



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

June 11, 2021

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

| | |
|-------------------------------|---|
| FILE NUMBER: | 21-03-AN (Rezone), 21-02-S-S (Preliminary Plat) and 21-10-DR (Design Review), for the proposed SADIE CREEK SOUTH Subdivision. |
| PROJECT DESCRIPTION | The applicant requests to annex one parcel approx. 32 acres into Kuna City Limits with an R-8 (Medium Density Residential) zoning district classification and to subdivide the 32 acres into 192 total lots (170 residential lots, 22 common lots). The subject site is located at the NEC of S Luker Road and E King Road, within Section 25, Township 2 North, Range 1 West (APN: S1325438400). |
| SITE LOCATION | NEC of S Luker Road and E King Road, Kuna, Idaho, 83634. |
| APPLICANT | Challenger Development 1977 E Overland Road Meridian, ID 83642 |
| REPRESENTATIVE | Stephanie Hopkins – KM Engineering, LLP 5725 N Discovery Way Boise, ID, 83713 208.639.6939 shopkins@kmengllp.com |
| SCHEDULED HEARING DATE | Tuesday, August 24, 2021 (<i>Tentative Date</i>) 6:00 P.M. |
| STAFF CONTACT | Doug Hanson DHanson@Kunald.Gov Phone: 208.287.1771 Fax: 208.922.5989 |

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

review, please let our office know ASAP.



Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



Office Use Only

File No.(s): 21-02-S, 21-04-AN, 21-10-DR

Project Name: Sadie Creek South

Date Received: 05.11.2021

Date Accepted as Complete: _____

Type of review requested (check all that apply); please submit all associated applications:

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

Owner of Record

Name: Corey Barton

Address: 1977 East Overland Road

Meridian, Idaho 83642

Phone: _____ Email: _____

Applicant (Developer) Information

Name: Challenger Development, Inc.

Address: 1977 East Overland Road

Meridian, Idaho 83642

Phone: _____ Email: _____

Engineer/Representative Information

Name: Stephanie Hopkins - KM Engineering, LLP.

Address: 5725 North Discovery Way

Boise, Idaho 83713

Phone: 208.639.6939 Email: shopkins@kmengllp.com

Subject Property Information

Site Address: S Luker Road

Nearest Major Cross Streets: North of King Road, East of S Luker Road, West of S Kuna-Meridian Road

Parcel No.(s): S1325438400

Section, Township, Range: Section 25, T2N., R1W.

Property Size: +/- 31 acres

Current Land Use: Undeveloped/agricultural Proposed Land Use: Single-family residential subdivision

Current Zoning: RUT Proposed Zoning: R-8

Project Description

Project Name: Sadie Creek South Subdivision

General Description of Project: Annexation into the City of Kuna with the R-8 zoning district along with a preliminary plat and design review applications to accommodate the future development of a single-family residential subdivision.

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: Internal sidewalks, central open space areas, open space comprises approximately 2.77 acres of the site

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO If YES, please describe:

Will any existing buildings remain? YES NO No. of Residential Units: 170 No. of Building Lots: 170

No. of Common Lots: 20 No. of Other Lots: 2

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

Single-Family Townhomes Duplexes Multi-Family

Other: _____

Minimum square footage of structure(s): TBD

Gross Density (Dwelling Units ÷ Total Acreage): 5.24 du/acre

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 7.67 du/acre

Percentage of Open Space provided: 8.54% Acreage of Open Space: 2.77

Type of Open Space provided (i.e. public, common, landscaping): Common open space, landscaping buffers

Non-Residential Project Summary (If Applicable)

Number of building lots: _____ 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: Stephanie Hopkins Date: 4.25.2021



Annexation Application

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(208) 922-5274 | www.KunaCity.ID.gov



Annexation requires public hearings with **both** the Planning & Zoning Commission and City Council. Public hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online in Kuna City Code 5-1A-8.

****Office Use Only****

Case No(s): 21-02-S, 21-04-AN, 21-10-DR

Project Name: Sadie Creek South

Date of Pre-Application Meeting: _____ Valid for three (3) months

Date Received: 05.11.2021

Date Accepted as Complete: _____

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

- Complete Planning & Zoning Application Coversheet.
- Complete Annexation Application (*It is the applicant's responsibility to use the most current application.*)
- Detailed narrative or justification for the application, describing the project, design elements, serviceability, amenities, and how the project complies with the requirements found within Kuna City Code 5-13 and Idaho Code §50-222.
- Legal Description of Annexation Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.*)
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.

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

Information to Note:

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

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



Preliminary Plat Application

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



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

****Office Use Only****

Case No(s): 21-02-S, 21-04-AN, 21-10-DR

Project Name: Sadie Creek South

Date of Pre-Application Meeting: _____ **Valid for three (3) months**

Date Received: 05.11.2021

Date Accepted as Complete: _____

Application shall contain one (1) copy of the following:

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

- Improvements drawing showing water, sewer, drainage, electricity, irrigation, telephone, gas, proposed street lighting, proposed street names, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.
- Preliminary Plat (8.5" x 11"): Drawn to a scale of 1" = 100' (or similar), with the same items as listed in the "Preliminary Plat".
- Phasing Plan
- Landscape Plan for subdivision entrances, buffers, common areas, etc.
- Homeowners Maintenance Agreement for the care of landscaped common areas.

If the Preliminary Plat includes 100 lots or more, a Traffic Impact Study is required.

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

Information to Note:

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

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



DESIGN REVIEW APPLICATION

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



****Office Use Only****

Case No(s): 21-02-S, 21-04-AN, 21-10-DR

Project Name: Sadie Creek South

Date of Pre-Application Meeting: _____ **Valid for three (3) months**

Date Received: 05.11.2021

Date Accepted as Complete: _____

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

Design Review includes, but is not limited to:

- Commercial
- Industrial
- Institutional
- Office
- Multi-family Residential
- Common Areas
- Proposed Conversions
- Proposed changes in land and/or building use
- Exterior Remodeling/Restoration
- Enlargement or Expansion of existing buildings or sites

Application shall contain one (1) copy of the following:

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

- Detailed Plans: Site Plan; Landscape Plan; Drainage Plan; and Elevations.

Detailed Site Plan Requirements

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

Landscape Plan

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

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Boundaries, property lines and dimensions
- Location and design of areas to be landscaped
- Location and labels for all proposed plants
- Existing vegetation identified by species & sizes, and if they are proposed to be relocated or removed (*Retention of existing trees required, see Kuna City Code 5-17-4*)

- Plant lists or schedules with the botanical common name, quantity, and spacing as well as the size of all proposed landscape materials at time of planting
- Location of automatic, underground irrigation systems (*See Kuna City Code 5-17-11*)
- Clearly identify pressurized irrigation lines and underground water storage
- Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains, street/pathway furniture, etc.
- Sign locations (a separate sign application must be submitted)
- Locations of open spaces (*if applicable*)
- Parking areas
- Location and designations of all sidewalks
- Engineered Grading and Drainage Plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved Design Review application, a detailed site grading and drainage plan prepared by a registered professional engineer (PE), shall be submitted to the City for review and approval by the City Engineer.

