



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

February 20, 2020

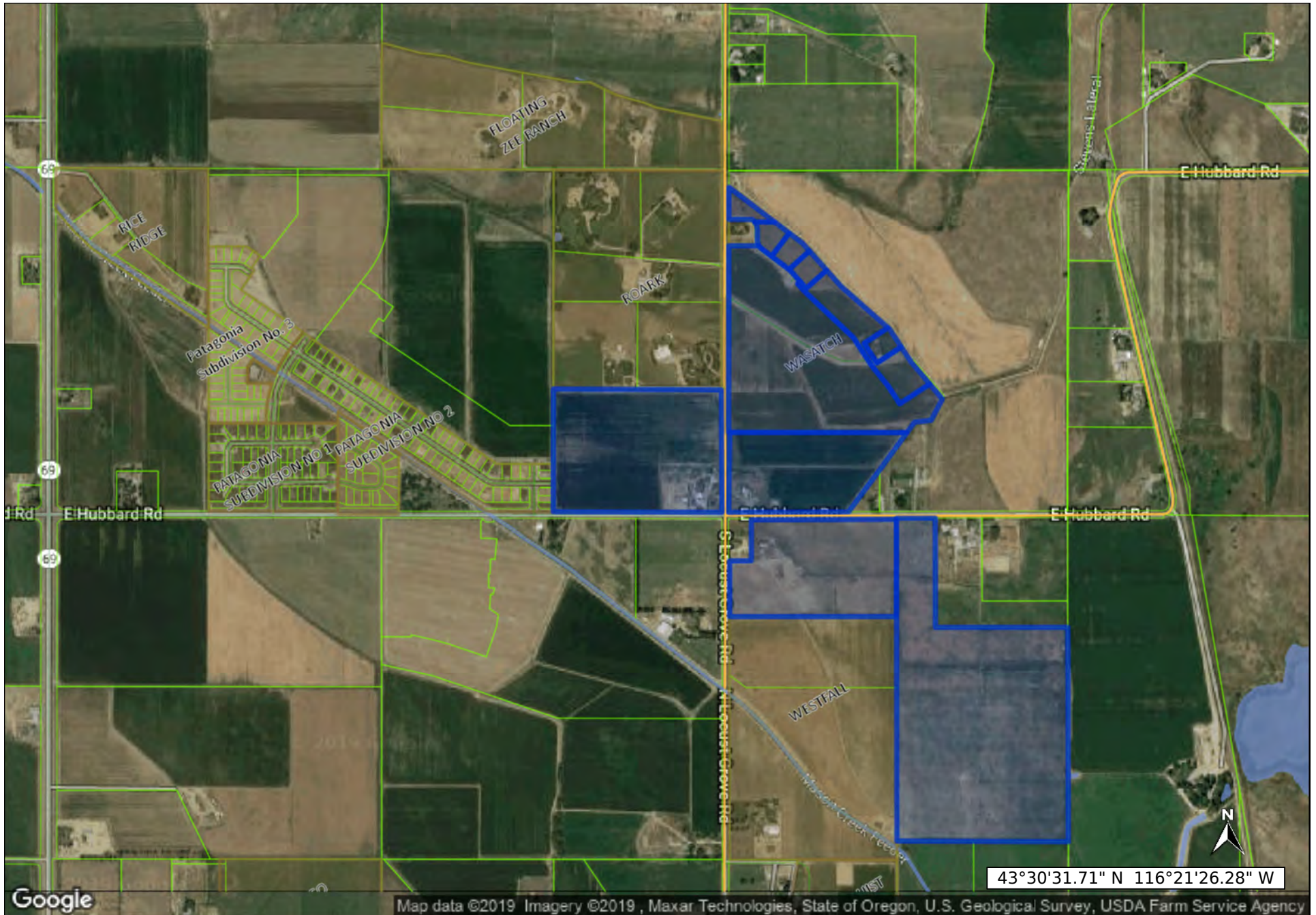
Notice is hereby given by the City of Kuna the following actions are under consideration:

FILE NUMBER:	19-14-AN (Annex), 19-11-S (Pre Plat) Patagonia East, Patagonia Ridge, Patagonia Lakes Subdivision.
PROJECT DESCRIPTION	Applicant requests annexation of approximately 163.60 ac. into Kuna and to apply the following zones; R-4, R-6 and R-8. Applicant also requests preliminary plat approval in order to subdivide the approx. 163.60 acres into 574 total lots. The proposed gross density is 3.28 DUA, and the proposed net density is approximately 4.26 DUA with 12.4 %, or 20.29 acres of common space.
SITE LOCATION	The NWC, NEC and SEC of Hubbard and Locust Grove Roads, Kuna, Idaho 83634.
REPRESENTATIVE	<i>Bonnie Layton – WHPacific - NV5</i> 2141 W. Airport Way Ste. 104 Boise, ID 83705 208.342.5400 blayton@whpacific.com
SCHEDULED HEARING DATE	Tuesday, April 28, 2020 6:00 P.M.
STAFF CONTACT	Troy Behunin Tbehunin@Kunald.Gov Phone: 922.5274 Fax: 922.5989

We have enclosed 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.

Patagonia East, Ridge, Lakes Subdivision

Vicinity Map



December 20, 2019

Ms. Wendy Howell, Director
Kuna Planning and Zoning Department
751 W. 4th Street
Kuna, Idaho 83634

RE: Patagonia East, Ridge, Lakes Subdivision – At the intersection of Locust Grove Road and Hubbard Road - Applications for Annexation with Zoning and Preliminary Plat

Dear Ms. Howell:

On behalf my client, Westpark Company Inc., please accept the attached applications to annex the subject property into the City of Kuna and to subdivide the property into 537 residential lots, 36 common lots and 1 school site. The subdivision property totals 163.59 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 my client's Patagonia Subdivision and has been master planned to create one cohesive development with interconnected pathways and amenities. 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.

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.

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.

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 3.28 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 24.64 acres of open space, and qualified open space (per Kuna city code) of 20.29 acres, or 12.4% open space on site. 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

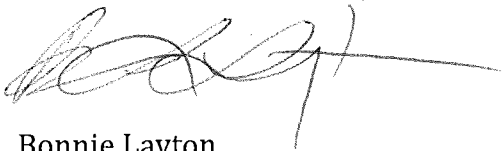
We will take access to the Patagonia East area of our project will be from Hubbard Road and Locust Grove Road, as well as from two stub streets in the adjacent Patagonia Subdivision. Access to the Patagonia Ridge portion of our project will be taken from two points along Locust Grove Road and on along 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 pleased to submit the applications and supporting documents for our request to Annex, Rezone and Preliminary Plat 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 I look forward to working with you and your staff.

Regards,



Bonnie Layton

cc: Greg Johnson - Westpark Companies

received
12-23-19



City of Kuna
Planning & Zoning
Department
P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
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

For Office Use Only	
File Number (s)	19-14-AN 19-09-ZC 19-11-S
Project name	
Date Received	
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

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

Contact/Applicant Information

Owners of Record: <u>See attached affidavits</u>	Phone Number: <u>208.888.9946</u>
Address:	E-Mail: <u>greg@westparkco.com</u>
City, State, Zip: _____	Fax #: <u>208.888.9947</u>
	Attn: <u>Greg Johnson</u>
Applicant (Developer): <u>Westpark Companies</u>	Phone Number: <u>208.888.9946</u>
Address: <u>2463 E. Gala St., Suite 120</u>	E-Mail: <u>greg@westparkco.com</u>
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: <u>208.888.9947</u>
	Attn: <u>Greg Johnson</u>
Engineer/Representative: <u>WHPacific - NV5</u>	Phone Number: <u>208.342.5400</u>
Address: <u>2141 W. Airport Way #104</u>	F-Mail: <u>blayton@whpacific.com</u>
City, State, Zip: <u>Boise, ID 83705</u>	Fax #: <u>Attn: Bonnie Layton</u>

Subject Property Information

Site Address: <u>See attached legal descriptions</u>
Site Location (Cross Streets): <u>NW, NE, and SE corners of Locust Grove Rd & Hubbard Rd</u>
Parcel Number (s): <u>See attached list of parcel numbers</u>
Section, Township, Range: <u>A portion of SE 1/4 of Section 7, SW 1/4 of Section 8 & NW 1/4</u>
Property size : <u>Approx. 163.560 acres</u> Section 17, T2, R1E, B.M., Ada County, Idaho
Current land use: <u>Agricultural / Residential</u> Proposed land use: <u>Residential</u>
Current zoning district: <u>RR - Rural Residential</u> Proposed zoning district: <u>R4, R6, R8</u>

Project Description

Project / subdivision name: Patagonia East (NW corner); Patagonia Ridge (NE corner); Patagonia Lakes (SE corner)

General description of proposed project / request: The applicant is proposing to develop the subject properties as a residential subdivision with a mix of lot sizes, various open spaces and a school site

Type of use proposed (check all that apply):

Residential Mix of R4, R6, and R8 lot sizes, along with open spaces, parks and trails

Commercial _____

Office _____

Industrial _____

Other 10 acre school site

Amenities provided with this development (if applicable): Parks, pathways, playground equipment, and community buildings

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: Workshops and sheds

Any existing buildings to remain? Yes No

Number of residential units: 537 residential lots Number of building lots: _____

Number of common and/or other lots: 37 (36 common lots & 1 school lot)

Type of dwellings proposed:

Single-Family 1,500 sq. ft. - 3,500 sq. ft.

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): 1,500 sq. ft.

Gross density (DU/acre-total property): 3.28 Net density (DU/acre-excluding roads): 4.26

Percentage of open space provided: 12.4% Acreage of open space: 20.29 acres

Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

Number of building lots: 1 school lot 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: [Signature] for Westport Date: 12/20/19

Parcel Numbers

- 1) R9237170100
Acres: N/A
- 2) R9237170300
Acres: N/A
- 3) R9237170400
Acres: N/A
- 4) R9237170500
Acres: N/A
- 5) R9237170650
Acres: 31.86
- 6) R9321840100
Acres: 20.8
- 7) S1407449560
Acres: 29.39
- 8) S1408336300
Acres: 17
- 9) S1417212700
Acres: 55.9

