TO: **ADA COUNTY PLANNING & ZONING COMMISSION**

HEARING DATE: November 10, 2016

STAFF: Brent Danielson, AICP, Associate Planner

PROJECT NOS.: 201601401 CPA-ZC-ZOA-S-DA & 200600069 DA-M

APPLICANT: Avimor Development, LLC

INTRODUCTION

A comprehensive plan map amendment and zoning ordinance map amendment to add additional acreage (89 acres) to the Avimor Planned Community resulting from a more precise delineation of the Ada/Boise County Line and the eastern property line because of a missing surveying pin.

A comprehensive plan text amendment to revise the Land Use District Map in the Avimor Specific Plan and miscellaneous revisions to the Avimor Specific Plan, Avimor Wildlife Mitigation Plan/Recreation Plan and the Avimor Fire & Vegetation Management Plan.

A zoning ordinance text amendment to amend Article 8-3I to revise Avimor's Land Use District Map (Table 8-3I-3); provide clarifying language regarding the issuance of building permits for single-family dwellings with a semi-detached garage or private living quarters; and provide regulations for food trucks.

A preliminary plat to revise the remaining portion of the existing preliminary plat for Avimor Village 1, Phases 2-6 (x_ref: Project #200700016 S-HD) and the remainder of Avimor that was not a part of an existing preliminary plat for a total of 381 lots. The breakdown of the lots is 357 residential and 24 common lots.

In addition, there is a development agreement for the additional acreage with the zoning ordinance map amendment and a modification to the existing development agreement (Project #200600069 DA).

The property contains 919 acres and is located at Avimor & Highway 55, in Sections 5, 7, 8, 17, 18, and 19, of T. 5N., R. 2E.

EXECUTIVE SUMMARY

Avimor is a planned community located in northern Ada County off of Highway 55. The community consists of approximately 919 acres. At build out Avimor is anticipating on having 839 dwelling units along with a village center that will include commercial, office, as well as residential uses (apartments, live/work units). Also, Avimor will also have an extensive system of trails, parks, and natural open space. Avimor has its own comprehensive plan (Avimor Specific Plan) to implement its vision. In addition, Avimor has its own overlay district (Article

8-3I) in the zoning ordinance that identifies distinct allowed uses, dimensional standards and regulations that are specific to Avimor.

The Comprehensive Plan Amendment includes modifying the Land Use District Map (Exhibit #19) in the Avimor Specific Plan to reflect a revised street and lot layout and the update of acreages on the map, which results from a change to the lot layout and the addition of 89 acres to the Avimor Planned Community. With the additional acreage, Avimor is taking the opportunity to make some changes to reconfigure some of the lots to take advantage of the 89 acres as well react to changing market conditions that have occurred since the initial entitlement of the planned community over ten (10) years ago as well as adding an additional 155 residential dwellings. The addition of the residential lots does not disturb the scale of the development nor affects the development process. Density ratios remain similar to what was approved under the initial entitlement. Avimor has planned for growth since the beginning of their planning process as they anticipate on developing other planned communities on their acreage that is not a part of the Avimor Planned Community. The infrastructure has already been designed for additional development and thus the existing infrastructure can easily handle the additional 155 residential units. The addition of the 89 acres will increase the Village Open Space and Foothills Open Space from 491 acres to 548 acres. The ratio of Open Space increases from 59.2% to 59.6%.

The additional acreage and the increase of 155 residential units have resulted in numerous tables and graphics in the Specific Plan needing to be updated.

Due to the increase in the number of dwelling units an updated Economic Impact Analysis was submitted. The analysis found that the proposed changes to the development plan will have additive financial impact on the County's General Fund, Special Revenue Funds, and other Taxing Districts. Annual gross revenues will be more than that was previously estimated to be in the 2005 report for both the County and other Taxing Districts.

The Avimor Fire & Vegetation Management Plan, which is a component of the Avimor Specific Plan, is being updated to clarify conflicting and unclear provisions. These updates include: prohibit outdoor wood-burning fireplace/firepits except for special events sponsored by Avimor. Otherwise, only gas outdoor fireplace/firepits are allowed. Require that all indoor fireplaces be gas fireplaces unless a spark/ember screen is installed. Set forth a restriction that all Firework use will comply with Ada County Ordinances. Deem the "Fire Season" as April 1 through October 31 annually. The Eagle Fire District in Exhibit #46 has requested for specific language to be included in the fire plan. Prior to the Board of Ada County Commissioners public hearing the applicant will need to update the plan to include the recommended language made by the Eagle Fire District.

The Avimor Recreation Plan, which is an appendix of Avimor Wildlife Mitigation Plan, is being updated to include the following: Allow the Avimor Trail Board 'ATB' to add a larger number of members to expand the technical capabilities and knowledge of the Board when needed. Revise the ATB process to graft the Avimor Stewardship Organization 'ASO' and the Board of Ada County Commissioners into the decision making process. Specifically, the ATB will make recommendations to the ASO, who in turn will make recommendations to the Board of Ada County Commissioners. Add an updated Trail Map and Seasonal Trail Map. Elaborate on and fine-tune the handling of seasonal trail closures. Designate additional trails for specific uses.