Building Elevations

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

Lighting Plan

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

Owner Information

Name: _____

Address: _____

Phone: _____ Email: _____

Applicant Information

Name: _____

Address: _____

Phone: _____ Email: _____

Engineer/Representative

Name: _____

Address: _____

Phone: _____ Email: _____

Property Information

Address: _____

Parcel No(s): _____

Closest Major Cross Streets: _____

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

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

1. Briefly explain the nature of the request: _____

2. Dimension of property: _____

3. Current land use(s): _____

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

North: _____ South: _____

East: _____ West: _____

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

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

7. Building Height: _____

8. Number of Stories: _____

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

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

Exterior Building Materials and Colors

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

Mechanical Units

Please identify mechanical unit(s) size and placement: _____

Proposed screening method? _____

Trash Enclosures

Please identify trash enclosure location, size, and construction materials: _____

Irrigation Ditches/Canals

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

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

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

Fencing

Is there any existing fencing that will remain? YES NO

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

What is the fencing material for all new fencing? _____

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

Building Coverage

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

Landscaping

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

Are there any existing trees of 4" or greater in caliper on the property? YES NO

If Yes, what type, size and general location? *(Please indicate location on site plan. NOTE: It is the city's goal to preserve such trees.)*

Dock Loading Facilities

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

No. of dock loading facilities and their location: _____

What is the proposed method of screening? _____

Pedestrian Amenities

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

If Yes, please indicate type, number of each type: _____

Parking

Total number of parking spaces? _____ Dimensions? _____

Total number of ADA accessible spaces? _____ Dimensions? _____

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

Miscellaneous

Will you be proposing setbacks different than those found in KCC 5-3-32 YES NO

If YES, please provide setbacks below, in feet:

Front: _____ Rear: _____ Side: _____ Side: _____

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

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

Applicant Signature: Stephanie Hopkins Date: 4.28.2021

Additional Information

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

April 27, 2021
Project No.: 20-169

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

**RE: Sadie Creek South – Kuna, ID
Annexation, Preliminary Plat and Design Review Applications**

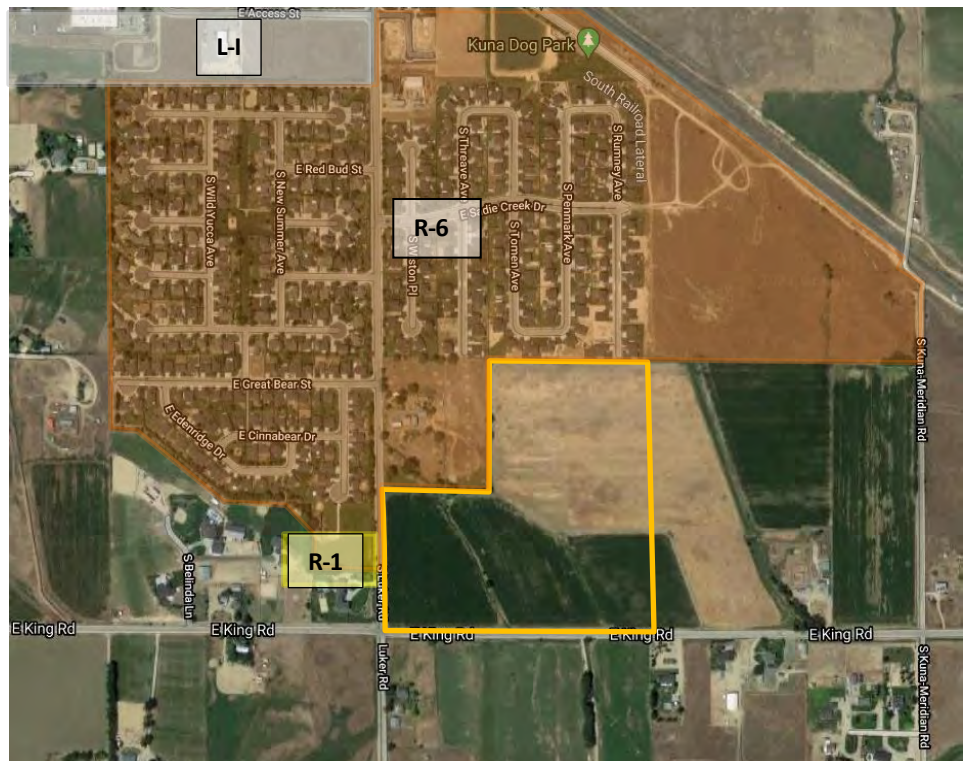
Dear Mr. Hanson:

On behalf of Challenger Development and/or its assigns, we are pleased to submit the attached application and required supplements for annexation and zoning, preliminary plat and design review of the Sadie Creek South Subdivision.

Site Information and Background

The subject property is approximately 32 acres identified as parcel number S1325438400 and is located at the northeast corner of Luker and King Roads in Kuna, Idaho. The site is currently zoned RUT in Ada County and is contiguous to Kuna City limits on the north and west boundaries of the property.

We are requesting to annex the property into the City of Kuna with the R-8 zoning designation to accommodate future development of a single-family subdivision. The requested zoning and proposed preliminary plat is consistent with the comprehensive plan designation of Medium Density Residential and is compatible with other residential developments in the area, as further discussed herein. We are also requesting design review approval for the enclosed landscape plan.



Annexation

The subject property is contiguous to City limits on the north and west boundaries of the property. Annexation into the City will provide an opportunity to develop additional housing options in this area of Kuna. The R-8 zone requested is consistent with the Comprehensive Plan designation of Medium Density Residential, the adjacent subdivisions to the north and west, and will also be compatible with the mixed-use land use designation adjacent to the property, as presented in the future land use map.

Annexation of this property supports several of the City’s Comprehensive Plan Goals. Specifically, this project will support Goal 3.D by providing single-family residential lots. The interconnected design proposed will encourage a strong community while providing lots sizes that will meet the housing demands of many current and future Kuna residents.

Preliminary Plat

The Sadie Creek South preliminary plat proposes 170 buildable single-family detached residential lots, 20 common lots, and 2 shared driveway lots for a total of 192 lots. The lot sizes range between approximately 3,612 square feet and 7,560 square feet with an average lot size of approximately 4,773 square feet. This layout reflects a gross density of 5.24 dwelling units per acre and net density of 7.67 dwelling units per acre, in alignment with the target density range for the R-8 district and the medium density land use designation.



In accord with Kuna’s new landscaping requirements, Sadie Creek South includes approximately 2.77 acres, or approximately 8.54%, total open space. Open space is centrally located within the west part of the site and mid-block for each of the blocks on the east part of the site, as shown above. This open space has been designed to provide easily accessible areas for residents to gather and recreate. Open spaces will be connected via sidewalks available throughout the subdivision. As a result of this proposed layout, sidewalk coverage and connectivity throughout the proposed subdivision and to adjacent neighborhoods will be increased, supporting Goal 4 within Kuna’s Comprehensive Plan. The open space within the subdivision will be owned and maintained by the Homeowners’ Association.

In accord with the dimensional standards outlined in Table 5-3-3 of Kuna’s City Code, we request that the frontage of lots on the east part of the site be permitted to vary from typical R-8 standards. A frontage width of 36’ is proposed to provide a variety of housing options and to provide a transition in housing density to potential future development on the east. All other dimensional standards meet or exceed the R-8 District’s requirements. Dimensions and square footages requested are depicted on the attached preliminary plat.