PATAGONIA EAST, RIDGE AND LAKES SUBDIVISION - PRELIMINARY PLAT

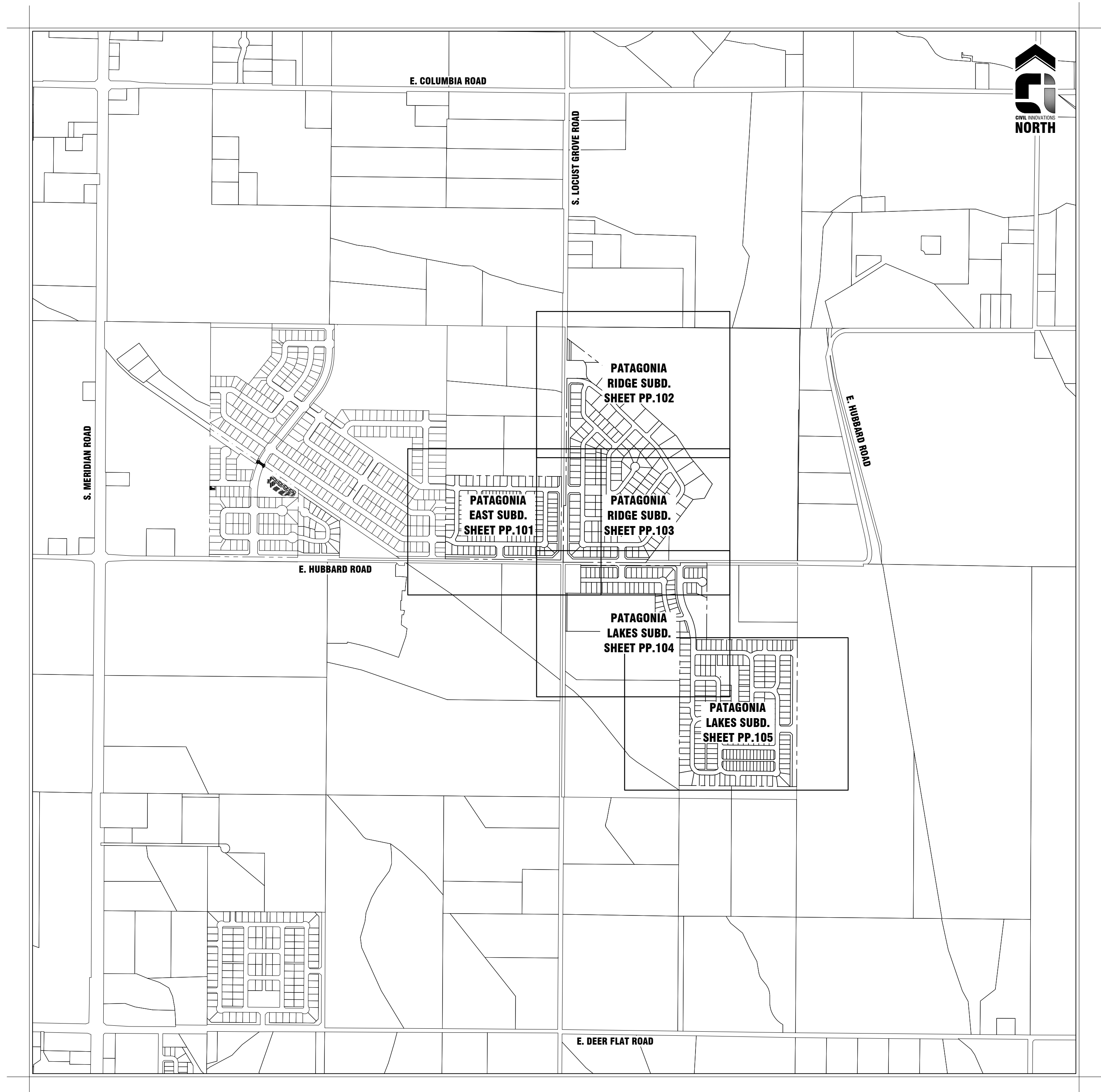
KUNA, IDAHO - 2019

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

3 CONSTRUCTION CONTACT INFORMATION

ENGINEER CIVIL INNOVATIONS, PLLC CONTACT: BEN THOMAS 1048 E. PARK BLVD. STE 101 BOISE, IDAHO 83712 PHONE: (208) 884-8181	DEVELOPER THE WESTPARK COMPANY, INC. CONTACT: TAYLOR MERRILL 2463 E. GALA ST. STE 120 MERIDIAN, ID 83642 PHONE: (208) 888-9946	SURVEYOR 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

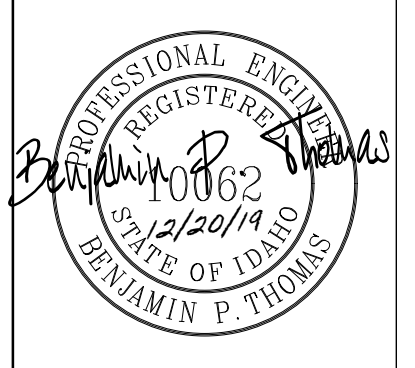
- 5 PRELIMINARY PLAT NOTES**
- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE, AND PRESSURE IRRIGATION OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS 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 8, BLOCK 4, LOT 9, BLOCK 5, LOTS 1 AND 13, BLOCK 6, LOTS 1 AND 13, BLOCK 7, LOT 11, BLOCK 8, LOT 12, BLOCK 9, LOT 8, BLOCK 10, LOT 1, BLOCK 11, LOTS 1 AND 4, BLOCK 13, LOT 9, BLOCK 17, LOT 6, BLOCK 18, LOT 9, BLOCK 19, LOT 1, BLOCK 20, LOTS 9, 17 AND 28, BLOCK 21, LOT 1, BLOCK 22, LOTS 1, 11 AND 12, BLOCK 23, LOT 6, BLOCK 24, LOTS 5 AND 16, BLOCK 25, LOT 1, BLOCK 27, LOT 1, BLOCK 28, LOTS 1 AND 17, BLOCK 29, LOTS 1 AND 17, BLOCK 30, LOT 3, BLOCK 31, LOT 8, BLOCK 33, AND LOT 12, BLOCK 34, 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)(D). 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

TOTAL ACRES	163.59 AC	ZONING	EXIST/PROPOSED: R-4, R-6 AND R-8
PUBLIC RIGHT-OF-WAY	37.46 AC	MINIMUM LOT SIZE (SF)	5,997 SF
SINGLE-FAMILY RESIDENTIAL AREA	101.49 AC	AVERAGE LOT SIZE	8,233 SF
OPEN SPACE/COMMON LOT AREA	14.84 AC	SINGLE FAMILY	SINGLE FAMILY
FUTURE SCHOOL SITE	9.80 AC	RESIDENTIAL DENSITY (Dn/Ac)	RESIDENTIAL GROSS DENSITY 3.28
TOTAL LOTS	574		
SINGLE-FAMILY RESIDENTIAL LOTS	537		
OPEN SPACE/COMMON LOTS	36		
SCHOOL LOT	1		
TOTAL OPEN SPACE	24.64 AC		
SCHOOL LOT	9.80 AC		
COMMON AREAS	14.84 AC		
OPEN SPACE PERCENTAGE	15.06%		
QUALIFIED OPEN SPACE	20.29 AC		
SCHOOL LOT	9.80 AC		
USABLE LANDSCAPING	10.49 AC		
QUALIFIED OPEN SPACE PERCENTAGE	12.40%		

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

CIVIL INNOVATIONS, PLLC
1048 E. PARK BLVD. STE 101
BOISE, ID 83712
PHONE: (208) 884-8181
www.civil-innovations.com

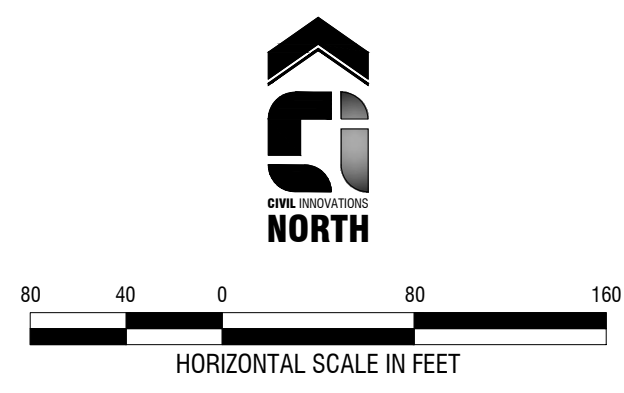
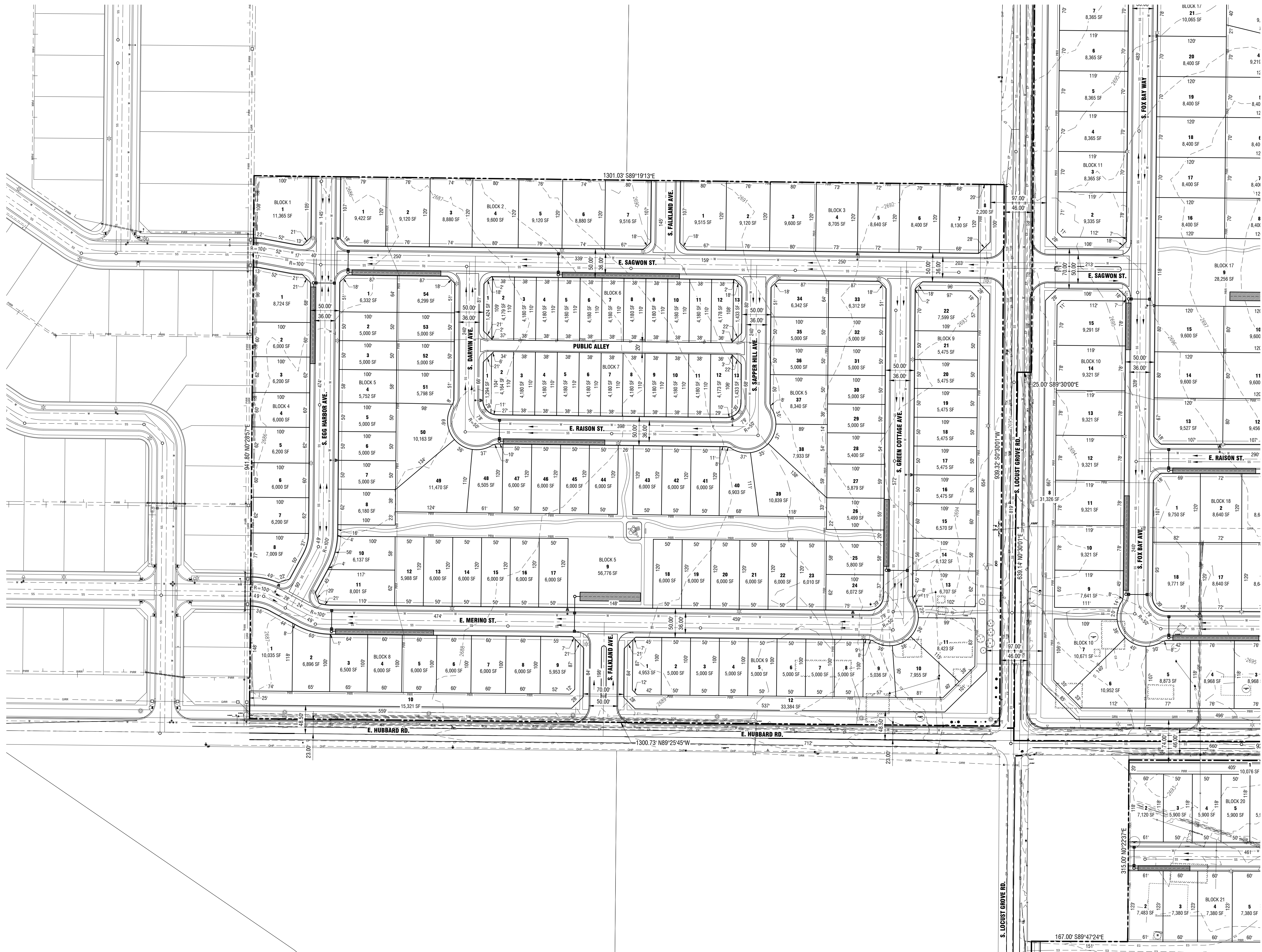


NO.	DESCRIPTION	BY	DATE

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	12/20/19
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

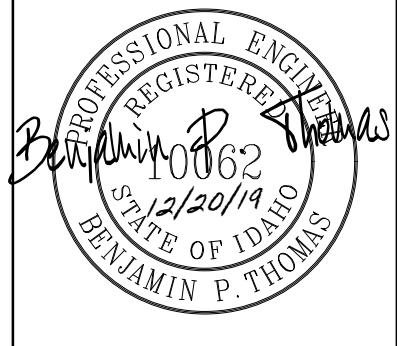
PP.100
SHEET 1 OF 8



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

PATAGONIA LAKES SUBDIVISION
SEE SHEETS PP.104 AND PP.105

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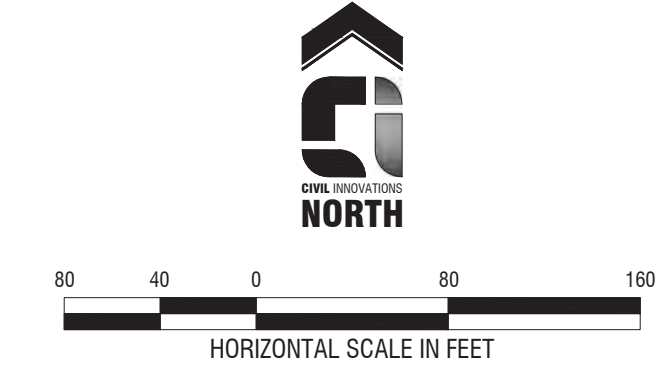
THESE DRAWINGS OR ANY PORTION OR EXTENSION THEREOF, SHALL NOT BE USED OR REPRODUCED ON ANY PROJECT WITHOUT WRITTEN CONSENT FROM CIVIL INNOVATIONS, PLLC

