [mailto:subnamemail@adacounty.id.gov]  
**Sent:** Wednesday, December 18, 2019 10:54 AM  
**To:** Terasa O'Brien <TOBrien@whpacific.com>  
**Cc:** 'Clint Hansen' <chansen@landsolutions.biz>  
**Subject:** RE: Patagonia Ridge and Patagonia Lakes Subdivision Name Reservations

December 18, 2019

Clinton Hansen, Land Solutions  
Terasa O'Brien, WH Pacific

RE: Subdivision Name Reservation: **PATAGONIA RIDGE SUBDIVISION / PATAGONIA LAKES SUBDIVISION**

At your request, I will reserve the two names **Patagonia Ridge Subdivision** and **Patagonia Lakes Subdivision** for your project. **Patagonia East Subdivision** was previously reserved on 7/26/2017 and we will revise that information to show the new firm and surveyor. 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.

These reservations are available for the projects as long as they are in the approval process until the project is terminated by either the client or the jurisdiction, or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,



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

**From:** Terasa O'Brien <TOBrien@whpacific.com>  
**Sent:** Tuesday, December 17, 2019 11:15 AM  
**To:** Sub Name Mail <subnamemail@adacounty.id.gov>  
**Cc:** Cara Duskey <CDuskey@whpacific.com>; Bonnie Layton <BLayton@whpacific.com>  
**Subject:** [EXTERNAL] FW: FW: New Subdivision Name Reservation

Good morning Glen,

Please see below Kent Brown's response giving us permission to use the subdivision names as requested on the map below.

Thank you,

Terry O'Brien | Administrative Assistant  
WHPacific, Inc. - an NV5 company | 2141 W Airport Way, Ste 104, Boise, ID 83705  
Direct 208.275.8744 | tobrien@whpacific.com

**From:** kent brown <kentlkb@gmail.com>  
**Sent:** Tuesday, December 17, 2019 11:00 AM  
**To:** Cara Duskey <CDuskey@whpacific.com>  
**Subject:** Re: FW: New Subdivision Name Reservation

Cara you can use the subdivision names

Kent Brown

On Tue, Dec 17, 2019 at 8:56 AM Cara Duskey <CDuskey@whpacific.com> wrote:

Hi Kent,

You reserved the name Patagonia in 2017, I don't know if you will be the one doing the plat processing, but we are doing to preplat applications and all, can you give us permission to use the Patagonia names as listed below?

Thank you.

Cara

Cara Duskey | Administrative Assistant  
WHPacific, Inc. - an NV5 company | 2141 W Airport Way, Ste 104, Boise, ID 83705  
Direct 208.275.8700 | Fax 208.342.5353 | cduskey@whpacific.com

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**From:** Sub Name Mail [<mailto:subnamemail@adacounty.id.gov>]  
**Sent:** Monday, December 16, 2019 4:09 PM  
**To:** Terasa O'Brien <TOBrien@whpacific.com>  
**Subject:** RE: New Subdivision Name Reservation

Terasa;

The name Patagonia East was previously reserved by Kent Brown on 7/26/2017 for Parcel S1407449560, which is only one of the five Parcels you noted below.

However, since the other two developments are on the opposite sides of an existing right-of-way, new names are needed to comply with our existing policies.



I have inserted a conceptual map which Kent provided at the time which essentially shows the parcels that you listed in your email, and the names that were requested at the time.

If you wish to reserve these names, we can. The only restrictions are outlined in Idaho Code 50-1307. If the developer is any other entity other than Patagonia Development LLC, then a permission to use the subdivision name is required to be recorded.

Otherwise, you will need to choose new name for both the parcels on the northeast side of Hubbard & Locust Grove, and the a new name for the parcels on the southeast side of the intersection.