Access & Roadways

Primary access for this project is proposed via roadway connections to Luker Road to the west and King Road to the south. The project will tie into the Red Cloud Subdivision to the northwest and Sadie Creek Subdivision directly to the north.

Two common driveways are proposed to serve as access for six residences as shown on the preliminary plat. Situating homes in this manner allows for efficient use of land and yields a more usable building footprint to accommodate the majority of desired home layouts for prospective residents.

Public Utilities

We have conducted meetings with Kuna's Public Works Department to understand sewer, water and pressure irrigation facilities, all of which are available for connection with development of this site. As the project progresses, we will work with the remaining public utilities to ensure that adequate services are provided. Sewer will be extended through the approved Red Cloud Subdivision to the northwest of the subject site.

Design Review

Included with this submittal package is the design review application for common area landscaping within the Sadie Creek South subdivision. There are no existing trees onsite, so mitigation will not be required. The new landscaping will consist of a combination of trees, shrubs, and other landscape materials, which are detailed on the attached landscape plans.

Conclusion

With the proposals discussed herein, we feel that the new Sadie Creek South project complements the City's vision for growth by providing a variety of additional housing opportunities for this area. We look forward to working with staff to accomplish this great addition to the City of Kuna.

Should you have questions or require further information in order to process these applications, please feel free to contact me.

Sincerely,
KM Engineering, LLP



Stephanie Hopkins
Land Planner

cc: Challenger Development

Vicinity Map



November 6, 2020
Project No.: 20-069
Sadie Creek South Subdivision

Exhibit A
Legal Description for Annexation

A portion of the Southwest 1/4 of the Southeast 1/4 of Section 25, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, and being more particularly described as follows:

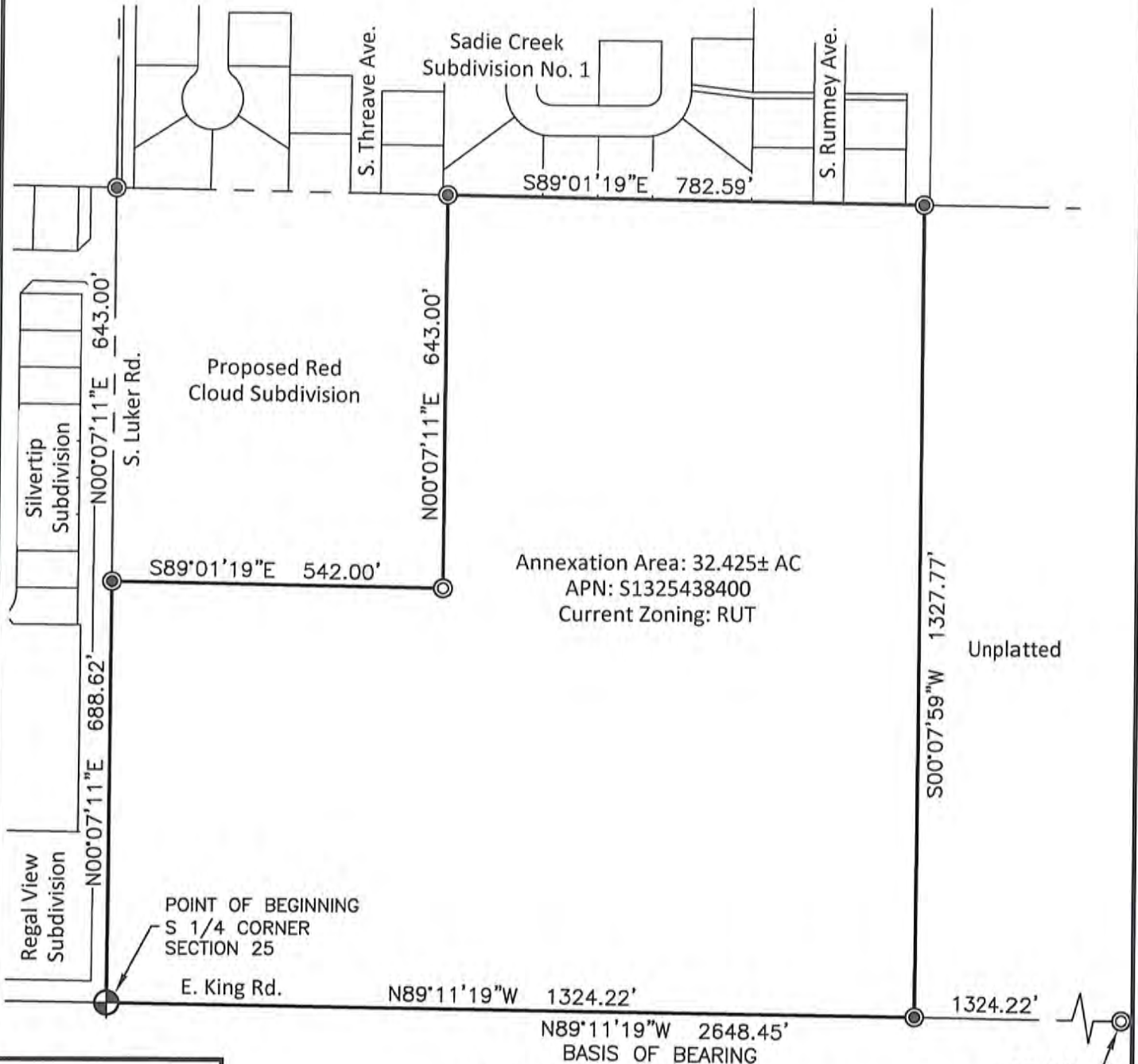
BEGINNING at a the south 1/4 corner of said Section 25 which bears N89°11'19"W a distance of 2,648.44 feet from the southeast corner of said Section 25;
Thence following the westerly line of said Southwest 1/4 of the Southeast 1/4, N00°07'11"E a distance of 688.62 feet;
Thence leaving said westerly line, S89°01'19"E a distance of 542.00 feet;
Thence N00°07'11"E a distance of 643.00 feet to the northerly line of said Southwest 1/4 of the Southeast 1/4;
Thence following said northerly line (also being the southerly subdivision boundary of Sadie Creek Subdivision No. 1, Book 100, Pages 12931-12935, records of Ada County, Idaho);
Thence following said northerly line (and said southerly subdivision boundary), S89°01'19"E a distance of 782.59 feet to the Southeast 1/16 corner of said Section 25;
Thence leaving said northerly line (and said southerly subdivision boundary) and following the easterly line of said Southwest 1/4 of the Southeast 1/4, S00°07'59"W a distance of 1,327.77 feet to the East 1/16 corner of said Section 25 (also being the East 1/16 corner of said 36);
Thence leaving said easterly line and following the southerly line of said Southwest 1/4 of the Southeast 1/4, N89°11'19"W a distance of 1,324.22 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 32.425, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is Exhibit B and by this reference is made a part hereof.