NO.	DESCRIPTION	BY	DATE

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

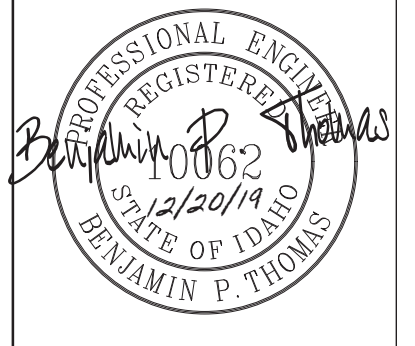
PROJECT NO.	19-1202-PE-
DWG FILE	PP.101
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	12/20/19
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

PP.101
SHEET 2 OF 8



CIVIL INNOVATIONS, PLLC

1043 E. PARK BLVD. STE 101
BOISE, ID 83712
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www.civil-innovations.com



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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	12/20/19
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

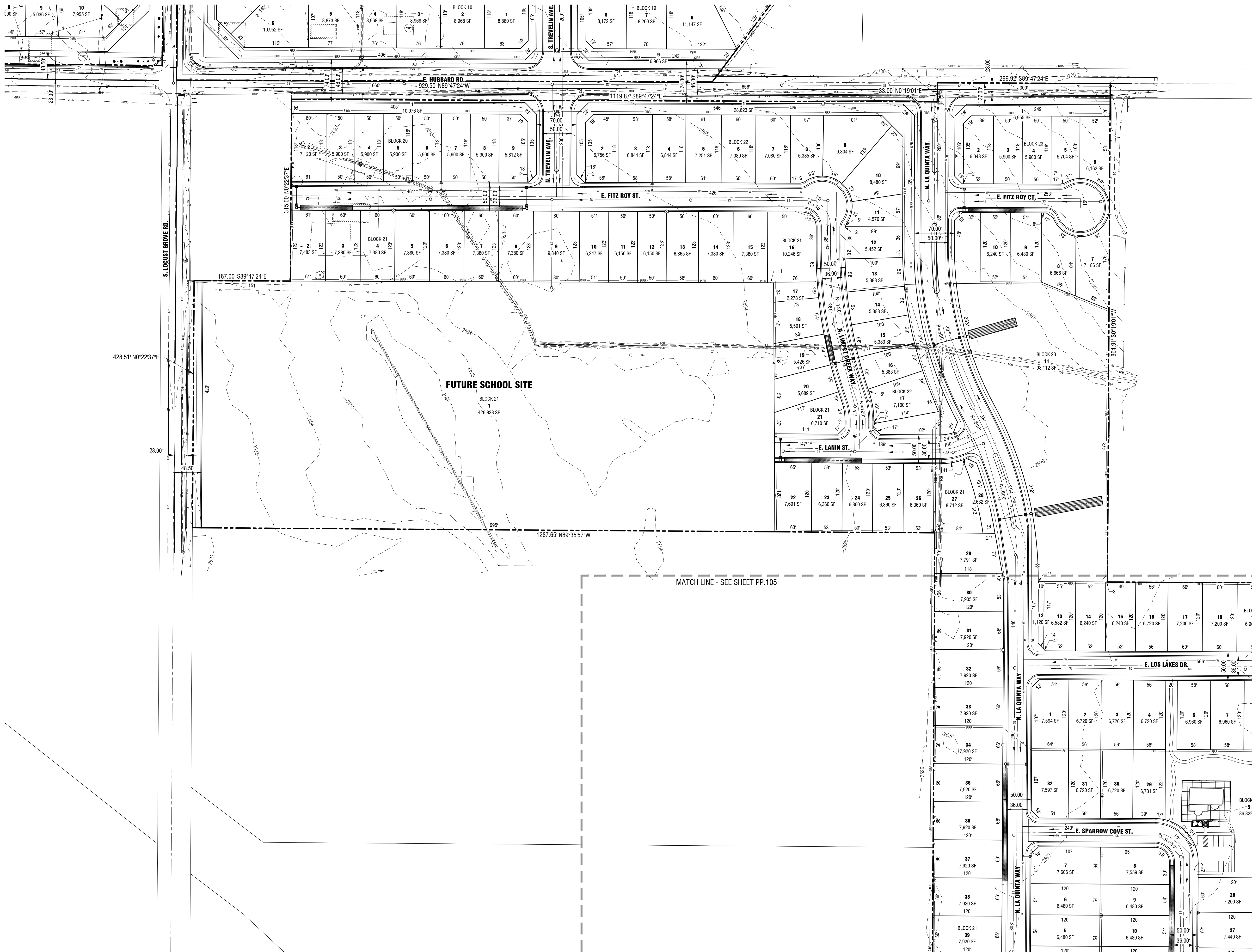
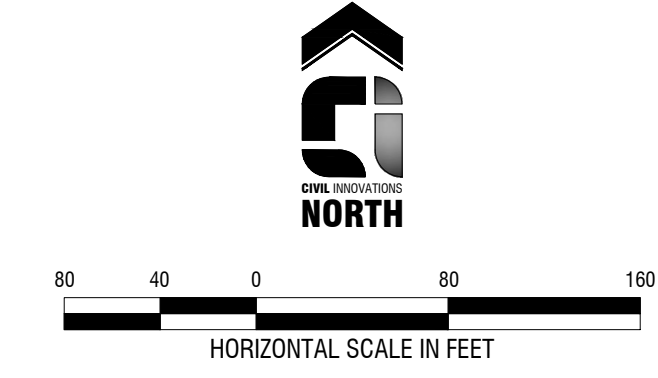
PP.102
SHEET 3 OF 8



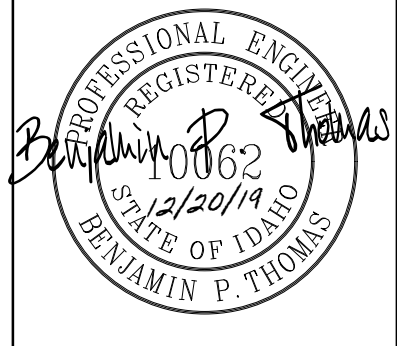
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	48.51'	85.00'	32°41'56"	S15°51'04"E	48.51'
C2	95.65'	115.00'	47°39'27"	N23°19'50"W	95.65'

PATAGONIA EAST SUBDIVISION
SEE SHEET PP.101

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



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BOISE, ID 83712
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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

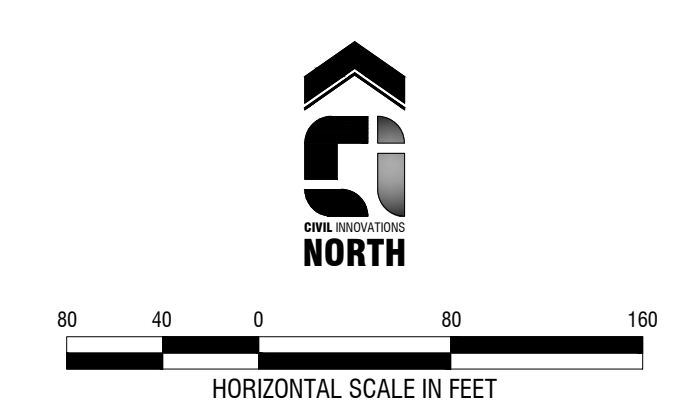
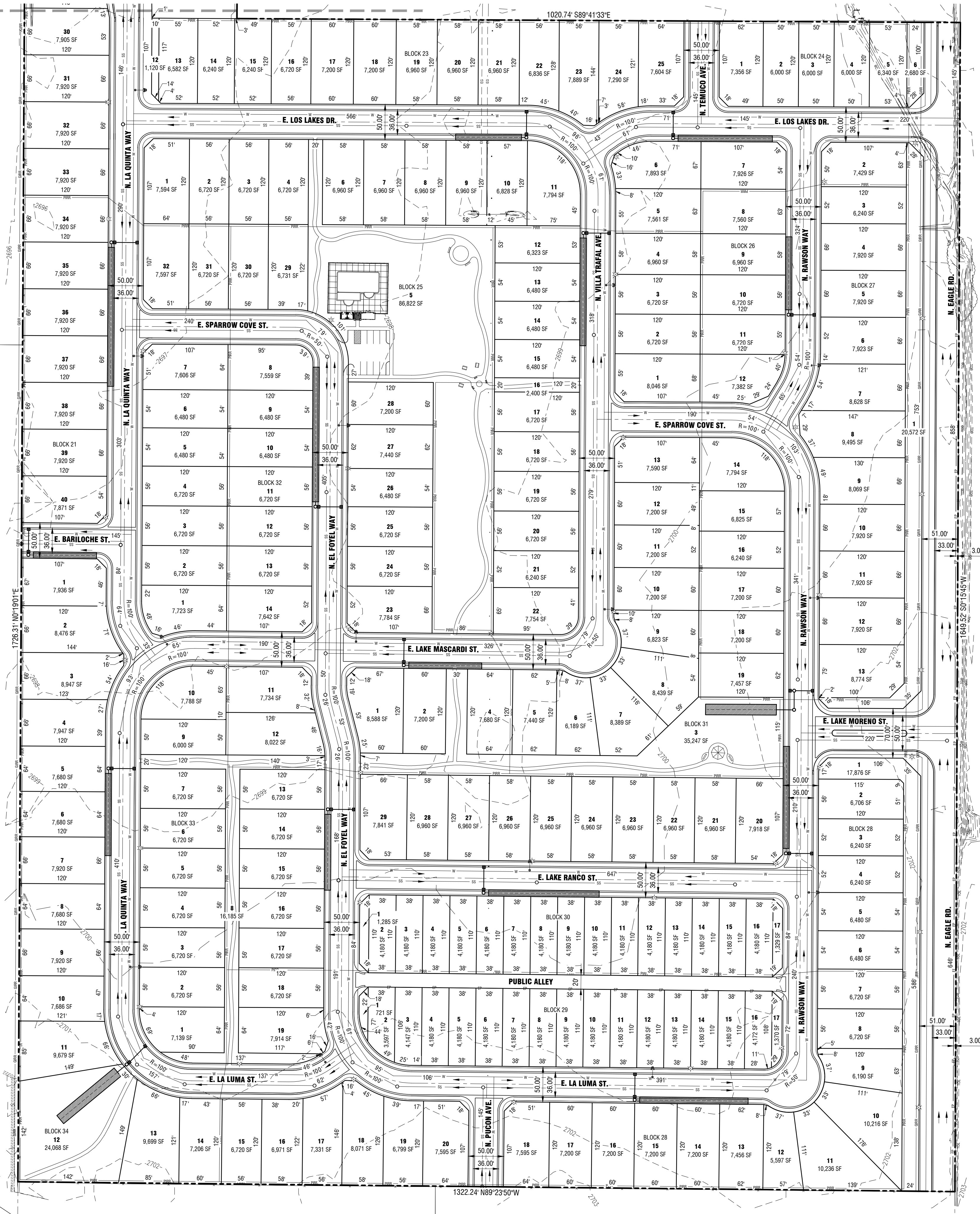
NO.	DESCRIPTION	BY	DATE

PATAGONIA EAST, RIDGE AND LAKES SUBDIVISION
KUNA, IDAHO

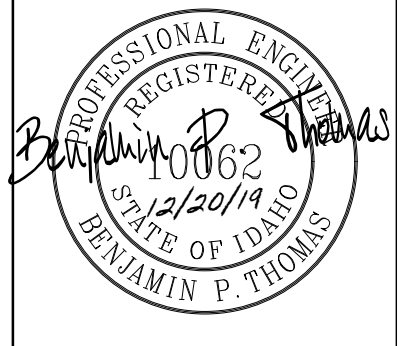
PRELIMINARY PLAT - PATAGONIA LAKES SUBDIVISION - PLAN VIEW

PROJECT NO.	19-1202-PE-
DWG FILE	PP.104
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	12/20/19
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