Scott Koberg the Director of the Ada County Parks & Waterways Department provided some comments regarding the changes to the Recreation Plan in Exhibit #63. In general, the comments are related to the role of the Board of Ada County Commissioners versus the role of the Ada County Parks & Waterways Department in the administration of the Recreation Plan. Most of the references to the Board of Ada County Commissioners should be changed to the Ada County Parks and Waterways Department. Prior to the Board of Ada County Commissioners public hearing the applicant will need to update the plan to include the changes recommended by the Ada County Parks and Waterways Department.

The zoning ordinance map amendment adds an additional 89 acres to the Avimor Planned Community resulting from a more precise delineation of the Ada/Boise County Line and the eastern property line because of a missing surveying pin**.** The additional acreage will be zoned Planned Community (PC) and located within the Avimor Planned Community Overlay District.

The zoning ordinance text amendment amends Article 8-3I to revise Avimor's Land Use District Map (Table 8-3I-3).

The zoning ordinance text amendment provides clarifying language regarding the issuance of building permits for single-family dwellings with a semi-detached garage or private living quarters. With this product type the garage is separate from the main dwelling and is connected to the dwelling by a covered breezeway. Currently, when Avimor builds this product they need to obtain two (2) building permits: one (1) for the single-family dwelling and one (1) for the garage. The clarifying language in the zoning ordinance text amendment will only require one (1) building permit for both the single-family dwelling and the semi-detached garage or private living quarters.

In addition, the zoning ordinance text amendment provides regulations for food trucks in Avimor. There is a growing interest for food vehicle or trailer concessions (*aka Food Trucks)* in the Avimor Planned Community. The ordinance doesn't address food trucks as a food truck in Avimor is currently considered a restaurant. This is problematic for food trucks in Avimor as the regulations for a restaurant reflect brick and mortar establishments. The proposed zoning ordinance amendment provides definitions for a food truck or trailer concessions and for a self-sufficient vehicle or trailer. Food truck/trailer concessions have been added as an allowed use in the Avimor Planned Community Land Use Table (Table 8-3I-3) as a principal permitted use in the Village Center and Village Open Space Land Use Districts. It also provides regulations and standards for food truck/trailer concessions such as applying for and obtaining a zoning certificate, providing a copy of their Mobile Food Establishment license from the Central District Health Department, and submitting a scaled site plan showing the location of the truck/trail concessions with suitable off-street parking, and ADA accessibility.

The owner has applied for a development agreement as a part of their application for a zoning ordinance map amendment and the applicant has also applied for a development agreement modification due to the proposed changes associated with the comprehensive plan amendment.

The applicant is also requesting a preliminary plat to change a portion of a previously approved preliminary plat in the Avimor Planned Community and include areas of Avimor that are not a part of an approved preliminary plat. The previous preliminary plat was approved under Project

#200700016 S-HD. The revised preliminary plat is being requested to change lot configuration, street layout, and product type to meet today's market conditions. It will consist of four (4) planning areas and proposes 381 lots on 544.17 acres. The lots consist of 357 residential lots and 24 common lots. 196 of the residential lots are in the Village Residential District and 161 of the residential lots are in the Foothills Residential District. 70.0% of the plat will be open space with 367.62 acres left in natural open space and 13.46 acres being developed open space.

At the time this staff report was written the following agencies have provided comments: Ada County Building Division, Central District Health Department, Idaho State Historical Society, Idaho Department of Environmental Quality (DEQ), Eagle Fire District, Idaho Transportation Department, City of Eagle, and the Ada County Parks & Waterways Department.

The Ada County Building Official replied in Exhibits #39, #40, and #58 that the Building Division has no objection to the proposed amendments.

The Central District Health Department stated in Exhibits #41 and #42 that they have no objections to this proposal.

The Idaho State Historical Society responded in Exhibit #43 that while portions of the development have been evaluated and consulted with their office in regards to potential effects to historic properties (properties which are eligible or potentially eligible for the National Register of Historic Places), Planning Areas B and D as depicted on the 2015 Revised Preliminary Plat have not. Their preliminary review indicates the presence of known historic properties within the area of potential effect for these planning areas. These historic properties have the potential to be directly and indirectly adversely effected by development within these planning areas. These properties include the Spring Valley Ranch (IHSI #15-2375) and portions of the Boise to Pearl Wagon Road (10AA619). They recommend that the County require the developer to conduct a survey of the area of potential effect to identify and evaluate known and unknown resources, assess any adverse effect to any historic properties, and propose avoidance or mitigation if warranted. The survey should be conducted by a professional that meets the Secretary of Interior Standards for Archaeology and Architectural History.

The Idaho Department of Environmental Quality (DEQ) in Exhibits #44 and #45 provided general comments regarding air quality, wastewater and recycled water, surface water, and hazardous waste and ground water contamination.

The Eagle Fire District replied in Exhibit #46 and #62 that they have no comment regarding the text amendment or the comp plan map and zoning ordinance map amendments. They had a number of comments for the preliminary plat. It is there understanding that S. Burnt Car Place in Planning Area A will be extended in the future to connect to another through street. By connecting the street in the future it corrects the access issue that existed in Planning Area A. During the re-plat Howell Road was removed which served as the secondary access to the subdivision. The Project Engineer Kevin McCarthy had indicated to them that Lot 24 is the secondary access. It is not clearly identified as such on the plans or plat and that it is to connect at Highway 55 and N. McLeod Way. This access shall be required so the subdivision has secondary emergency access. Roads 20 to 26 feet in width shall be posted on both side "No Parking Fire Lane" in accordance with Appendix D sections D103.6 and D103.6.1 of the 2012

edition of the International Fire Code. The Eagle Fire District also requested for specific language to be added to the changes being made to the Avimor Fire & Vegetation Management Plan.