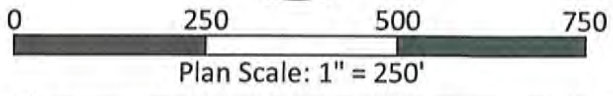


P:\20-069\CAD\SURVEY\EXHIBITS\20-069 ANNEXXATION.DWG, AARON BALLARD, 11/6/2020, KYOCERA TASKALFA 4550CI KX.PC3, 08.5X11 P



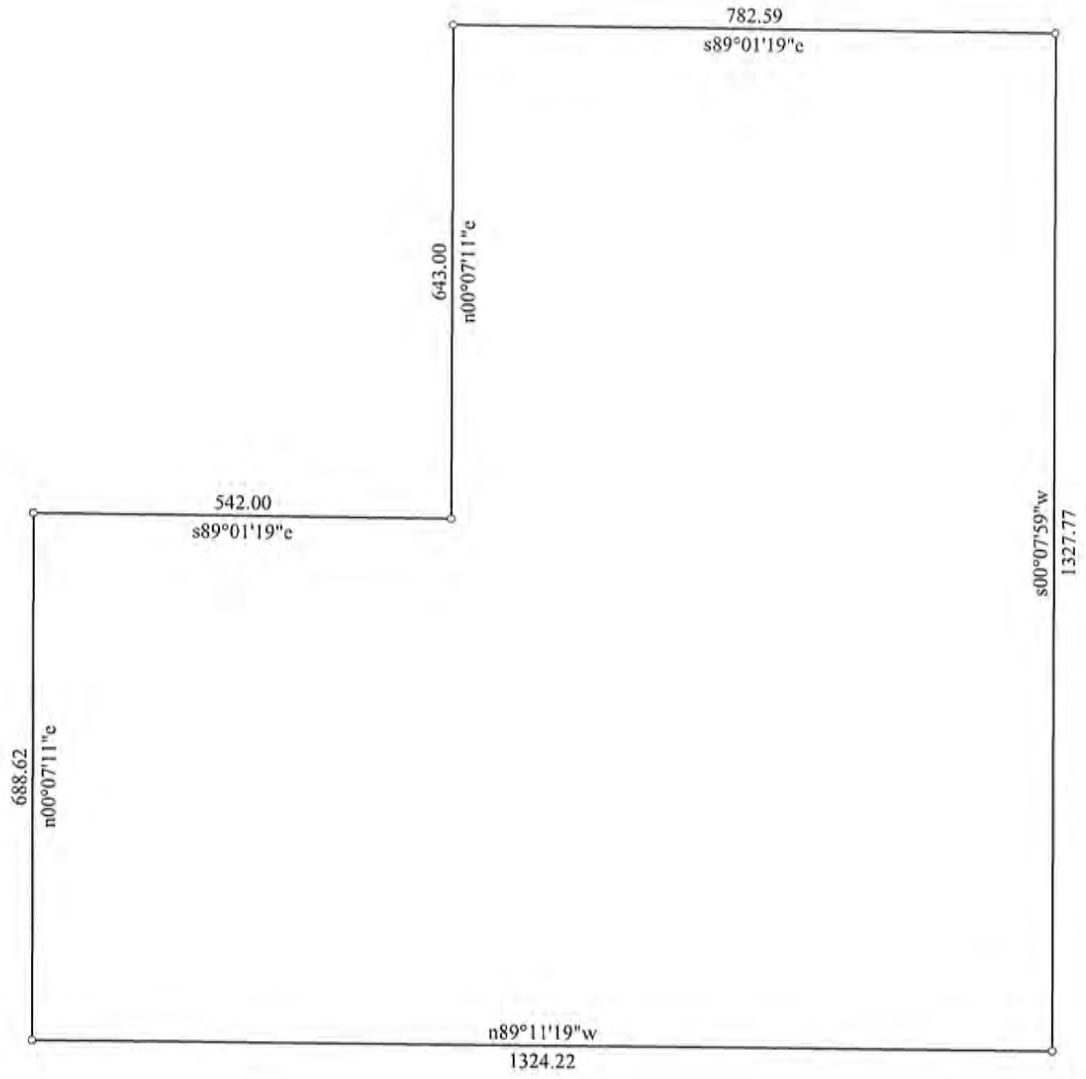
km
ENGINEERING
 ENGINEERS . SURVEYORS . PLANNERS
 9233 WEST STATE STREET
 BOISE, IDAHO 83714
 PHONE (208) 639-6939
 FAX (208) 639-6930

DATE: November 2020
 PROJECT: 20-069
 SHEET:
 1 OF 1



**Exhibit B
 Annexation**

**Sadie Creek South Subdivision
 SW 1/4 SE 1/4 Sec. 25, T2N., R1W., B.M., Ada County, Idaho**



| | | |
|---|-----------------------|------------------|
| Title: Sadie Creek South Subdivision | | Date: 11-06-2020 |
| Scale: 1 inch = 250 feet | File: | |
| Tract 1: 32.425 Acres: 1412428 Sq Feet: Closure = n50.5958w 0.01 Feet: Precision =1/465826: Perimeter = 5308 Feet | | |
| 001=n00.0711e 688.62 | 004=s89.0119e 782.59 | |
| 002=s89.0119e 542.00 | 005=s00.0759w 1327.77 | |
| 003=n00.0711e 643.00 | 006=n89.1119w 1324.22 | |