PP.104
SHEET 5 OF 8



CIVIL INNOVATIONS, PLLC
 1043 E. PARK BLVD. STE 101
 BOISE, ID 83712
 PHONE: (208) 884-8181
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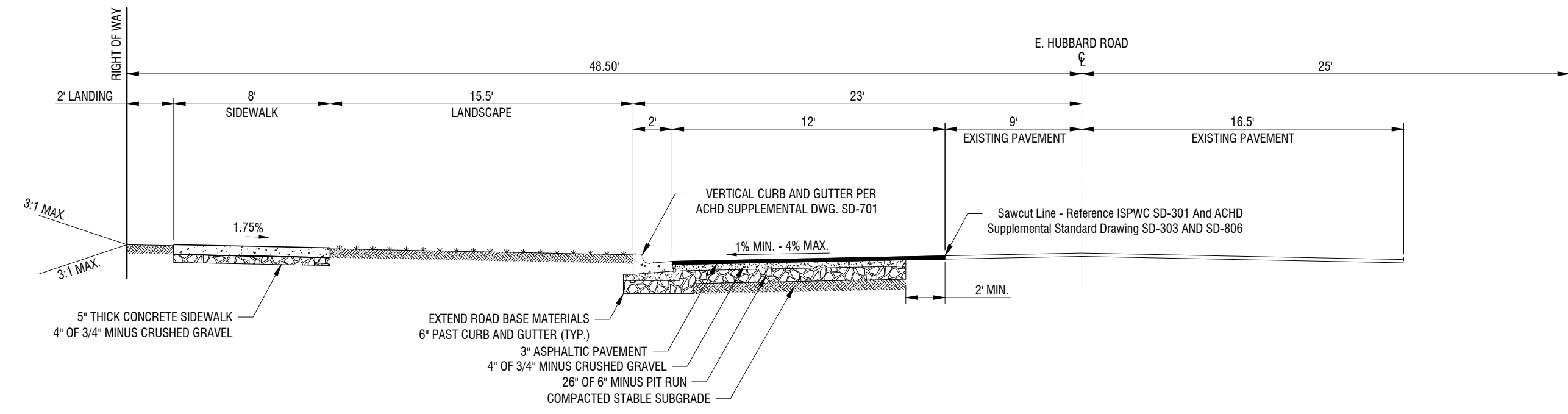


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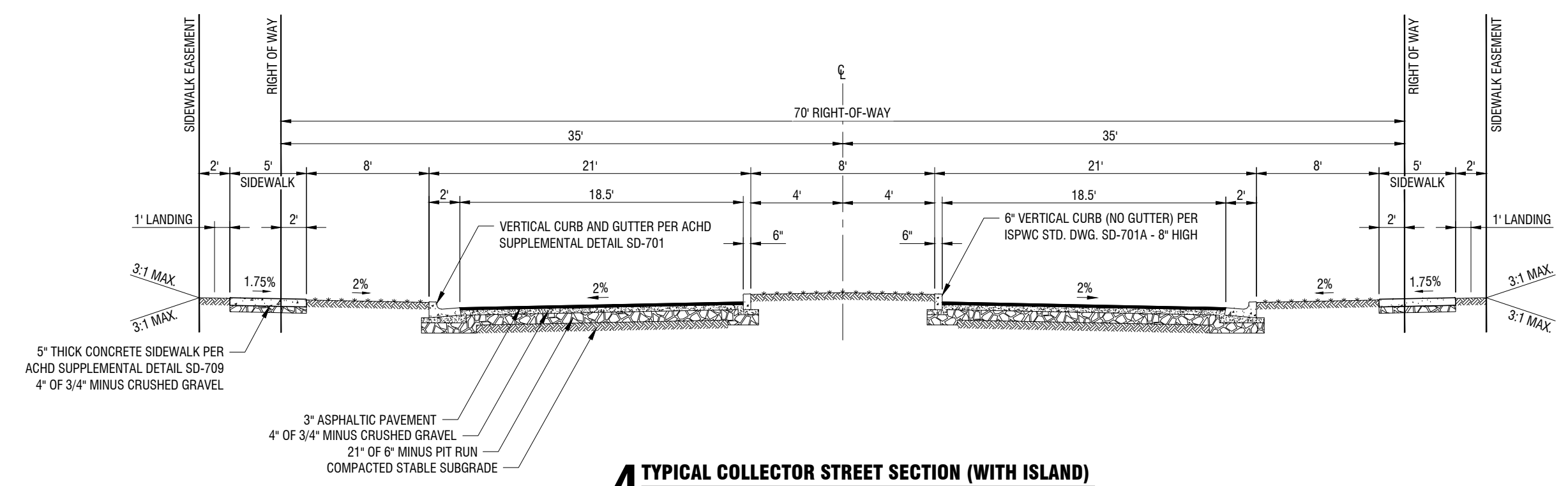
NO.	DESCRIPTION	BY	DATE

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

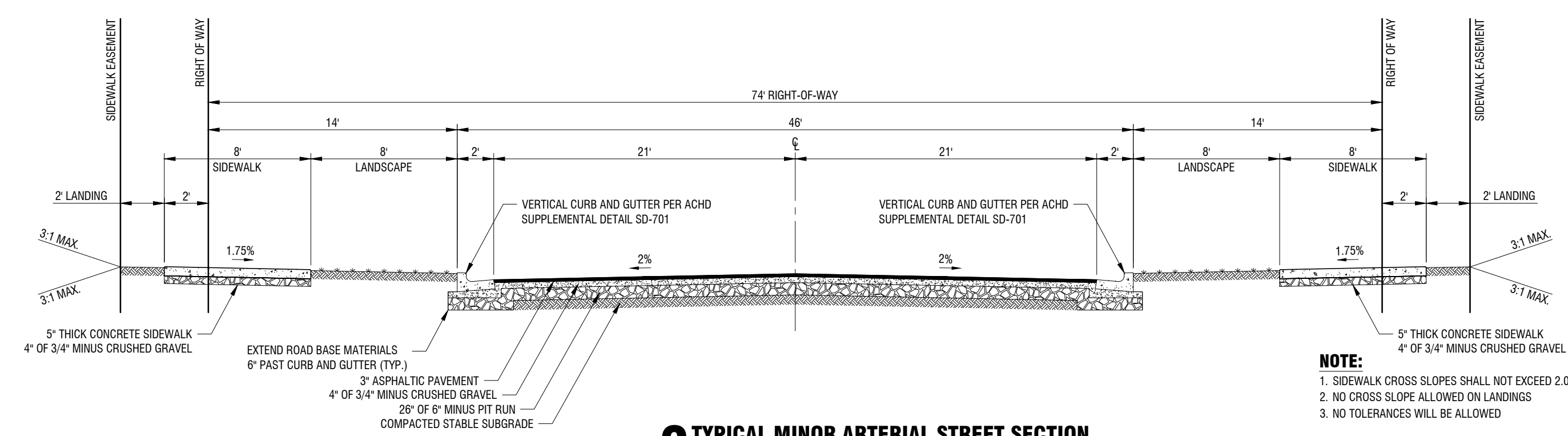
PROJECT NO.	19-1202-PE
DWG FILE	PP.105
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	12/20/19
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN



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

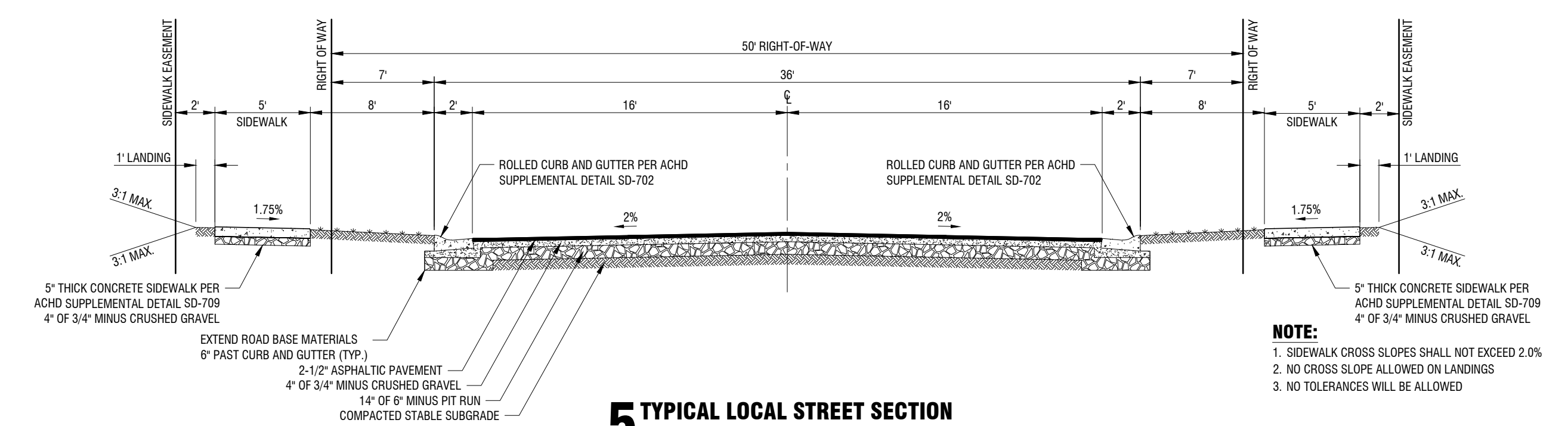


4 TYPICAL COLLECTOR STREET SECTION (WITH ISLAND)
NOT TO SCALE



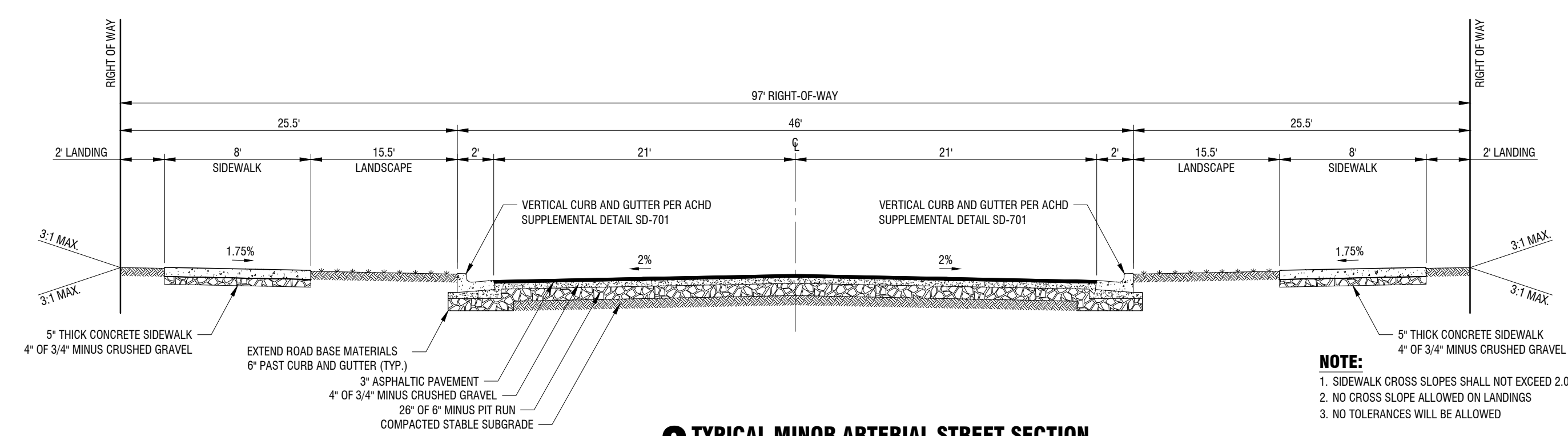
2 TYPICAL MINOR ARTERIAL STREET SECTION
NOT TO SCALE - E. HUBBARD ROAD (EAST OF S. LOCUST GROVE)