The Idaho Transportation Department (ITD) responded in Exhibit #47 that they had the following comments: ITD does not object to the development agreement, zoning change, zoning ordinance amendment, and preliminary plat modification changes within the subdivision. No additional access to the State Highway system is requested with this application and none is approved. Modification of an existing access to the State Highway system will require a permit from ITD. All previous requirements and restrictions are unchanged and remain in effect. Any work within ITD right-of-way will require an approved permit before any work begins. Idaho Code 40-1910 does not allow advertising within the right-of-way of any highway.

The City of Eagle replied in Exhibit #60 that the application is in substantial conformance with Project #201502322 CPA/DA/DA-DM/PR/ZC/ZOA and the City's comment provided on September 25, 2015.

RECOMMENDATION

Based upon Staff's review of the application, staff concludes that this application complies with the Ada County Code and recommends approval to the Commission as set out in the proposed Findings of Fact and Conclusions of Law attached hereto.

The Commission should consider the evidence and testimony presented during the public hearing prior to rendering its decision concerning this application.

EXHIBIT LIST – PROJECT NOS.: 201601401 CPA-ZC-ZOA-S-DA & 200600069 DA-M

1 Preapplication Conference Notes. 4 pages.

2 Master Application Form. 2 pages.

3 Comprehensive Plan Text or Map Amendment Petition Checklist. 1 page.

4 Zoning Ordinance Map Amendment Checklist. 1 page.

5 Zoning Ordinance Text Amendment Checklist. 1 page.

6 Development Agreement Checklist. 1 page.

7 Preliminary Plat Checklist. 3 pages.

8 Master Application Form for Project #200600069 DA-M. 2 pages.

9 Development Agreement Modification Checklist. 1 page.

10 Affidavit of Legal Interest. 1 page.

11 Deed. 18 pages.

12 Neighborhood Meeting Certification Form. 1 page.

13 Detailed Letter. 12 pages.

14 Boundary Change Drawing (Ex. A). 1 page.

15 Ada County Comprehensive Plan Map (Ex. B). 1 page.

16 Ada County Base Zoning Districts Map (Ex. B-1). 1 page.

17 Avimor Vicinity Map (Ex. B-2). 1 page.

18 Avimor Current Land Use District Map (Ex. C). 1 page.

19 Avimor Proposed Land Use District Map (Ex. D). 1 page.

20 Preliminary Plat (Ex. E). 17 pages.

21 Legal Description dated April 17, 2016 (Ex. F). 5 pages.

22 2007 Preliminary Plat Drawing (Ex. G). 1 page.

23 2005 Avimor Land Use Map (Ex. H). 1 page.

24 Illustration Depicting Lots Removed from the 2005 Avimor Land Use Map (Ex. I). 1 page.

25 Avimor Specific Plan Revisions (Ex. J). 251 pages.

26 Conceptual Phasing & Planning Area Plan (Ex. K). 1 page.

27 Revised Table 5 & 6 Phasing Plan (Ex. L). 3 pages.

28 Avimor 2016 Updated Economic Impact Analysis (Ex. M). 7 pages.

29 Proposed Avimor Recreation Plan Revisions (Ex. N). 13 pages.

30 Redlined Avimor Recreation Plan. 17 pages.

31 Proposed Avimor Fire Plan Revisions (Ex. O) 1 page.

32 Redlined Avimor Fire Plan. 18 pages.

33 2014 Avimor Wildlife Mitigation Plan Review (Ex. P). 6 pages.

34 Avimor Planned Community Review Dates (Ex. Q). 2 pages.

35 Old Draft of Zoning Ordinance Text Amendment. 5 pages.

36 Submittal Letter to Roberta Stewart with Avimor Development, LLC dated August 19, 2016. 1 page.

37 Agency Transmittal for Project #201601401 CPA-ZC-ZOA-S-DA. 2 pages.

38 Agency Transmittal for Project #200600069 DA-M. 4 pages.

39 Memorandum from the Ada County Building Official dated August 30, 2016 for Project #200600069 DA-M. 1 page.

40 Memorandum from the Ada County Building Official dated August 30, 2016 for Project #201601401 CPA-ZC-ZOA-S-DA. 1 page.

41 Agency Response from the Central District Health Department dated August 30, 2016 for Project #200600069 DA-M. 1 page

42 Agency Response from the Central District Health Department dated August 30, 2016 for Project #201601401 CPA-ZC-ZOA-S-DA. 1 page.

43 Agency Response from the Idaho State Historical Society dated September 8, 2016. 2 pages.

44 Agency Response from the Idaho Department of Environmental Quality (DEQ) dated September 12, 2016 for Project #200600069 DA-M. 4 pages.

45 Agency Response from the Idaho Department of Environmental Quality (DEQ) dated September 12, 2016 for Project #201601401 CPA-ZC-ZOA-S-DA. 4 pages.