November 6, 2020
Project No. 20-069

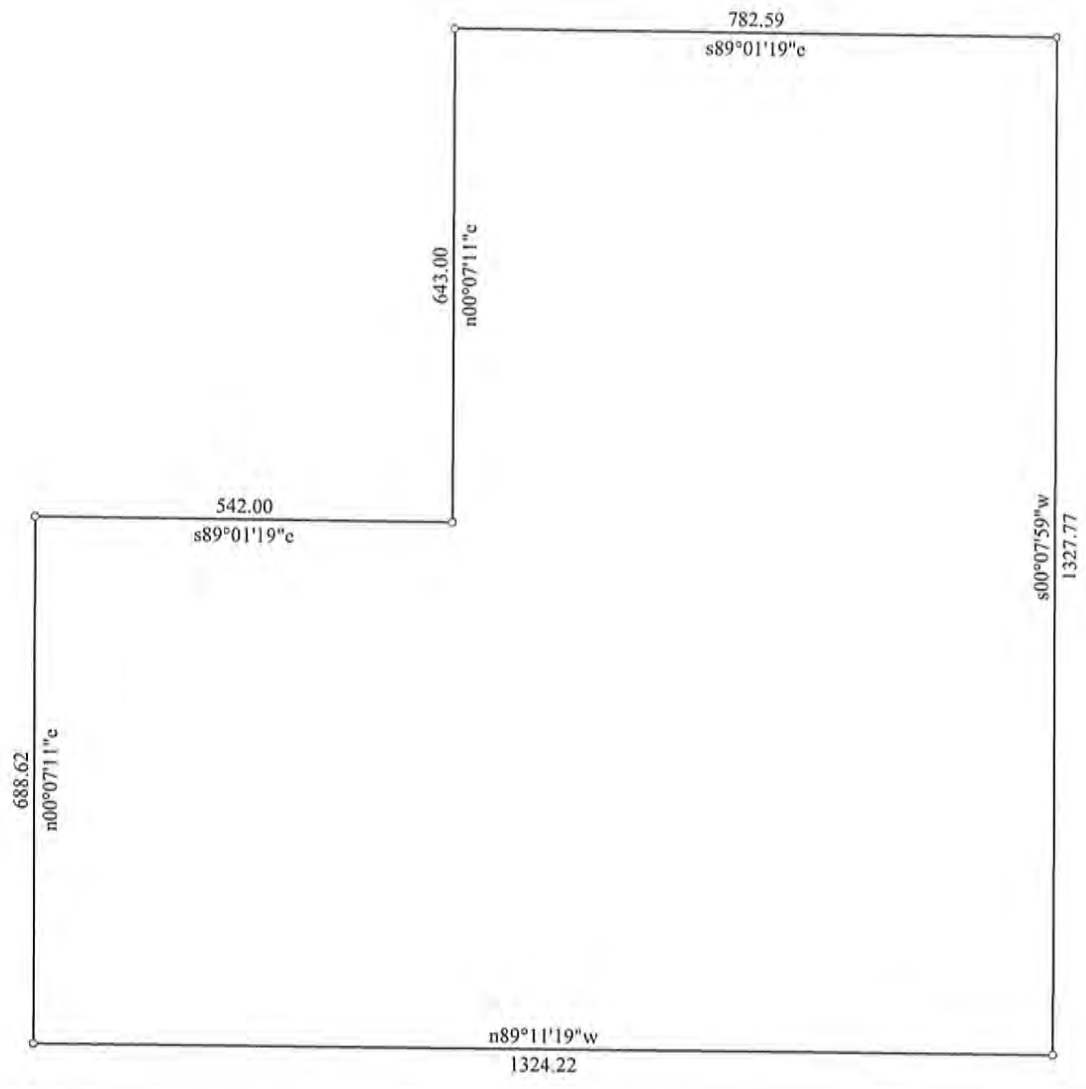
Sadie Creek South Subdivision

A portion of the Southwest 1/4 of the Southeast 1/4 of Section 25, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, and being more particularly described as follows:

BEGINNING at a the south 1/4 corner of said Section 25 which bears N89°11'19"W a distance of 2,648.44 feet from the southeast corner of said Section 25;
Thence following the westerly line of said Southwest 1/4 of the Southeast 1/4, N00°07'11"E a distance of 688.62 feet;
Thence leaving said westerly line, S89°01'19"E a distance of 542.00 feet;
Thence N00°07'11"E a distance of 643.00 feet to the northerly line of said Southwest 1/4 of the Southeast 1/4;
Thence following said northerly line (also being the southerly subdivision boundary of Sadie Creek Subdivision No. 1, Book 100, Pages 12931-12935, records of Ada County, Idaho);
Thence following said northerly line (and said southerly subdivision boundary), S89°01'19"E a distance of 782.59 feet to the Southeast 1/16 corner of said Section 25;
Thence leaving said northerly line (and said southerly subdivision boundary) and following the easterly line of said Southwest 1/4 of the Southeast 1/4, S00°07'59"W a distance of 1,327.77 feet to the East 1/16 corner of said Section 25 (also being the East 1/16 corner of said 36);
Thence leaving said easterly line and following the southerly line of said Southwest 1/4 of the Southeast 1/4, N89°11'19"W a distance of 1,324.22 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 32.425, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.





| | | |
|--|-----------------------|------------------|
| Title: Sadie Creek South Subdivision | | Date: 11-06-2020 |
| Scale: 1 inch = 250 feet | File: | |
| Tract 1: 32.425 Acres: 1412428 Sq Feet: Closure = n50.5958w 0.01 Feet: Precision = 1/465826: Perimeter = 5308 Feet | | |
| 001=n00.0711e 688.62 | 004=s89.0119e 782.59 | |
| 002=s89.0119e 542.00 | 005=s00.0759w 1327.77 | |
| 003=n00.0711e 643.00 | 006=n89.1119w 1324.22 | |



Order Number: 19344741

Warranty Deed

For value received,

Robert G. Perry and Twyla Rae Perry, husband and wife

the grantor, does hereby grant, bargain, sell, and convey unto

Corey Barton, a married man as his sole and separate property

whose current address is 1977 W. Overland Road Meridian ID 83642

the grantee, the following described premises, in Ada County, Idaho, to wit:

The Southwest quarter of the Southeast quarter of Section 25, Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho.

Except the following described property:

Beginning at the Northwest corner of the Southwest quarter of the Southeast quarter of Section 25, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, bearing East 542 feet along the North boundary of the aforesaid Southwest quarter of the Southeast quarter; thence South 643 feet; thence West 542 feet to the West boundary of the aforesaid Southwest quarter of the Southeast quarter; thence North 643 feet along the West boundary of the aforesaid Southwest quarter of the Southeast quarter to the Point of Beginning.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not

Order Number: 19344741

Warranty Deed - Page 1 of 3

due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: January 10, 2020

Robert G. Perry
Robert G. Perry

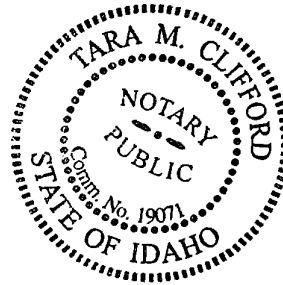
Twyla Rae Perry
Twyla Rae Perry

State of Idaho, County of ADA, ss.

On this 10th day of Jan. in the year of 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert G. Perry and Twyla Rae Perry, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Tara M. Clifford
Notary Public

Residing In: **Expiration Date: 6/18/22**
My Commission Expires: **Resides in: Eagle, ID**
(seal)





City of Kuna AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
) ss.
County of Ada)

I, Corey Barton Homes, Inc. , 1977 East Overland
Name **Address**
Meridian , Idaho 83642
City **State** **Zip Code**

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my permission to KM Engineering, LLP. 9233 West State Street, Boise, Idaho
Name **Address**

to submit the accompanying application pertaining to that property.

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

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

Dated this 3rd day of November, 2020

[Signature]
Signature

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



Adair Koltes
Notary Public for Idaho
Residing at: Nampa, ID
My commission expires: 6-05-22



Neighborhood Meeting Certification

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



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

The Neighborhood Meeting Certification packet includes the following:

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

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

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

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

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

Description of proposed project: Request to annex into the City of Kuna with the R-8 zoning district, preliminary plat for approximately 192 total lots comprised of 170 buildable lots, 20 common space lots and 2 common access lots

Date of Meeting: March 31, 2021 Time: 6:00 p.m.

Meeting Location: At project site - NE corner of Luker and King Roads

Site Information

Location: Quarter SE Section 25 Township 2N Range 1W Total Acres +/- 32
Subdivision Name: Sadie Creek South Lot n/a Block n/a

Address: S Luker Road

Parcel No(s): S1325438400

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: Corey Barton

Address: 1977 East Overland Road, Meridian, Idaho 83642

Contact Person

Name: Stephanie Hopkins

Business Name (if applicable): KM Engineering, LLP.