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



5 TYPICAL LOCAL STREET SECTION
NOT TO SCALE

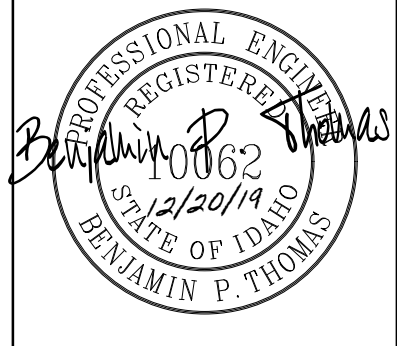
NOTE:
1. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2.0%
2. NO CROSS SLOPE ALLOWED ON LANDINGS
3. NO TOLERANCES WILL BE ALLOWED



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

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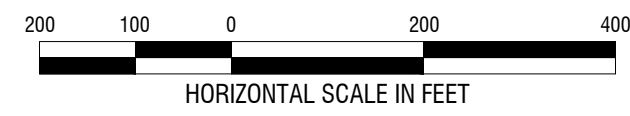


REVISIONS	NO.	DESCRIPTION	BY	DATE

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

PROJECT NO.	19-1202-PE-
DWG FILE	PP.106
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	12/20/19
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

PP.106
SHEET 7 OF 8



PATAGONIA RIDGE
SUBDIVISION

PATAGONIA LAKES
SUBDIVISION

PATAGONIA EAST
SUBDIVISION

PHASE 5

PHASE 4

PHASE 3

PHASE 7

PHASE 6

PHASE 2

PHASE 1

PHASE 8

PHASE 9

PHASE 10

PHASE 12

PHASE 11

E. HUBBARD RD.

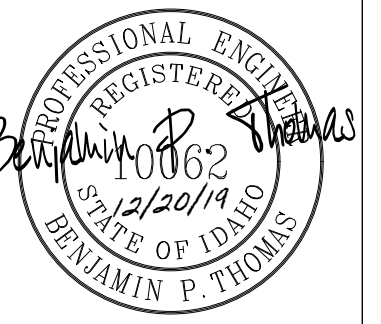
E. HUBBARD RD.

S. LOCUST GROVE RD.

S. LOCUST GROVE RD.

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NO.	DESCRIPTION	BY	DATE

PATAGONIA EAST, RIDGE AND LAKES SUBDIVISION

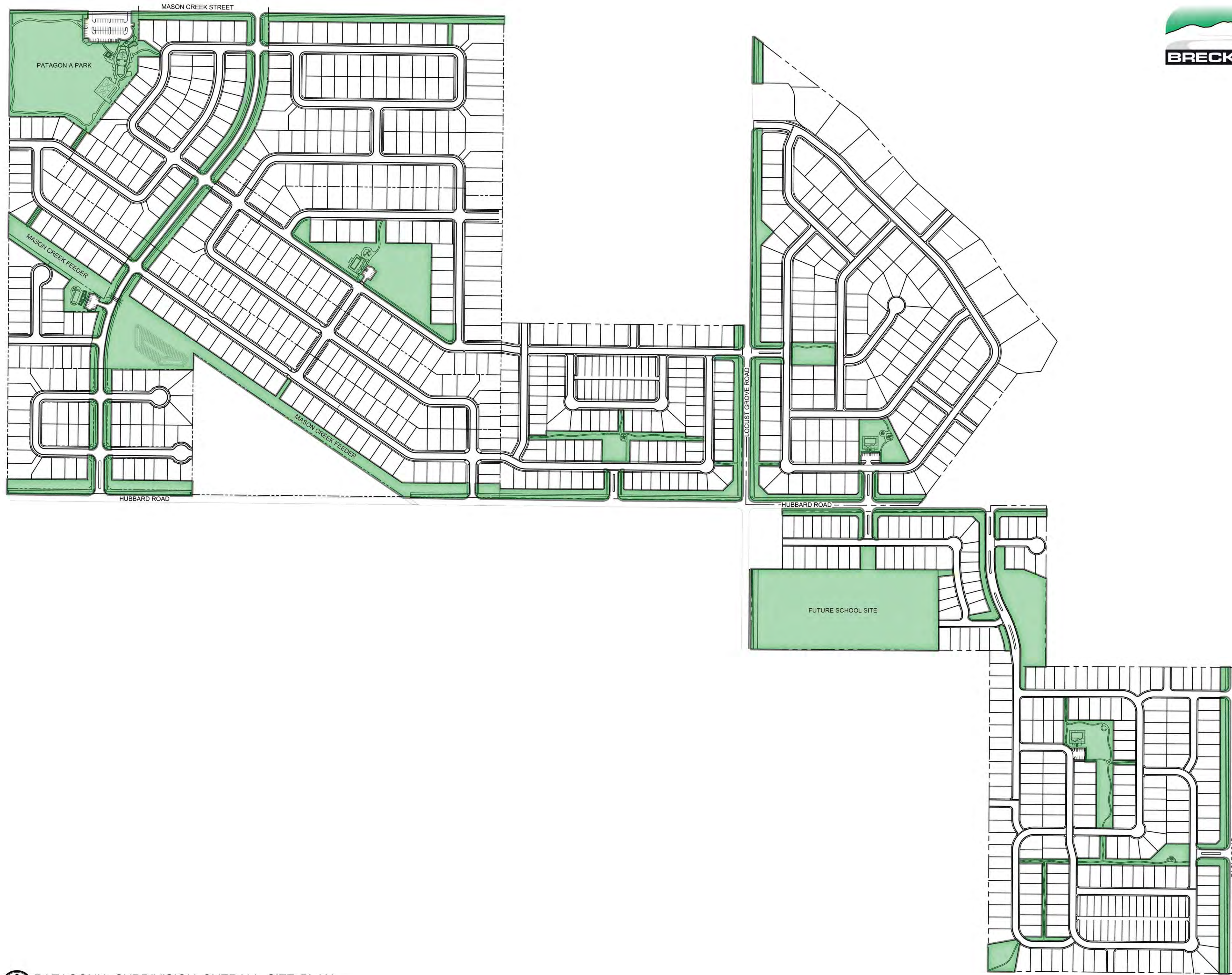
KUNA, IDAHO


PRELIMINARY PLAT - PHASING PLAN

PROJECT NO.	19-1202-PE-
DWG FILE	PP.107
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	12/20/19
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

PP.107

SHEET 8 OF 8



 **PATAGONIA SUBDIVISION OVERALL SITE PLAN**

0 200 400 600
 SCALE: 1" = 200'-0"

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Proposed City of Kuna Annexation
Patagonia East, Ridge, Lakes Subdivision

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 ¼ of Section 8, the SE ¼ of the SE ¼ of Section 7 and the NW ¼ 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 ¼ 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 ¼ of the SE ¼ 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 ¼ of the SE ¼ 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 ¼ 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 ¼ 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 690.26 feet to a point;

Thence leaving said northerly boundary S 0°19'01" W a distance of 864.91 feet to a point;

Thence S 89°41'33" E a distance of 1020.74 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 1649.52 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 167.03 acres.

Clinton W. Hansen, PLS
Land Solutions, PC
December 12, 2019



Patagonia East, Ridge, Lakes Preliminary Plat
Overall Legal Description

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 southwest corner of said Section 8, 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 N 0°30'01" E along the westerly boundary of said SW $\frac{1}{4}$ a distance of 25.00 feet to a point;

Thence N 89°25'45" W a distance of 1325.73 feet to a point on the westerly boundary of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 7, also being the southeast corner of Patagonia Subdivision No. 2 as shown in Book 112 of Plats on Pages 16476 through 16480, records of Ada County, Idaho;

Thence N 0°28'57" E along the westerly boundary of said SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 941.80 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 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 1351.03 feet to a point on the easterly right-of-way of S. Locust Grove Road;

Thence N 0°30'01" E along said right-of-way, also being partially along the westerly boundary of said Wasatch Subdivision, a distance of 1106.14 feet to point marking the southwest corner of Lot 2, Block 1 of said Wasatch Subdivision;

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

Thence S 89°29'59" E (formerly N 90°00'00" E) a distance of 232.34 feet to a point marking the southeast corner of said Lot 2;

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) a distance of 181.32 feet to a point on the easterly right-of-way of S. Locust Grove Road;

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

Thence along said right-of-way N 0°30'01" E (formerly N 0°00'00" E) a distance of 246.08 feet to a point;

Thence leaving said right-of-way 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 southerly boundary of the SW ¼ of said Section 8;

Thence leaving said southerly boundary S 0°12'36" W a distance of 33.00 feet to a point on the southerly right-of-way of E. Hubbard Road;

Thence along said southerly right-of-way S 89°47'24" E a distance of 390.28 feet to a point;

Thence leaving said right-of-way N 0°19'01" E a distance of 33.00 feet to the northwest corner of the E ½ of the NW ¼ of said Section 17;

Thence along the northerly boundary of said E ½ of the NW ¼ S 89°47'24" E a distance of 299.92 feet to a point;

Thence leaving said northerly boundary S 0°19'01" W a distance of 864.91 feet to a point;

Thence S 89°41'33" E a distance of 1020.74 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 1649.52 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 boundary of said Lot 1 the following courses and distances:

Thence N 89°35'57" W a distance of 1287.65 feet (formerly N 89°35'07" W, 1287.61 feet) to the southwesterly corner of said Lot 1;

Thence N 0°22'37" E (formerly N 0°23'16" E) a distance of 428.51 feet to a point;

Thence S 89°47'24" E (formerly S 89°46'41" E) a distance of 167.00 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 164.87 acres of which 1.28 acres is dedicated public right-of-way.

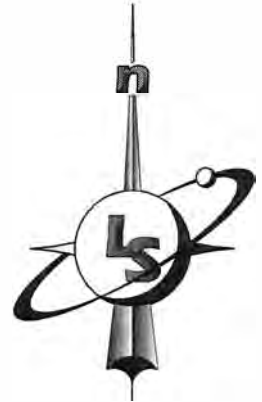
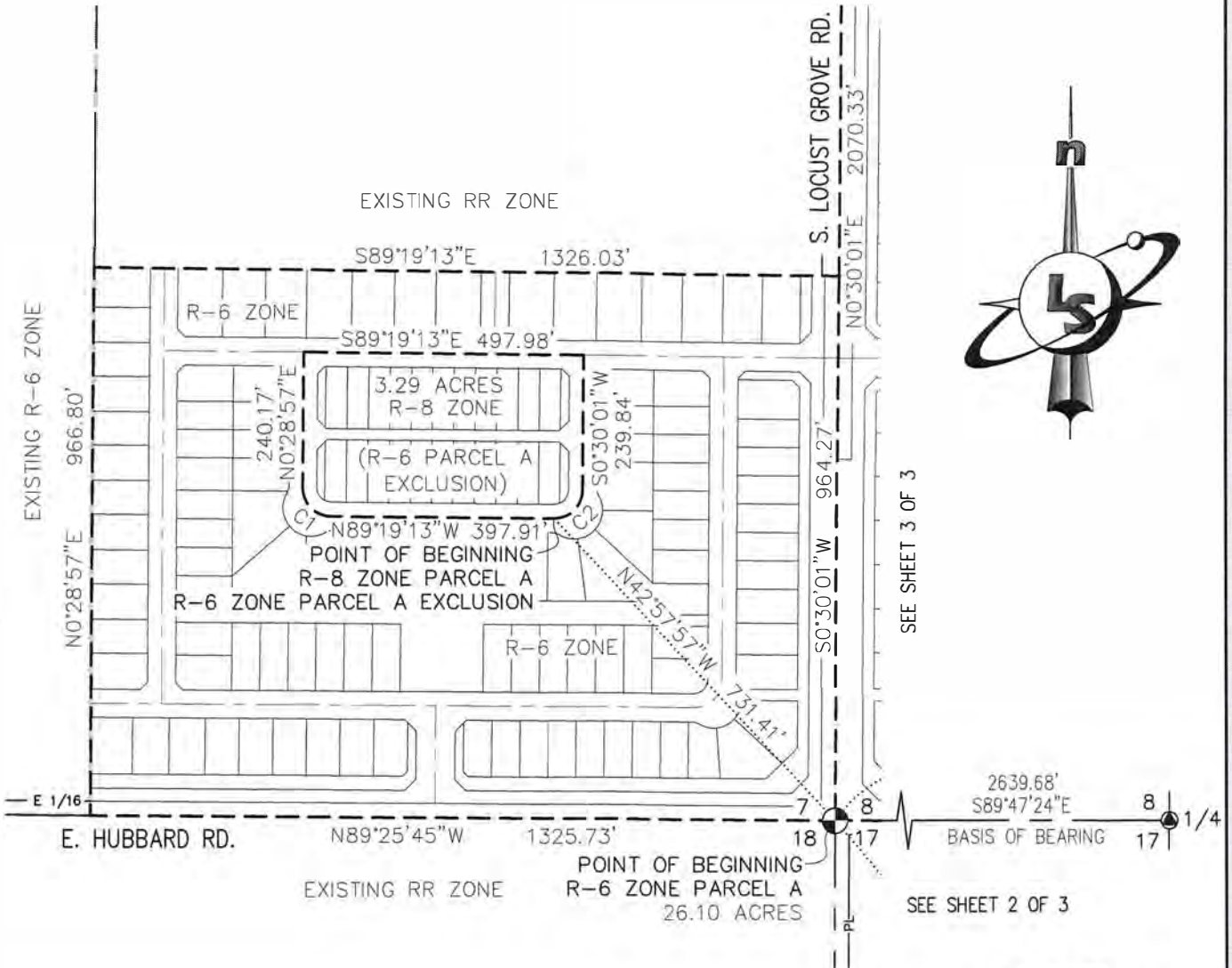
Clinton W. Hansen, PLS
Land Solutions, PC
December 12, 2019