46 Agency Response from the Eagle Fire District dated September 12, 2016. 3 pages.

47 Agency Response from the Idaho Transportation Department (ITD) dated September 22, 2016. 1 page.

48 Legal Description dated October 6, 2016. 2 pages.

49 Radius Map. 2 pages.

50 Mailing List. 9 pages.

51 Boise County Mailing List. 1 page.

52 Gem County Mailing List. 1 page.

53 Radius Notice for Project #201601401 CPA-ZC-ZOA-S-DA. 3 pages.

54 Radius Notice for Project #200600069 DA-M. 1 page.

55 Legal Notice of Public Hearing published on October 18, 2016. 2 pages.

56 Revised Zoning Ordinance Text Amendment. 9 pages.

57 Agency Retransmittal for Project #201601401 CPA-ZC-ZOA-S-DA. 2 pages.

58 Memorandum from the Ada County Building Official dated October 21, 2016. 1 page.

59 Public Service Announcement dated October 21, 2016. 1 page.

60 Agency Response from the City of Eagle dated October 25, 2016. 2 pages.

61 Legal Notice of Public Hearing published on October 25, 2016. 2 pages.

62 Agency Response from the Eagle Fire Department dated October 26, 2016 on the proposed Zoning Ordinance Text Amendment. 1 page.

63 Ada County Parks & Waterways Department's Director Scott Koberg's comments on the Avimor Recreation Plan received on October 27, 2016. 17 pages.

ADA COUNTY
DEVELOPMENT SERVICES

200 W. FRONT STREET
BOISE, IDAHO 83702-7300
PHONE (208) 287-7900

PREAPPLICATION CONFERENCE NOTES

Preapplication Number: 201500042 - PREAP - A

Status: Active **Date Received:** 3/9/2015 **Date Closed:**

Meeting Date: 5/19/2016 **Date Assigned:** 5/6/2016

Applicant's Name:
AVIMOR DEVELOPMENT LLC

Development Services Staff Assigned To Meeting:

Staff Name:	Attended Meeting?
ANGIE GILMAN	☑
BRENT DANIELSON	☑
KRISTY INSELMAN	☑
MARK PERFECT	☑

Project Description:
Revised Avimor Preliminary Plat

No. of Lots/Units: 0 **Total Acres:** 927.734

Unique Features:

Sewer/Septic:

Water/Well:

General Property Location:
Avimor

Parcel Info:

Parcel Num:	Street Address:	City/State/Zip:
S0107110050	18700 N HORSESHOE BEND RD	Boise, ID 83714-0000
S0108336200	N HORSESHOE BEND RD	Boise, ID 83714-0000
S0117223600	N HWY 55	Boise, ID 83714-0000
S0117325600	N HWY 55	Boise, ID 83714-0000
S0117336000	N GOLDENRIDGE WAY	Boise, ID 83714-0000
S0117347000	N HWY 55	Boise, ID 83714-0000
S0118110230	N HWY 55	Boise, ID 83714-0000
S0118417700	N HWY 55	Boise, ID 83714-0000

Zone Info:

Zone Type:	Zone:
Existing Zone	PC
Existing Zone	RP

Twn / Rng / Sec Info:

Twn:	Rng:	Sec:	Qtr:
5N	2E	6	
5N	2E	7	
5N	2E	8	
5N	2E	17	
5N	2E	18	

Overlay Areas Info:

Overlay Area:	Overlay Value:	Code Ref:	Comments:
Hillside	15 % Slope or More	Article 8-3H	
WUFI	Yes	Article 8-3B	

Comp Plan:
Avimor Specific Plan

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EXHIBIT 1
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PREAPPLICATION CONFERENCE NOTES

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PHONE (208) 287-7900

Agencies To Contact:

Agency Name:	Contact Person:
ADA COUNTY HIGHWAY DISTRICT/ PLANNING DEPT - (208)-387-6170	LITTLE CHRISTY
Comments:	
CENTRAL DISTRICT HEALTH DEPARTMENT - (208)-327-8517	RENO MIKE
Comments:	
IDAHO POWER COMPANY - (208)-388-2699	HORNSBY COURTNEY
Comments:	

Proposed Allowed Uses:

Duplex or single-family attached dwelling

Required Applications:

App Type:	Descriptive Name:
CPA	COMPREHENSIVE PLAN AMENDMENT
S	PRELIMINARY PLAT
ZC	ZONING ORDINANCE MAP AMENDMENT
ZOA	ZONING ORDINANCE TEXT AMENDMENT

Notes:

A comprehensive plan map and text amendment to reflect changes to the Avimor Specific Plan such as the land use map due to a revised preliminary plat.

A zoning ordinance text amendment will also be needed in order to update the land use district boundaries within Avimor for the Avimor Specific Plan and Article 8-3I (Avimor Planned Community Overlay District) of the Ada County Code. A new Land Use District Map (Table 8-3I-2) will be inserted to reflect the land use change.

The property is also located in the Wildland-Urban Fire Interface Overlay District (WUFI). See Article 8-3B of the Ada County Code for more information on the WUFI Overlay District.
- The revised preliminary plat will need to be in compliance with the Fire and Vegetation Management Plan in the Specific Plan.

See Chapter 8-6 of the Ada County Code for Subdivision Regulations.