Address: 5725 North Discovery Way, Boise, Idaho 83713

Phone: 208.639.6939 Email: shopkins@kmengllp.com

Applicant

Name: Challenger Development

Address: 1977 East Overland Road, Meridian, Idaho 83642

Phone: _____ Email: _____

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

Applicant Signature: *Stephanie Hopkins* Date: 4.28.2021

SIGN IN SHEET

PROJECT NAME: Sadie Creek South

Date: March 31, 2021

| | <u>Name</u> | <u>Address</u> | <u>Zip</u> | <u>Phone</u> |
|----|------------------------------|-----------------------|--------------|---------------------|
| 1 | <u>S. & B. Wasserman</u> | <u>1021 E. Ludlow</u> | <u>83634</u> | <u>510.331.5563</u> |
| 2 | | | | |
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: March 31, 2021 Number of Attendees: 2

Location: At project site - NE corner of Luker and King Roads

Project Description: Request to annex into the City of Kuna with the R-8 zoning district, preliminary plat for approximately 192 total lots comprised of 170 buildable lots, 20 common lots and 2 common access lots

Attendee Comments or Concerns: _____

- Questions about their existing fence and a new fence that could be required by the City.

Responded that the developer will likely include 6-foot vinyl fencing along the perimeter of the subdivision and will otherwise comply with City Code requirements.

- Question regarding the height of buildings adjacent to their home on the north boundary of Sadie Creek South.

Responded that we do not have any specific plans regarding 1- or 2- story homes throughout the subdivision

- Question regarding the Red Cloud Subdivision and how it will connect with the proposed subdivision

Responded that we will be connecting two street connections to the adjacent Red Cloud Subdivision but that open space will be separate between the two subdivisions

- Question regarding which part of the subdivision will come in first

Responded that it will probably be the northern part of the subdivision since we will be extending services from the Red Cloud Subdivision

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

Applicant Signature: *Stephanie Hopkins* Date: 4.28.2021

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

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

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

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

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

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

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

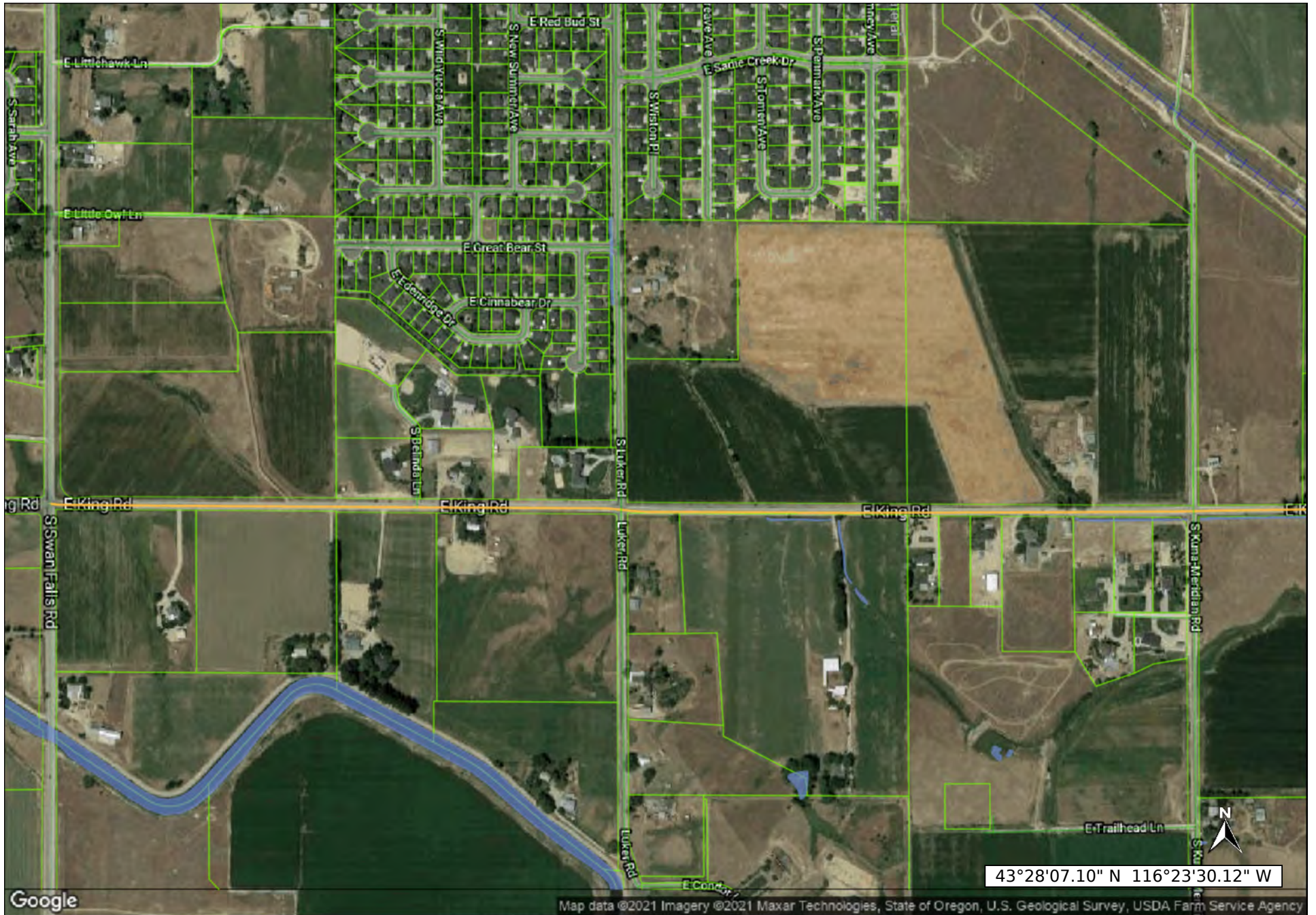
5.5.2.1.7 If the Subdivision becomes part of a transit route(s), provide residents of the Subdivision with transit street furnishings; and

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

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

5.5.2.2 Reserve Account. Establish and fund a reserve account with a reputable banking institution or savings and loan

Aerial Map



SADIE CREEK SOUTH

CONCEPTUAL, SUBJECT TO CHANGE



ADA COUNTY STREET NAME REVIEW

Review Date: November 9, 2020

 Preliminary Plat
 Final Plat

Project Name: Sadie Creek South Sub
T/R/S 2N1W25

Parcel Number(s): S1325438400

Project/Plat Applicant: KM Engineering
Phone No: 206-639-6939

City/County Agency: Ada County - Kuna AOI

THE FOLLOWING EXISTING STREET NAMES SHALL APPEAR ON PLAT

| | E KING RD | S LUKER RD | |
|------------------------|------------------|--------------------------|---|
| Proposed Street Names: | | | |
| | Core Street | Approved | Denied See Code Below |
| 1 | E BEARSDEN ST | <input type="checkbox"/> | A |
| 2 | E CINNABEAR DR | X | E |
| 3 | E DUNFERMLINE ST | X | |
| 2 | S DURLETON AVE | <input type="checkbox"/> | B |
| 4 | E FALKIRK ST | X | |
| 5 | E GREAT BEAR ST | X | |
| 6 | E LIVINGSTON ST | X | |
| 7 | E INVERNESS ST | <input type="checkbox"/> | C |
| 8 | S MOTHERWELL AVE | <input type="checkbox"/> | B |
| 9 | S RUMNEY AVE | X | |
| 10 | S TOMEN AVE | X | |
| Comments | | | |
| | | | Sounds like existing Bearden. Change to a new unique name. |
| | | | Use St. Change to E Cinnabear St. |
| | | | Aligns with existing W Wilston Pl. Change to W Wilston Ave. Name OK |
| | | | Already exists. Change to a new unique name. |
| | | | Aligns with existing S Penmark Ave. Change to S Penmark Ave. Name OK. |