CITY OF KUNA REZONE

PROPOSED PATAGONIA EAST SUBDIVISION R-6 ZONE PARCEL A / R-8 ZONE PARCEL A

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



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	78.37'	50.00'	89°48'10"	N44°25'08"W	70.59'
C2	78.70'	50.00'	90°10'46"	S45°35'24"W	70.82'



LandSolutions
Land Surveying and Consulting

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

SHEET 1 OF 3
JOB NO. 16-93

CITY OF KUNA REZONE

PROPOSED PATAGONIA LAKES SUBDIVISION
 R-6 ZONE PARCEL B / R-8 ZONE PARCEL B
 LOCATED IN THE NW 1/4 OF SECTION 17, T.2N., R.1E., B.M.
 KUNA, ADA COUNTY, IDAHO



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C3	78.84'	50.00'	90°20'25"	S45°25'58"W	70.92'
C4	156.58'	100.00'	89°42'51"	N44°32'24"W	141.07'

LandSolutions
 Land Surveying and Consulting

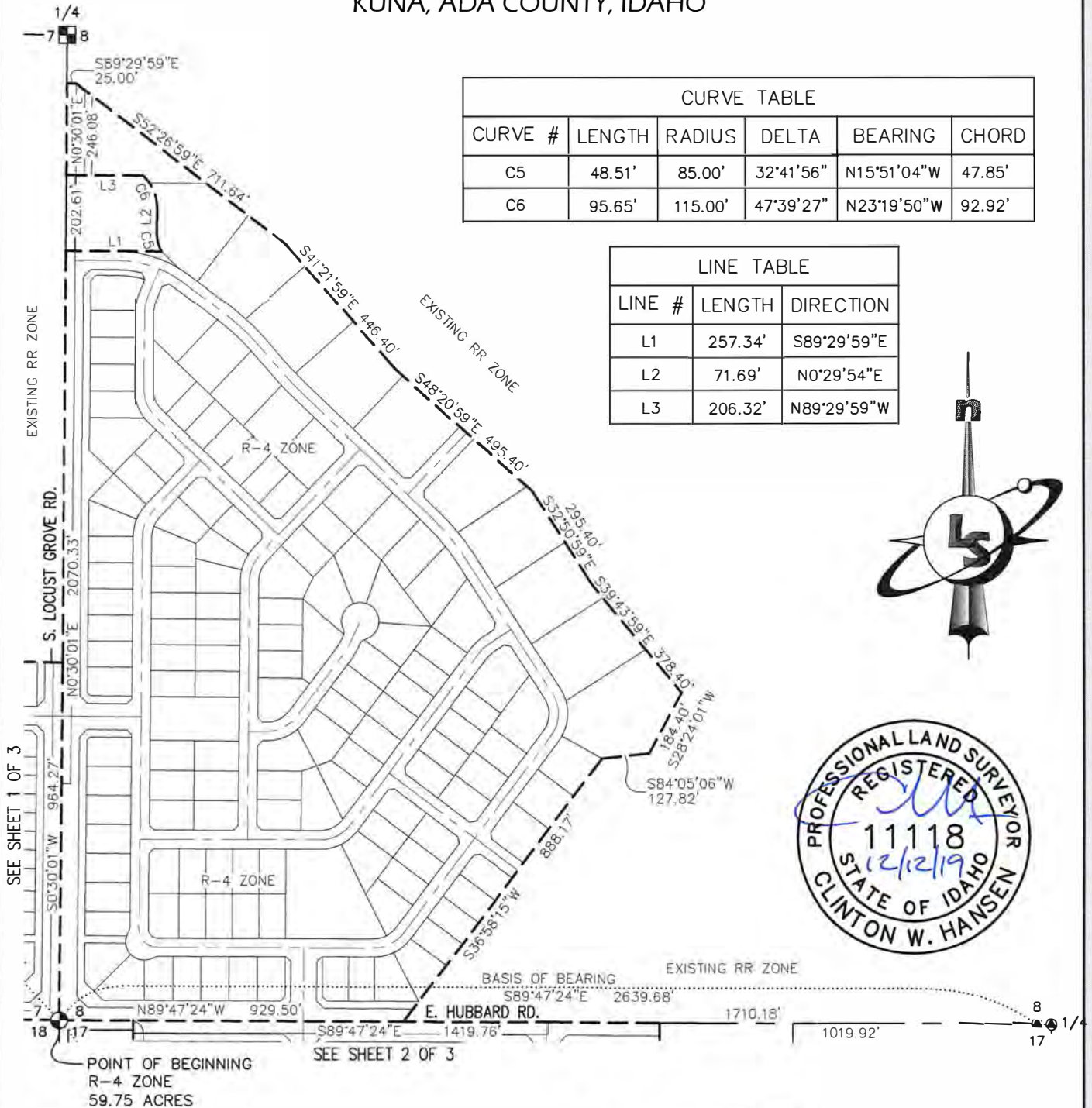
231 E. 5TH ST., STE. A
 MERIDIAN, ID 83642
 (208) 288-2040 (208) 288-2557 fax
 www.landsolutions.biz

SHEET 2 OF 3
 JOB NO. 16-93

CITY OF KUNA REZONE

PROPOSED PATAGONIA RIDGE SUBDIVISION R-4 ZONE

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



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C5	48.51'	85.00'	32°41'56"	N15°51'04"W	47.85'
C6	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



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Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
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SHEET 3 OF 3
JOB NO. 16-93

Legal Description
Proposed R-4 Zone
Patagonia Ridge Subdivision

A parcel located in the SW ¼ of Section 8, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

BEGINNING at an Aluminum Cap monument marking the southwest corner of said Section 8, from which a 5/8 inch diameter iron pin marking the southeast corner of the SW ¼ of said Section 8 bears S 89°47'24" E a distance of 2639.68 feet;

Thence N 0°30'01" E along the westerly boundary of said SW ¼ a distance of 2070.33 feet to a point;

Thence leaving said westerly boundary S 89°29'59" E a distance of 257.34 feet to a point on a curve;

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

Thence N 0°29'54" 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 a distance of 92.92 feet to a point;

Thence N 89°29'59" W a distance of 206.32 feet to a point on the westerly boundary of the SW ¼ of said Section 8;

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

Thence leaving said boundary S 89°29'59" E a distance of 25.00 feet to a point on the easterly right-of-way of S. Locust Grove Road;

Thence leaving said right-of-way S 52°26'59" E a distance of 711.64 feet to a point;

Thence S 41°21'59" E a distance of 446.40 feet to a point;

Thence S 48°20'59" E a distance of 495.40 feet to a point;

Thence S 32°50'59" E a distance of 295.40 feet to a point;

Thence S 39°43'59" E a distance of 378.40 feet to a point;

Thence S 28°24'01" W a distance of 184.40 feet to a point;

Thence S 84°05'06" W a distance of 127.82 feet to a point;

Thence S 36°58'15" W a distance of 888.17 feet to a point on the southerly boundary of the SW ¼ of said Section 8;

Thence along said southerly boundary N 89°47'24" W a distance of 929.50 feet to the **POINT OF BEGINNING**.

This parcel contains 59.75 acres.

Clinton W. Hansen, PLS
Land Solutions, PC
December 12, 2019



Legal Description
Proposed R-6 Zone
Patagonia East & Lakes Subdivision

PARCEL A

A parcel located in the SE ¼ of the SE ¼ of Section 7, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, and 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 ¼ of Section 8 of said Township 2 North, Range 1 East bears S 89°47'24" E a distance of 2639.68 feet;

Thence N 89°25'45" W along the southerly boundary of the SE ¼ of said Section 7 a distance of 1325.73 feet to the southwest corner of the SE ¼ of the SE ¼ of said Section 7;

Thence along the westerly boundary of said SE ¼ of the SE ¼ N 0°28'57" E a distance of 966.80 feet to a point;

Thence leaving said boundary S 89°19'13" E a distance of 1326.03 feet to a point on the easterly boundary of said SE ¼ of the SE ¼;

Thence along said easterly boundary S 0°30'01" W a distance of 964.27 feet to the **POINT OF BEGINNING**.

EXCLUDING THEREFROM the following described parcel:

A parcel located in the SE ¼ of the SE ¼ of Section 7, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing 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 ¼ of Section 8 of said Township 2 North, Range 1 East bears S 89°47'24" E a distance of 2639.68 feet;

Thence N 42°57'57" W a distance of 731.41 feet to the **POINT OF BEGINNING**;

Thence N 89°19'13" W a distance of 397.91 feet to a point of curvature;

Thence a distance of 78.37 feet along the arc of a 50.00 foot radius curve right, said curve having a central angle of 89°48'10" and a long chord bearing N 44°25'08" W a distance of 70.59 feet to a point of tangency;

Thence N 0°28'57" E a distance of 240.17 feet to a point;

Thence S 89°19'13" E a distance of 497.98 feet to a point;

Thence S 0°30'01" W a distance of 239.84 feet to a point of curvature;

Thence a distance of 78.70 feet along the arc of a 50.00 foot radius curve right, said curve having a central angle of 90°10'46" and a long chord bearing S 45°35'24" W a distance of 70.82 feet to the **POINT OF BEGINNING**.

R-6 Parcel A contains 26.10 acres more or less.

PARCEL B

A parcel located in the NW ¼ of Section 17, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the northwest corner of said Section 17, from which a 5/8 inch diameter iron pin marking the northeast corner of the NW ¼ of said Section 17 bears S 89°47'24" E a distance of 2639.68 feet;

Thence S 89°47'24" E along the northerly boundary of said NW ¼ a distance of 200.00 feet to the **POINT OF BEGINNING**;

Thence continuing along said northerly boundary S 89°47'24" E a distance of 1419.76 feet to a point;

Thence leaving said boundary S 0°19'01" W a distance of 864.91 feet to a point;

Thence S 89°41'33" E a distance of 1020.74 feet to a point on the easterly boundary of said NW ¼;

Thence along said easterly boundary S 0°15'45" W a distance of 1649.52 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 the E ½ of the NW ¼;

Thence along said boundary N 0°19'01" E a distance of 1726.31 feet to a point;

Thence N 89°35'57" W a distance of 1320.65 feet to a point on the westerly boundary of the NW ¼ of said Section 17;

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

Thence S 89°47'24" E a distance of 200.00 feet to a point;

Thence N 0°22'37" E a distance of 348.00 feet to the **POINT OF BEGINNING**.