See Article 8-6A of the Ada County Code for Subdivision Design Standards.

See Article 8-6B of the Ada County Code for Subdivision Required Improvements.

Per Section 8-7A-3 a neighborhood meeting will be required prior to submittal of the comprehensive plan and zoning ordinance text amendment.

Changes to Avimor's WMP and Recreation Plan can be a part of the Comprehensive Plan Text Amendment.

March 9, 2015 MEETING NOTES:

Everything that hasn't been final platted will be a part of the new revised preliminary plat.

Looking for a May or June hearing in order to pursue grading in the fall.

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It is anticipated that the percentage of open space will not vary much to what has already been approved.

The comprehensive plan amendment would run concurrent with the preliminary plat.

March 25, 2015 MEETING NOTES:

With the determination of the Ada & Boise County Line moving north additional land to the north of the approved Planned Community (PC) boundary can now be included into the PC. Applications for adding additional property into the boundaries of Avimor, shall be processed substanitally in the same manner as an original application and as provided in the orginal zoning ordinance amendment.

Expansion of the PC boundary may require a zoning map amendment. Staff will look into this.

2005 acreage was 830 acres and now it is over 900 acres with the more accurate information. The overal open space acreage and percentage has increased.

The biggest change is more defined foothills residential and some of the central foothills residential is moved to the southeast. The residential along the creek and the major trails are gone.

40-50 additional lots with the northern county boundary.There will be a berm against the highway with a frontage road to get houses farther off the highway.

Intent is to submit a new preliminary plat. The existing natural features and geotech report would still be applicable.

Applications will need to be processed substantially in the same manner as previous. It falls under the previous code.

Applicant is concerned about doing a new planned community application because the county boundary wasn't defined and don't want to submit a lot of unnecessary paperwork.

Applications Required:

Preliminary plat
Zoning Text Amendment
Comprehensive Plan Amendment
Development Agreement Modification

Brent will talk to Mark about a Zoning Map Amendment in regards to the adjustment of the County line.

Staff is talking to legal about the process of resolving the County boundary with Boise County.

All applications can be done concurrently, including Charlie's recreation plan as part of the wildlife mitigation plan.

Submitted by the end of April for a June P&Z hearing.

The phasing will be conceptual and won't be included as part of the preliminary plat.

May 17, 2016 MEETING:

Avimor is about ready to submit some clarifications to the specific plan and changes to the preliminary plat.

Avimor will need to do a new neighborhood meeting.

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PREAPPLICATION CONFERENCE NOTES

We are requireing that you start with a new project number with a 2016 project number. Easier for administrative purposes. We will need a withdrawal letter for the 2015 application when the new application for the project is submitted.

Avimor is going to incorporate the feedback received from the Eagle Fire District to the proposed changes in the fire plan.

Avimor asked if they could add a new section to the re-submittal about the number of building permits they need to obtain when they submit plans where the house has a detached garage connected to the main dwelling with a breezeway "Avimor Room". Staff would be supportive of this because Avimor has Design Review. In order to do this we will need to incorporate language into the Avimor Zoning Ordinance. Staff was thinking this new language might work in Subsection 8-3I-3D3.

Staff is supportive of Avimor's desire to have the Periodic Evaluation and Biennial Review to occur in the same year. The Biennial Review is a part of the Development Agreement. Section 3.4: Every two years during the term of this Agreement, commencing upon the effective date, the Developer shall submit a status report detailing the status of each condition of approval to the Director. The Periodic Evaluation is a condition of approval (Condition #12) of the Planned Community, in which the condition is a part of the development agreement. To get the Biennial Review and Periodic Evaluation to occur on the same year we will need to update the Development Agreement and incorporate this with the Development Agreement modification.

At the meeting we went a list of outstanding items from last September. In regards to revegetation following hillside work Dan mentioned that the wheat and barley grasses are the first to germinate in the first year in the revegation mix and some native forbs and shrubs are taking up to three (3) years to germinate. Back in September staff had questions regarding the trail along Spring Valley Creek. Avimor went over the history and placement of the trail. It was decided to have a drawing showing the trail along the creek. It was also mentioned that any bridges crossing the creek with require building permits. Staff also highlighted the importance about being sensitive to the drainage and watershed of Spring Valley Creek and to maintain the riparian area.

Avimor went over the street layout of Planning Area D and the increase in the number of lots.

We talked about phasing in the specific plan and are looking at using planning area instead of phasing. Some flexibility language regarding phasing will need to be added.

Avimor mentioned that they spoken with Scott Buck at the Eagle District regarding some concerns that he had raised with the preliminary plat and that they have resolved those issues with him.

We are looking at approximately 60 days from when you submit your application to when we would be able to go to public hearing in front of the Commission.