PLEASE MAKE THE FOLLOWING CHANGES OR CORRECTIONS

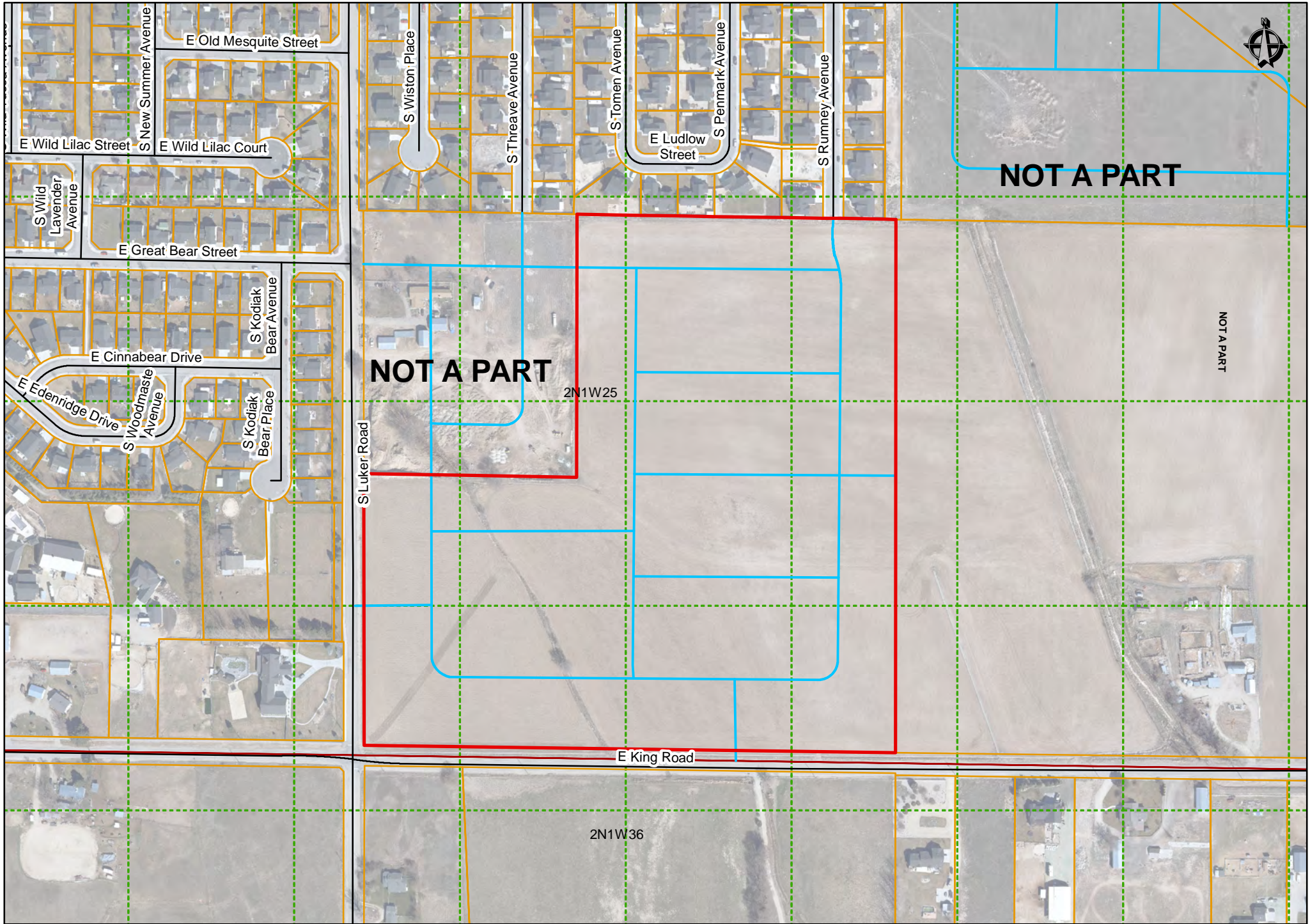
- Replace E BEARSDEN ST with a NEW UNIQUE NAME
- Replace E CINNABEAR DR with E CINNABEAR ST
- Replace S DURLETON AVE with W WILSTON AVE
- Replace E INVERNESS ST with a NEW UNIQUE NAME
- Replace S MOTHERWELL AVE with S PENMARK AVE
- Add existing E CINNABEAR DR for reference
- Add existing S RUMNEY AVE for reference

NOTE: If there are corrections and changes recommended, please make these changes on the subdivision plat and resubmit to the Ada County Assessor. A final review with no changes required and the matching plat must be presented to the Ada County Surveyor at time of recording.

Codes/criteria regarding denial

- A Sounds like an existing street
- B Alignment with existing street
- C Duplicate street name within Ada County
- D Street name exceeds 13 letters
- E Other

The overall final street names are subject to change at Final Plat phase levels due to design changes, time constraints and or previous recorded plat street alignments.



NOT A PART

NOT A PART

NOT A PART

This map is made from data copyrighted by Ada County. Ada County shall not be liable for inaccuracies or misuse of this map. Maps bearing this disclaimer may be photocopied freely. However, use in any digital form requires the written permission of Ada County.



ADA COUNTY ASSESSOR
Land Records Division
Geographic Information Systems
190 E. Front Street, Ste. 107
Boise, ID 83702

1 inch = 300 feet

PRELIMINARY PLAT SHOWING SADIE CREEK SOUTH SUBDIVISION

SITUATED IN A PORTION OF THE SW1/4 OF THE SE1/4
OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO

OCTOBER 2020

Include existing
E Great Bear St for
reference

Include existing
S Rumney Ave for
reference

Use St. Change to
E Cinnabear St.

Sounds like existing
Bearden. Change to a
new unique name.

Aligns w/ existing
S Wilston Pl.
Change to
S Wilston Ave.

Already exists. Needs
a new unique name.

Aligns w/ existing S Penmark
Ave. Change to S Penmark
Ave. Name OK.