EXCLUDING THEREFROM the following described parcel:

A parcel located in the SE ¼ of the NW ¼ of Section 17, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho; and being more particularly described as follows:

Commencing at an Aluminum Cap monument marking the northwest corner of said Section 17, from which a 5/8 inch diameter iron pin marking the northeast corner of the NW ¼ of said Section 17 bears S 89°47'24" E a distance of 2639.68 feet;

Thence S 40°16'01" E a distance of 2728.16 feet to the **POINT OF BEGINNING**;

Thence S 89°23'50" E a distance of 646.82 feet to a point;

Thence S 0°15'45" W a distance of 239.71 feet to a point of curvature;

Thence a distance of 78.84 feet along the arc of a 50.00 foot radius curve right, said curve having a central angle of 90°20'25" and a long chord bearing S 45°25'58" W a distance of 70.92 feet to a point of tangency;

Thence N 89°23'50" W a distance of 497.30 feet to a point of curvature;

Thence a distance of 156.58 feet along the arc of a 100.00 foot radius curve right, said curve having a central angle of 89°42'51" and a long chord bearing N 44°32'24" W a distance of 141.07 feet to a point of tangency;

Thence N 0°19'01" E a distance of 190.50 feet to the **POINT OF BEGINNING**

R-6 Parcel B contains 73.64 acres more or less.

Total R-6 area (Parcels A & B) contains 99.74 acres more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
December 12, 2019



Legal Description
Proposed R-8 Zone
Patagonia East Subdivision

PARCEL A

A parcel located in the SE ¼ of the SE ¼ of Section 7, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho; and being more particularly described as follows:

Commencing 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 ¼ of Section 8 of said Township 2 North, Range 1 East bears S 89°47'24" E a distance of 2639.68 feet;

Thence N 42°57'57" W a distance of 731.41 feet to the **POINT OF BEGINNING**;

Thence N 89°19'13" W a distance of 397.91 feet to a point of curvature;

Thence a distance of 78.37 feet along the arc of a 50.00 foot radius curve right, said curve having a central angle of 89°48'10" and a long chord bearing N 44°25'08" W a distance of 70.59 feet to a point of tangency;

Thence N 0°28'57" E a distance of 240.17 feet to a point;

Thence S 89°19'13" E a distance of 497.98 feet to a point;

Thence S 0°30'01" W a distance of 239.84 feet to a point of curvature;

Thence a distance of 78.70 feet along the arc of a 50.00 foot radius curve right, said curve having a central angle of 90°10'46" and a long chord bearing S 45°35'24" W a distance of 70.82 feet to the **POINT OF BEGINNING**.

This parcel contains 3.29 acres more or less.

PARCEL B

A parcel located in the SE ¼ of the NW ¼ of Section 17, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho; and being more particularly described as follows:

Commencing at an Aluminum Cap monument marking the northwest corner of said Section 17, from which a 5/8 inch diameter iron pin marking the northeast corner of the NW ¼ of said Section 17 bears S 89°47'24" E a distance of 2639.68 feet;

Thence S 40°16'01" E a distance of 2728.16 feet to the **POINT OF BEGINNING**;

Thence S 89°23'50" E a distance of 646.82 feet to a point;

Thence S 0°15'45" W a distance of 239.71 feet to a point of curvature;

Thence a distance of 78.84 feet along the arc of a 50.00 foot radius curve right, said curve having a central angle of 90°20'25" and a long chord bearing S 45°25'58" W a distance of 70.92 feet to a point of tangency;

Thence N 89°23'50" W a distance of 497.30 feet to a point of curvature;

Thence a distance of 156.58 feet along the arc of a 100.00 foot radius curve right, said curve having a central angle of 89°42'51" and a long chord bearing N 44°32'24" W a distance of 141.07 feet to a point of tangency;

Thence N 0°19'01" E a distance of 190.50 feet to the **POINT OF BEGINNING**.

This parcel contains 4.25 acres more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
December 12, 2019



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

Enhance Client Satisfaction with Creative, Exceptional Service through Empowered Employees

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

Enhance Client Satisfaction with Creative, Exceptional Service through Empowered Employees

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

Enhance Client Satisfaction with Creative, Exceptional Service through Empowered Employees

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*

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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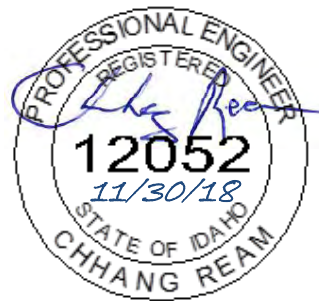
Kent Brown

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

Traffic Impact Study

Patagonia Subdivision

Kuna, Idaho



August 9, 2018

Revised November 30, 2018



181 East 50th St
Garden City, ID 83714
(208) 484-4110

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EXECUTIVE SUMMARY

Thompson Engineers, Inc. has been retained to prepare a traffic impact study (TIS) for the proposed Patagonia Subdivision located around the Hubbard Road and Locust Grove Road intersection north of Kuna, Idaho, as shown in **Figure 1.1**. The scope of this report was determined through coordination with the Idaho Transportation Department (ITD) and Ada County Highway District (ACHD).

The TIS evaluates the potential traffic impacts resulting from background traffic growth with an off-site development, the proposed development, and makes recommendations for mitigating the impacts. The TIS evaluates traffic impacts for three major phases. **Table 1** and **Table 2** summarize the intersection and roadway improvements needed to mitigate the traffic impacts for the analysis scenarios, which are:

- 2018 Existing Traffic
- 2023 Phase 1 Background Traffic
- 2023 Phase 1 Total Traffic
- 2030 Phase 2 Background Traffic
- 2030 Phase 2 Total Traffic
- 2038 Phase 3 (Build-Out) Background Traffic
- 2038 Phase 3 (Build-Out) Total Traffic

Some of the improvements identified in this TIS are not programmed nor funded in the most current versions of ITD's or ACHD's transportation plans. However, ITD's and ACHD's transportation plans are living documents and will be continually updated to reflect the current community growth and transportation system needs, which may include these improvements in future transportation plans updates.

The mitigation improvements identified in this TIS are the anticipated improvements needed to mitigate the traffic impacts. These mitigations may or may not be required if the expected traffic growth is different from what is assumed in this TIS and/or Patagonia Subdivision is developed at a different rate. These mitigations will be verified in future TIS updates for future phases preliminary plat submittal.

Patagonia Subdivision is a multi-phase development, which ACHD will require an updated TIS for each subsequent phase. The updated TIS will allow opportunity to more accurately assess the traffic impacts and identified mitigation measures with the most current information:

- Update traffic counts
- Background traffic projection and off-site development
- Updated transportation plans with programmed/funded improvements
- Actual development for each phase
- Necessary mitigation measures for the current phase

1.0 Proposed Development

1.1 The proposed Patagonia Subdivision contains four separate subdivisions with a combine total of 603 single-family dwelling units. Patagonia Subdivision is expected to be developed in multiple phases. For this study, the developments were consolidated into three major phases with the following proposed number of dwelling units and expected build-out year:

- 2023 Phase 1 – 201 dwelling units
- 2030 Phase 2 – 201 dwelling units
- 2038 Phase 3 (build-out) – 201 dwelling units

- 1.2 Based on ITE Trip Generation Manual, 10th Edition, the development is estimated to generate approximately 5,692 trips per weekday, 447 trips during the AM peak hour, and 597 trips during the PM peak hour at full build-out.
- The development is not expected to retain internal trips within the site or generate pass-by trips.
 - All trips generated by the development are expected to be made by personal and commercial vehicles.
 - The estimated site traffic distribution patterns are:
 - 50% north of the site
 - 10% south of the site
 - 20% west of the site
 - 20% east of the site
- 1.3 According to the preliminary site plan, Patagonia Subdivision is proposing six access intersections:
- 3 site access intersections on Locust Grove Road
 - North Ray Access located 2,000 feet North of Hubbard Road
 - Bridge / Ray Access located 800 feet North of Hubbard Road
 - West Bridge Access located 700 feet West of Locust Grove Road
 - 3 site access intersections on Hubbard Road
 - Ray / Welsh Access located 675 feet East of Locust Grove Road
 - Wood Access located 1,325 feet east of Locust Grove Road
 - South Welsh Access located 500 feet South of Hubbard Road
 - These proposed site access locations generally meet ACHD access spacing
- 1.4 The Patagonia Subdivision site is located within the ACHD Master Street Map collector street system.
- All proposed future collector streets are beyond the site boundary.
 - The proposed Eagle Road realignment is located along the eastern site boundary
 - Based on the preliminary site plan, improvements are planned along the eastern site boundary to accommodate future Eagle Road realignment.

Table 1 – Intersection Improvements Summary

Intersection		2018 Existing	2023 (Phase 1)		2030 (Phase 2)		2038 (Build-Out)	
			Background	Total	Background	Total	Background	Total
①	Lake Hazel Rd and Locust Grove Rd	None	None	None	None	None	Signal or roundabout	None beyond prior improvements
②	SH 69 and Columbia Rd	None	Signal operation/timing adjustment	None beyond prior improvements	Auxiliary through lane on SH 69, SB right-turn lane, dual EBL and dual WBL	None beyond prior improvements	2 through lanes on Columbia Rd approaches	None beyond prior improvements
③	Locust Grove Rd and Columbia Rd	None	None	None	None	Signal or roundabout	None beyond prior improvements	None beyond prior improvements
④	Eagle Rd and Columbia Rd	None	None	None	None	None	Signal or roundabout	None beyond prior improvements
⑤	SH 69 and Hubbard Rd	None (Signal)	None	None	SB right-turn lane	None beyond prior improvements	WB right-turn lane	None beyond prior improvements
⑥	Locust Grove Rd and Hubbard Rd	None	None	None	None	None	None	None
⑦	Eagle Rd and Hubbard Rd	None	None	None	None	None	None	None
⑧	N Ray Access and Locust Grove Rd	Future Intersection		Stop T-intersection	None	None	None	None
⑨	Bridge / Ray Access and Locust Grove Rd	Future Intersection		Two-Way Stop	None	None	None	SB sight-turn lane¹
⑩	W Bridge Access and Hubbard Rd	Future Intersection		Stop T-intersection	None	None	None	None
⑪	Ray / Welsh Access and Hubbard Rd	Future Intersection		Two-Way Stop	None	None	None	None
⑫	Wood Access and Hubbard Rd	Future Intersection		Stop T-intersection	None	None	None	None
⑬	S Welsh Access and Locust Grove Rd	Future Intersection		Stop T-intersection	None	None	None	None

¹ Turn lane is needed based on ACHD’s turn lane guidelines and is not required based on minimum operational thresholds

Table 2 – Roadway Segment Lane Improvement Summary

Roadway Segment	2018 Existing Lanes	2023 Phase 1		2030 Phase 2		2038 Phase 3 (Build-Out)	
		Background	Total	Background	Total	Background	Total
SH 69	5	5	5	7 lanes 2,000 feet north and south of Columbia Rd intersection (Auxiliary through lanes)	7 lanes 2,000 feet north and south of Columbia Rd intersection (Auxiliary through lanes)	7 lanes 2,000 feet north and south of Columbia Rd intersection (Auxiliary through lanes)	7 lanes 2,000 feet north and south of Columbia Rd intersection (Auxiliary through lanes)
Columbia Rd SH 69 to Locust Grove Rd	2	3	3	3	3	5 lanes ½ mile east and west of SH 69	5 lanes ½ mile east and west of SH 69
Columbia Rd Locust Grove Rd to Eagle Rd	2	2	2	2	3	3 ^A	3 ^A
Locust Grove Road Lake Hazel Rd to Columbia Rd	2	2	2	2	2	2	2
Locust Grove Rd Columbia Rd to Hubbard Rd	2	2	2	2	2	2	2
Hubbard Road SH 69 to Locust Grove Rd	2	2	2	2	2	2	2
Hubbard Road Locust Grove Rd to Eagle Rd	2	2	2	2	2	2	2

^A Exceed ACHD’s LOS E planning threshold as a three-lane minor arterial.