Additional Preap Conference: Required

Neighborhood Meeting Required? Yes

Cross References: 200700016-S

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MASTER APPLICATION/PETITION REQUEST

ADA COUNTY DEVELOPMENT SERVICES
200 W. Front Street, Boise, Idaho 83702. www.adaweb.net phone: (208) 287-7900 fax: (208) 287-7909

TYPE OF ADMINISTRATIVE APPLICATION:

- ☐ ACCESSORY USE*
- ☐ FARM DEVELOPMENT RIGHT
- ☐ FLOODPLAIN PERMIT
- ☐ HILLSIDE DEVELOPMENT*
- ☐ HIDDEN SPRINGS ADMINISTRATIVE
- ☐ HIDDEN SPRINGS SPECIAL EVENT
- ☐ LIGHTING PLAN
- ☐ LANDSCAPE PLAN
- ☐ DRAINAGE PLAN
- ☐ MASTER SITE PLAN*
- ☐ EXPANSION NONCONFORMING USE
- ☐ ONE TIME DIVISION
- ☐ PRIVATE ROAD
- ☐ PROPERTY BOUNDARY ADJUSTMENT
- ☐ PLANNED UNIT DEVELOPMENT (PUD)
- ☐ SIGN PLAN
- ☐ TEMPORARY USE*

TYPE OF HEARING LEVEL APPLICATION:

- ☐ CONDITIONAL USE
- ☐ DEVELOPMENT AGREEMENT
- ☒ SUBDIVISION, PRELIMINARY* (Modification)
- ☐ PLANNED COMMUNITIES*
- ☐ SUBDIVISION, SKETCH PLAT*
- ☐ VACATION
- ☐ VARIANCE
- ☒ ZONING MAP AMENDMENT
- ☒ ZONING TEXT AMENDMENT

TYPE OF HEARING LEVEL PETITION:

- ☒ COMPREHENSIVE PLAN MAP OR TEXT AMENDMENT PETITION CHECKLIST

TYPE OF ADDENDA:

- ☐ APPEAL
- ☐ ADMINISTRATIVE MODIFICATION
- ☒ DEVELOPMENT AGREEMENT MODIFICATION
- ☐ FINAL PLAT
- ☐ TIME EXTENSION

REQUIRED SUBMITTALS:

- ☒ CHECKLIST for applicable application(s). If multiple applications, do not duplicate submittals.
- ☐ *SUPPLEMENTAL WORKSHEET REQUIRED

SITE INFORMATION:

Section: 18 Township: 5N Range: 2E Total Acres: 830

Subdivision Name: Avimor Planned Community Lot: _____ Block: _____

Site Address: Horseshoe Bend Road, Hwy 55 City: Boise

Tax Parcel Number(s): _____

Existing Zoning: PC Proposed Zoning: _____ Area of City Impact: None Overlay District(s): Avimor Planned Community

OFFICE USE ONLY

Project #.: 20160140l - S-ZC-20A-CPA-DA	Planning Fees/GIS:	Engineering Fees:
Received By: BSP Date: 8-18-16 Stamped ☒		

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EXHIBIT 2
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Project # 20160140l

APPLICANT/AGENT: (Please print)	ADDITIONAL CONTACT if applicable: (Please Print)
Name: Roberta Stewart for Avimor Development LLC	Name: Dan Richter
Address: 18454 No. McLeod Way City: Boise State: ID Zip: 83714	Address: same City: State: Zip:
Telephone: 208.939.0343 Fax: Email: robertas@avimor.com	Telephone: same Fax: Email: DanR@Avimor.com
I certify this information is correct to the best of my knowledge. 8/8/16 Signature: (Applicant) Date	ENGINEER / SURVEYOR if applicable: (Please Print) Name: Kevin McCarthy Address: 9233 W. State Street City: Boise State: ID Zip: 83714 Telephone: 208.639.6939 Fax: Email: kevin@kmengllp.com

OWNER (S) OF RECORD: (Please Print)	OWNER (S) OF RECORD: (Please Print)
Name: First American Title Ins. Co.	Name:
Address:	Address:
City: State: Zip:	City: State: Zip:
Telephone: Fax: Email:	Telephone: Fax: Email:
I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application. See attached Affidavit of Legal Interest Signature: All Owner (s) of Record Date	I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application. Signature: All Owner (s) of Record Date

ALL OWNER(S) OF RECORD (ON THE CURRENT DEED) MUST SIGN (Additional Sheets are Available Online)

If the property owner(s) are a business entity, please include business entity documents, including those that indicate the person(s) who are eligible to sign documents.

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200 W. Front Street, Boise, ID 83702. www.adaweb.net phone: (208)287-7900 fax: (208)287-7909

COMPREHENSIVE PLAN TEXT OR MAPAMENDMENT PETITION CHECKLIST

A Comprehensive Plan Text Or Map Amendment Petition requires a public hearing.

GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
X	**One paper copy and one electronic copy of all required submittals.**	
X	Completed and signed Master Petition	
X	**DETAILED LETTER** by the applicant fully describing the petition or project and addressing the following:	
X	Proposed change to the Comprehensive Plan Text or Map.	
X	Reason for request.	
X	**METES AND BOUNDS LEGAL DESCRIPTION of the property to be amended including a Microsoft Word® electronic Word document.**	
X	**PRE-APPLICATION CONFERENCE NOTES**	
X	**NEIGHBORHOOD MEETING CERTIFICATION (If applicable)**	
X	**MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5) (If applicable)**	
X	**FEE: Call County for Current Planning Fee or go to www.adaweb.net**	

PETITION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORM ARE SUBMITTED.