INDEX OF DRAWINGS

| SHEET NO. | SHEET TITLE | Sheet Description |
|-----------|-------------------------|-------------------|
| PP1.0 | Preliminary Plat Cover | |
| PP1.1 | Existing Conditions | |
| PP2.0 | Preliminary Plat Layout | |
| PP3.0 | Preliminary Engineering | |

| | |
|--------------------------------|--------------------|
| CURRENT ZONING | RUT |
| PROPOSED ZONING | RS6 |
| TOTAL AREA OF SITE | 32.42 ACRES |
| AREA SINGLE-FAMILY RESIDENTIAL | 19.28 ACRES |
| AREA COMMON ACCESS | 0.11 ACRES |
| AREA COMMON OPEN SPACE | 2.77 ACRES (8.57%) |

OVERALL LOT DATA

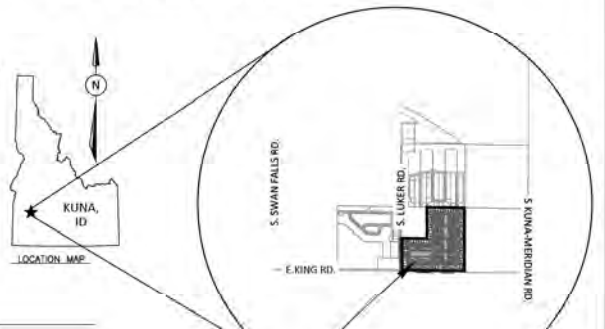
| | |
|----------------------|-----|
| TOTAL LOTS | 192 |
| TOTAL BUILDABLE LOTS | 170 |
| COMMON ACCESS LOTS | 2 |
| COMMON SPACE LOT | 20 |

R-6 DIMENSIONAL STANDARDS

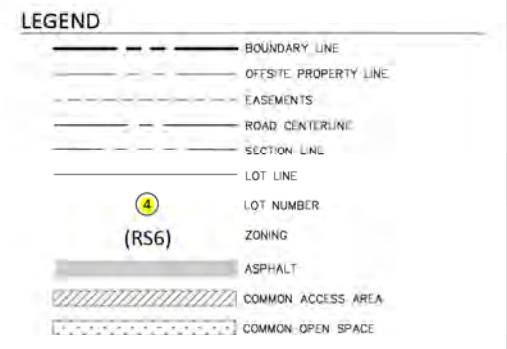
| | |
|------------------------|----------|
| MINIMUM SQUARE FOOTAGE | 4,500 SF |
| MINIMUM FRONTAGE | 45' |
| FRONT SETBACK | 20' |
| REAR SETBACK | 15' |
| INTERIOR SIDE SETBACK | 5' |
| STREET SIDE SETBACK | 20' |
| LOCAL | 35' |

UTILITIES

| | |
|--------------------|--|
| WATER: | CITY OF KUNA |
| SEWER: | CITY OF KUNA |
| POWER: | IDAHO POWER |
| NATURAL GAS: | INTERMOUNTAIN GAS CO. |
| TELEPHONE: | CENTURY LINK |
| IRRIGATION: | BOISE-KUNA IRRIGATION DISTRICT/CITY OF KUNA PI |
| FIRE PROTECTION: | CITY OF KUNA (KMD) |
| POLICE PROTECTION: | KUNA RURAL FIRE DISTRICT |
| SANITATION: | KUNA POLICE (ADA COUNTY SHERIFF) |
| SCHOOL DISTRICT: | J&M SANITATION |



- ### NOTES
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KUNA STANDARDS AND SPECIFICATIONS AND THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
 - ALL EASEMENTS AND BUILDING SETBACKS SHALL CONFORM TO THE CITY OF KUNA ZONING ORDINANCE.
 - INTERNAL LOT LINES ARE CONCEPTUAL AND MAY CHANGE DURING FINAL PLATTING.
 - STREET NAMES AS SHOWN ARE TEMPORARY AND SHALL BE NAMED ACCORDING TO CITY OF KUNA ZONING ORDINANCE PRIOR TO RECORDING OF FINAL PLAT.



SURVEY CONTROL NOTES

- ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND VERTICAL (NAVD88) DATUM.

CONTACT INFORMATION

OWNER
BRANDT AGENCY, INC.
203 11TH AVE S
NAMPA, IDAHO 83651

DEVELOPER
SCHULTZ DEVELOPMENT LLC
PO BOX 1115
MERIDIAN, IDAHO 83680
CONTACT: MATT SCHULTZ
PHONE: (208)880-1695

ENGINEERING & SURVEYING CONSULTANT
KM ENGINEERING, LLP
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: MATTHEW DERR, P.E.
KEVIN MCCARTHY, P.E.
EMAIL: mdaerr@kmengrp.com
kevin@kmengrp.com

SADIE CREEK SOUTH KUNA, ID PRELIMINARY PLAT LAYOUT

DATE: 11/4/20
PROJECT: 20-069
SHEET NO.
PP2.0

PRELIMINARY PLAT LAYOUT
Plan Scale: 1" = 70'

P:\31489\CD\PLAT\PRELIMINARY\09 PRELIMINARY PLAT.DWG, WITHIN 10 MINUTES OF 11/12/2020 9:50 AM TO PLOT PC3_2202041 (HP)

Stephanie Leonard

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Tuesday, November 3, 2020 12:17 PM
To: Stephanie Leonard
Cc: Aaron Ballard
Subject: RE: Sadie Creek South Subdivision Name Reservation

November 3, 2020

Aaron Ballard, KM Engineering
Stephanie Leonard, KM Engineering

RE: Subdivision Name Reservation: **SADIE CREEK SOUTH SUBDIVISION**

Although you have noted below that the developer for this property is the same as Phase 1, based on a review of the recorded documentation, Challenger Development was not the developer of record for Sadie Creek Subdivision No. 1, at least for the purposes of Idaho Code 50-1307, which would require a Permission to use the subdivision name from either Red Cliff Development, Mike Urwin Enterprises or Glen or Virginia McBride.

However, when CBH acquired 131 of the 156 lots (Inst. 112114246) in the subdivision when the developer went into foreclosure, a Grantors Assignment was recorded at the same time (Inst. 112114247) which appears to transfer the original grantors rights to Corey Barton Homes. Based on this document, you have additional options.

If Challenger Development will be signing the plat, then prior to submittal to our office a Permission To Use Subdivision Name will be required to be recorded. While these have been pretty generic in the past, in this particular instance the Permission should refer to the recorded Grantors Assignment so it is clear in the document that while the original developers are not granting the permission, there is a chain of documentation which we have accepted. I can review the draft with you prior to recording if you wish.

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

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

Sincerely,



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

From: Stephanie Leonard <sleonard@kmengllp.com>
Sent: Tuesday, November 3, 2020 8:43 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Cc: Kyle Prewett <kprewett@kmengllp.com>
Subject: [EXTERNAL] Subdivision name reservation

CAUTION: This email originated from outside Ada County email servers. Do not click on links or open attachments unless you recognize the sender and know the content is safe. Verify the sender by mouse-hovering over their display name in order to see the sender's full email address and confirm it is not suspicious. If you are unsure an email is safe, please report the email by using the 'Phish Alert' button in Outlook.

Good morning Glen,

Could we please reserve the name "Sadie Creek South" for a preliminary plat we are submitting to the City of Kuna? This subdivision is south of Sadie Creek and is being subdivided by the same developer.

- The project location (Township / Range / Section & Quarter) along with the current parcel numbers of all of the parcels that will be included in the plat - **SE ¼ of Section 25, T2N, R1W – Parcel No. S1325438400**
- The name and contact information for the survey firm doing the work and the name of the Land Surveyor in charge of the plat - **KM Engineering, 208-639-6939; Aaron Ballard**
- The name of the owner/developer – **Challenger Development**

Please let me know if you have any questions, or if I can provide further information.

Thanks!

Stephanie Leonard

Land Planner

KM ENGINEERING [kmengllp.com]

9233 W. State St. | Boise, ID 83714

208.639.6939



COMMITMENT TO PROPERTY POSTING

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

KUNA
Planning & Zoning

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

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

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

Print Name: Stephanie Hopkins

Signature: Stephanie Hopkins Date: 4.28.21