2.0 Improvements Needed to Mitigate 2018 Existing Traffic

- 2.1 All study area intersections meet ITD's or ACHD's minimum operational thresholds with 2018 existing traffic conditions analyzed with the existing intersection control and lane configurations or with the installation of a traffic signal at the SH 69 and Hubbard Road intersection in Autumn 2018, after traffic counts were collected. As a result, no intersection control or capacity improvements are needed to mitigate 2018 existing traffic.
- 2.2 None of the study area intersections need turn lanes based on ACHD's turn lane guidelines.
- 2.3 All study area roadway segments meet ACHD's LOS E planning threshold with 2018 existing traffic.

3.0 Improvements Needed to Mitigate 2023 Phase 1 Background Traffic

- 3.1 All study area intersections are expected to meet ITD's and ACHD's minimum operational thresholds with 2023 background traffic conditions analyzed with the existing intersection control and lane configurations, with the exception of one intersection. The intersection and proposed improvement are:
 - SH 69 and Columbia Road intersection
 - Signal operation/timing adjustments
- 3.2 None of the study area intersections are expected to need turn lanes with 2023 background traffic based on ACHD's turn lane guidelines.
- 3.3 The Columbia Road segment between SH 69 and Locust Grove Road is expected to exceed ACHD's LOS E planning threshold with 2023 background traffic as a two-lane minor arterial.
 - This segment of Columbia Road would need widened to three lanes, one lane in each direction with a center turn lane, to meet LOS E planning threshold.
 - According to ACHD's MSM, this segment of Columbia Road is planned for three lanes preservation.

4.0 Improvements Needed to Mitigate 2023 Phase 1 Total Traffic

- 4.1 All study area intersections are expected to meet ITD's or ACHD's minimum operational thresholds with 2023 total traffic conditions analyzed with the existing intersection control and lane configurations, with the exception of one intersection. The intersection and improvement are:
 - SH 69 and Columbia Road intersection
 - No improvements are proposed to mitigate 2023 total traffic impacts
 - The intersection is expected to meet LOS D threshold with all lane group v/c ratios meeting 1.00 threshold.
 - The intersection is expected to exceed the overall intersection v/c ratio threshold during the peak hours.
- 4.2 None of the study area intersection or proposed site access intersections are expected to need turn lanes with 2023 total traffic based on ACHD's turn lane guidelines.
- 4.3 None of the study area roadway segments need additional capacity improvements beyond the improvements on Columbia Road segment needed to mitigate 2023 background traffic conditions.

5.0 Improvements Needed to Mitigate 2030 Phase 2 Background Traffic

- 5.1 Two study area intersections are expected to exceed ITD or ACHD minimum operational thresholds with 2030 Phase 2 background traffic conditions analyzed with the existing intersection control and lane configurations. The intersections and improvements needed to mitigate 2030 background traffic impacts are:

- Columbia Road and SH 69 intersection
 - Three through lanes on SH 55 approaches
 - The additional through lanes on SH 69 are auxiliary through lanes extending at least 2,000 feet beyond the intersection to allow proper merging operation and signage based on NCHRP Report 707.
 - Southbound right-turn lane
 - Dual left-turn lanes on Columbia Road approaches

These intersection improvements are not programmed in ITD's or ACHD's current transportation plans. They are identified in this TIS as anticipated improvements needed to mitigate 2030 Phase 2 background traffic. These improvements may or may not be required if the background traffic growth is different from what is assumed in this study and/or Patagonia Subdivision is developed at a different rate. These improvements should be verified with an updated TIS for future phase preliminary plat submittal.

- Hubbard Road and SH 69 intersection
 - Southbound right-turn lane

5.2 Two study area intersections are expected to meet vehicular volume thresholds for signals based on preliminary signal warrant analysis:

- Locust Grove Road and Columbia Road intersection
 - Although the intersection is expected to meet warrants for a signal, it is expected to meet ACHD's minimum operational thresholds as an all-way stop-controlled intersection.
 - A signal is not required to mitigate 2030 background traffic.
 - A detailed signal warrant analysis should be conducted with an updated TIS for Phase 2 preliminary plat submittal.

- Eagle Road and Columbia Road intersection
 - Although the intersection is expected to meet warrants for a signal, it is expected to meet ACHD's minimum operational thresholds as an all-way stop-controlled intersection.
 - A signal is not required to mitigate 2030 background traffic.
 - A detailed signal warrant analysis should be conducted with an updated TIS for Phase 2 preliminary plat submittal.

5.3 None of the study area intersections or proposed site access intersections are expected to need turn lanes with 2030 background traffic based on ACHD's turn lane guidelines.

5.4 None of the study area roadway segments need additional capacity improvements, except for the intersection improvements identified above.

6.0 Improvements Needed to Mitigate 2030 Phase 2 Total Traffic

6.1 Two study area intersections are expected to exceed ITD's or ACHD's minimum operational thresholds with 2030 Phase 2 total traffic conditions analyzed with the existing intersection control and lane configurations or with the preceding improvements identified in prior phase. The intersections and improvements needed to mitigate 2030 total traffic impacts are:

- SH 69 and Columbia Road intersection
 - No improvements are proposed to mitigate 2030 total traffic impacts.
 - The intersection is expected to meet LOS D threshold with all lane group v/c ratios meeting 1.00 threshold.
 - The intersection is expected to only exceed the overall intersection v/c ratio threshold during the peak hours.

- Locust Grove Road and Columbia Road intersection (two options)
 - Single-lane roundabout
 - The intersection is identified in the current ACHD MSM as a single-lane roundabout.
 - Signal with left-turn lanes on all approaches
 - The intersection is expected to meet warrants for a signal with 2030 total traffic.

These intersection improvement options are not programmed in the current ACHD's transportation plans. They are identified in this traffic impact study as anticipated improvement options needed to mitigate 2030 Phase 2 total traffic. These improvements may or may not be required if the background traffic growth is different from what is assumed in this study and/or Patagonia Subdivision is developed at a different rate. These improvement options should be verified with an updated TIS for future phase preliminary plat submittal.

6.2. Two study area intersections are expected to meet vehicular volume thresholds for signals based on preliminary signal warrant analysis:

- Lake Hazel Road and Locust Grove Road intersection
 - Although the intersection is expected to meet warrant for a signal, it is expected to meet ACHD's minimum operational thresholds as an all-way stop-controlled intersection.
 - As a result, a signal is not required to mitigate 2030 total traffic to meet ACHD's minimum operational thresholds.
 - A detailed signal warrant analysis should be conducted with an updated TIS for future phase preliminary plat submittal.

- Eagle Road and Columbia Road intersection
 - Although the intersection is expected to meet warrant for a signal, it is expected to meet ACHD's minimum operational thresholds as an all-way stop-controlled intersection.
 - As a result, a signal is not required to mitigate 2030 total traffic to meet ACHD's minimum operational thresholds.
 - A detailed signal warrant analysis should be conducted with an updated TIS for future phase preliminary plat submittal.

6.3. None of the study area intersections or proposed site access intersections are expected to need turn lanes with 2030 total traffic based on ACHD's turn lane guidelines.

6.4. The Columbia Road segment between Locust Grove Road and Eagle Road is expected to exceed ACHD's LOS E planning threshold with 2030 total traffic as a two-lane minor arterial.

- This segment of Columbia Road would need widened to three lanes, one lane in each direction with a center turn lane, to meet LOS E planning threshold.
 - According to ACHD's MSM, this segment of Columbia Road is planned for three lanes preservation.

7.0 Improvements Needed to Mitigate 2038 Phase 3 (Build-Out) Background Traffic

7.1 Four study area intersections are expected to exceed ITD's or ACHD's minimum operational thresholds with 2038 background traffic conditions analyzed with the existing intersection control and lane configurations or with the preceding improvements identified in prior phases. The intersections and improvements are:

- Locust Grove Road and Lake Hazel Road intersection (two options)
 - Single-lane roundabout
 - The Locust Grove Road and Lake Hazel Road intersection is identified in the current ACHD CIP as a single-lane roundabout between 2026 and 2030 timeframe.
 - Signal with left-turn lanes on all approaches
 - The intersection is expected to meet warrants for a signal with 2038 background traffic.

These improvement options should be verified with an updated TIS for future phase preliminary plat submittal.

- SH 69 and Columbia Road intersection
 - Two through lanes on Columbia Road approaches
 - Columbia Road is not programmed in the current ACHD's transportation plans to be widened to accommodate two through lanes in either direction. These improvements are identified as anticipated improvements needed to mitigate 2038 background traffic, and should be verified with an update TIS for future phase preliminary plat submittal.

- Eagle Road and Columbia Road intersection (two options)
 - Single-lane roundabout
 - The intersection is identified in the current ACHD MSM as a single-lane roundabout.
 - Traffic signal with left-turn lanes on all approaches
 - The intersection is expected to meet warrants for a signal with 2038 background traffic.

These intersection improvement options are not programmed in the current ACHD's transportation plans. They are identified in this TIS as anticipated improvement options needed to mitigate 2038 background traffic. These improvements may or may not be required if the background traffic growth is different from what is assumed in this study and/or Patagonia Subdivision is developed at a different rate. These improvement options should be verified with an updated TIS for future phase preliminary plat submittal.

- Hubbard Road and SH 69 intersection
 - Westbound right-turn lane

7.2 None of the study are intersections or proposed site access intersections are expected to need turn lanes with 2038 background traffic based on ACHD's turn lane guidelines.

7.3 In addition to the intersection improvements identified above, the following roadway capacity improvement is needed to mitigate 2038 background traffic

- Columbia Road
 - Widen to five lanes approximately ½ mile east and west of SH 69 intersection
 - These segments of Columbia Road are identified in ACHD MSM as a Transitional/Commercial arterial with preservation of up to three lanes.

8.0 Improvements Needed to Mitigate 2038 Phase 3 (Build-Out) Total Traffic

- 8.1 All study area intersections are expected to meet ITD's or ACHD's minimum operational thresholds with 2038 total traffic conditions analyzed with the existing intersection control and lane configurations or with the preceding improvements identified in prior phases, with the exception of two intersections exceeding overall intersection v/c ratio:
- SH 69 and Columbia Road intersection
 - No improvements are proposed to mitigate 2038 total traffic impacts
 - The intersection is expected to meet LOS D threshold with all lane group v/c ratios meeting 1.00 threshold.
 - The intersection is expected to only exceed the overall intersection v/c ratio threshold during the peak hours.
 - SH 69 and Hubbard Road intersection
 - No improvements are proposed to mitigate 2038 total traffic impacts
 - The intersection is expected to meet LOS D threshold with all lane group v/c ratios meeting 1.00 threshold.
 - The intersection is expected to only exceed the overall intersection v/c ratio threshold during the AM peak hour.
- 8.2 One proposed site access intersection is expected to require turn lane based on ACHD's turn-lane guidelines
- Ray / Bridge Access on Locust Grove Road
 - Southbound right-turn lane
- 8.3 Columbia Road segments between Locust Grove Road and Eagle Road are expected to exceed ACHD's LOS E planning threshold with 2038 total traffic as a three-lane minor arterial.

1.0 INTRODUCTION

Thompson Engineers, Inc. has been retained to prepare a traffic impact study (TIS) for the proposed Patagonia Subdivision located around the Hubbard Road and Locust Grove Road intersection north of Kuna, Idaho. The site is located within the City of Kuna’s Area of Impacts. **Figure 1.1** shows the site location and its vicinity. The TIS evaluates the potential traffic impacts resulting from background traffic growth and off-site development, and Patagonia Subdivision, and identify improvements needed to mitigate the impacts. This TIS provides an initial overview of the impacts for the development at three major phases. It is expected that an updated TIS will be required at the time of submission of the preliminary plat for each subsequent phase.

Figure 1.1 – Site Location and Vicinity