EXHIBIT 3
Page ___ of ___
Project # 20160401

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200 W. Front Street, Boise, ID 83702. www.adaweb.net phone: (208) 287-7900 fax: (208) 287-7909

ZONING ORDINANCE MAP AMENDMENT CHECKLIST (ACC 8-7-3)

Zoning Ordinance Map Amendment request require a public hearing.

GENERAL INFORMATION:

Applicant	DESCRIPTION		Staff
x	**One paper copy and one electronic copy of all required submittals.**		
x	Completed and signed Master Application		
x	**DETAILED LETTER** by the applicant fully describing the request or project and address the following:		
	x	Reason for request.	
	x	Explain compliance with the appropriate Comprehensive Plan.	
	x	Existing Zoning: Avimor Planned Community Overlay	
	x	Proposed Zoning: Avimor Planned Community Overlay	
	x	Total acreage to be re-zoned:	
x	**NEIGHBORHOOD MEETING CERTIFICATION**		
x	**PRE-APPLICATION CONFERENCE NOTES**		
Ex. F x	**METES AND BOUNDS LEGAL DESCRIPTION of the property to be subdivided including a Microsoft Word® electronic Word document.**		
x	**DEVELOPMENT AGREEMENT CHECKLIST**		
x	**DEED** or evidence of proprietary interest.		
x	**MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)**		
x	**APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net**		

APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORM ARE SUBMITTED.

EXHIBIT 4
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Project # 20160140\

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200 W. Front Street, Boise, ID 83702. www.adaweb.net phone: (208)287-7900 fax: (208)287-7909

ZONING ORDINANCE TEXT AMENDMENT CHECKLIST (ACC 8-7-3)

A Zoning Ordinance Text Amendment request requires a public hearing.

GENERAL INFORMATION:

Applicant	DESCRIPTION		Staff
X	**One paper copy and one electronic copy of all required submittals.**		
X	Completed and signed Master Application		
X	**DETAILED LETTER** by the applicant fully describing the request or project and addressing the following:		
	X	Proposed change to the Ordinance.	
	X	Reason for request.	
	X	Compliance with Comprehensive Plan.	
	X	Compliance with base district purpose statement.	
	X	Zoning Ordinance Sections to be amended.	
	X	Specific proposed language and existing language.	
	X	All applicable or cross-referenced Sections from the Zoning Ordinance.	
	X	Other pertinent plans or ordinances.	
X	**PRE-APPLICATION CONFERENCE NOTES**		
X	**PLANNED COMMUNITY SUPPLEMENTAL INFORMATION**		
X	Land Use Districts		
X	Dimensional Standards		
X	Land Use Regulations (allowed, conditional, etc.)		
X	Additional Service Standards		
X	Community Design (if applicable)		
X	**APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net**		

APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORM ARE SUMITTED.

EXHIBIT 5
Page ____ of ____
Project # 20160 1401

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ADA COUNTY DEVELOPMENT SERVICES

200 W. Front Street, Boise, ID 83702. www.adaweb.net phone: (208)287-7900 fax: (208)287-7909

DEVELOPMENT AGREEMENT CHECKLIST

A Development Agreement request requires a public hearing.

GENERAL INFORMATION:

Applicant: Avimor Development, LLC

Applicant (√)	DESCRIPTION		Staff (√)
x	Completed and signed Master Application		
x	**DETAILED LETTER by the applicant fully describing the request or project and address the following:**		
	x	List of any proposed modifications to the standards imposed by other regulations of the zoning ordinance.	
	x	The form and name of the organization proposed to own and maintain any dedicated open space.	
	x	Substance of the covenants, grants, easements, or other restrictions proposed to be imposed upon the use of property and structures including any proposed easements for public utilities.	
	x	List Specific uses proposed.	
	x	Other terms and conditions related to the proposed project.	
	x	Proposed water system: United Water	
	x	Proposed Sewer system: Avimor Water Reclamation Co.	
	x	Proposed storm water management: Avimor	
x	**FINANCING PROPOSAL OF PUBLIC FACILITIES (If applicable)** N/A		
x	**NEIGHBORHOOD MEETING CERTIFICATION**		
x	**PRE-APPLICATION CONFERENCE NOTES**		
x	**LEGAL DESCRIPTION OF PROPERTY SUBJECT TO THE DEVELOPMENT AGREEMENT**		
x	**AFFIDAVIT by property owner agreeing to the submission of the Development Agreement** Submitted with original application		
x	**PHASING PLAN MAP & SCHEDULE (If applicable)**		
x	**MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)**		
x	**APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net**		

APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORM ARE SUBMITTED. THIS APPLICATION SHALL NOT BE CONSIDERED COMPLETE (NOR WILL A PUBLIC HEARING BE SET) UNTIL STAFF HAS RECEIVED ALL REQUIRED INFORMATION.

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EXHIBIT 6
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Project #20160101

ADA COUNTY DEVELOPMENT SERVICES

200 W. Front Street, Boise, ID 83702. www.adaweb.net phone: (208)287-7900 fax: (208)287-7909

PRELIMINARY PLAT CHECKLIST

A Subdivision request requires a public hearing.