**Glen Smallwood**

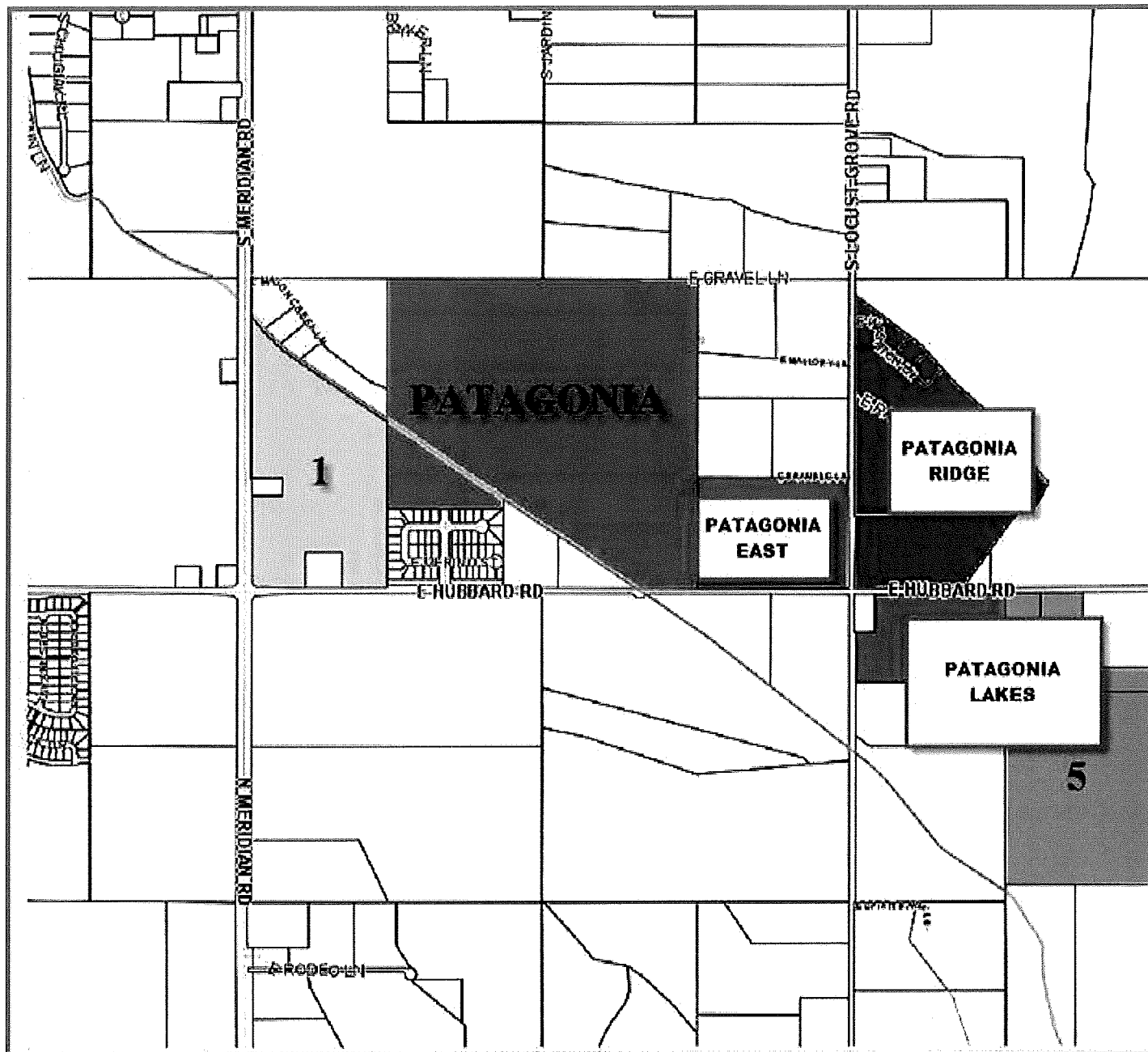
***Surveying Technician***

**Ada County Development Services**

200 W. Front St., Boise, ID 83702

(208) 287-7926 *office*

(208) 287-7909 *fax*



**From:** Terasa O'Brien <[TOBrien@whpacific.com](mailto:TOBrien@whpacific.com)>

**Sent:** Thursday, December 12, 2019 8:47 AM

**To:** Sub Name Mail <[subnamemail@adacounty.id.gov](mailto:subnamemail@adacounty.id.gov)>

**Cc:** Cara Duskey <[CDuskey@whpacific.com](mailto:CDuskey@whpacific.com)>; Bonnie Layton <[BLayton@whpacific.com](mailto:BLayton@whpacific.com)>; [chansen@landsolutions.biz](mailto:chansen@landsolutions.biz)

**Subject:** [EXTERNAL] FW: New Subdivision Name Reservation

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Hello,

I am requesting a new subdivision name: **Patagonia East**

Below are the details:

- A PORTION OF SE ¼ OF SECTION 7, SW ¼ OF SECTION 8

AND NW ¼ SECTION 17, T.2N., R.1E., BOISE MERIDIAN

KUNA, ADA COUNTY, IDAHO

- Parcel numbers: S1407449560; R9237170650; S1408336300; R9321840100; S1417212700
- Surveyor: Clint Hansen – Land Solutions
- Developer: The Westpark Company, Inc.
- Contact/ Planner: Bonnie Layton – WHPacific, Inc.

Kind regards,

**Terry O'Brien** | Administrative Assistant  
**WHPacific, Inc. - an NV5 company** | 2141 W Airport Way, Ste 104, Boise, ID 83705  
Direct 208.275.8744 | tobrien@whpacific.com

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---  
Kent Brown

**Kent Brown Planning Services**  
3161 E. Springwood Drive  
Meridian, ID 83642  
P: 208-871-6842