GENERAL INFORMATION:

Applicant ■	DESCRIPTION	Staff ■
	Completed and signed Master Application	✓
	Completed Supplemental Information	✓
	Associated Forms:	
	Zoning Ordinance Map Amendment (Re-zone)	
	Development Agreement	
	Sketch Plat	
	Zoning Text Amendment	
	Private Road	
	Vacation	
	DETAILED LETTER by the applicant fully describing the request or project and address the following:	✓
	Explain proposed use, and all uses associated with the request.	
	Any other supporting information.	
	NATURAL FEATURES ANALYSIS (ACC 8-4E-4D) must include the following:	N/A - Completed w/ entitlement of Planned Community
	One electronic copy.	
	Important features such as existing structures, watercourses, wetlands, power lines, telephone lines, railroad lines, Airport influence areas, existing easements, municipal boundaries, section lines, parks, schools and supplemental data as required.	
	HYDROLOGY. ACC 8-4E-4D1	
	SOILS ACC 8-4E-4D2	
	TOPOGRAPHY ACC 8-4E-4D3	
	VEGETATION ACC 8-4E-4D4	
	SENSITIVE PLANT AND WILDLIFE SPECIES ACC 8-4E-4D5	
	HISTORIC RESOURCES ACC 9-4E-4D6	
	HAZARDOUS AREAS ACC 8-4E-4D7	
	IMPACT ON NATURAL FEATURES ACC 8-4E-4D8	
	PHASING PLAN of proposed subdivision, if applicable, and timeline of phasing. (One full size copy and one electronic copy)	✓
	SUBDIVISION NAME APPROVAL from the County Engineer.	
	RESTRICTIVE COVENANTS if proposed.	
	IRRIGATION PLAN as required per Idaho Statute 31-3805.	
	OPEN SPACE MANAGEMENT PLAN.	
	DEED (or evidence of proprietary interest)	
	NEIGHBORHOOD MEETING CERTIFICATION	✓
	PRE-APPLICATION CONFERENCE NOTES	✓
	SUPPLEMENTAL DATA required by County Engineer	
	PRELIMINARY PLAT SPECIFICATIONS ACC 8-6-4-2 Submit 1 electronic copy, 2 full size copies, and one reduced copy to 8 1/2" X11".	✓
	METES AND BOUNDS LEGAL DESCRIPTION of the property to be subdivisided including a Microsoft Word® electronic Word document.	✓
	OVERLAY DISTRICT: May require a separate checklist or additional information for the following:	

EXHIBIT 7
Page ____ of ____
Project # 20160140

	HILLSIDE DEVELOPMENT (ACC 8-3H) YES ( ) NO ( )		
		Preliminary Grading Plan (ACC 8-3H-3B)	
		Slope Stabilization & Revegetation Plan & Report (ACC 8-3H-3C)	
		Prepared and sealed by a licenced landscape design professional? YES ( ) NO ( )	
		Engineering Hydrology Report (ACC 8-3H-3D)	
		Prepared and sealed by a professional engineer registered in the State of Idaho? YES ( ) NO ( )	
		Soils Engineering Report **(ACC 8-3H-3E)**	
		Prepared and sealed by a professional engineer registered in the State of Idaho? YES ( ) NO ( )	
		Engineering Geology Report **(ACC 8-3H-3F)**	
		Prepared by a professional geologist or prepared and sealed by a professional engineer registered in the State of Idaho? YES ( ) NO ( )	
		Visual Impact Report **(ACC 8-3H-3G)**	
		Prepared by a licensed design professional? YES ( ) NO ( )	
	FLOOD HAZARD (ACC 8-3F)		
		Evacuation plan filed with the Ada City-County Emergency Management Office? YES ( ) NO ( )	
	WILDLAND-URBAN FIRE INTERFACE (ACC 8-3B)		
		Fire hazard and emergency access roads evaluated and sealed by licensed fire professional engineer? YES ( ) NO ( )	
	SOUTHWEST PLANNING AREA (ACC 8-3C)		
	PLANNED UNIT DEVELOPMENT (ACC 8-3D)		
	BOISE RIVER GREENWAY (ACC 8-3G)		
	BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A)		
	PROPOSED STREET NAME		
		Must comply with ACC 2-1.	
		Contact Ada County Street Naming Specialist.	
	PLANNED COMMUNITIES:		
		Digital Version of Planned Community Subdivision.	✓
		Project Data Tables (see PC application manual)	
		Color keyed full sized copy of preliminary plat displaying land use districts.	
		Landscape Plan	
		Urban Public Services Discription	
		Open Space Description	
		Community Center and/ or Recreation Center Description (if applicable)	
		Water Supply Verification	
		Urban Public Services Construction Verification	
		Urban Public Services Operation & Maintenance Verification	
		Transportation Plan (if applicable)	
	MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)		
	APPLICATION FEE: Call County or go to www.adaweb.net for fees		✓

Supplementary information at the discretion of the Director or County Engineer may be required to sufficiently detail the proposed development within any special development area, including but not limited to hillside, planned unit development, floodplain, southwest, WUFI, Boise River Greenway, airport influence, and/or hazardous or unique areas of development.

APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORM ARE SUBMITTED.

Within Boise City Area of Impact, SEWER MAY NOT BE AVAILABLE

SUPPLEMENTAL INFORMATION / PRELIMINARY PLAT

(to be completed by the applicant)

DETAILED LETTER MUST INCLUDE:		
Total number of dwellings:		
Dwelling units per acre:		
Zero lot line setbacks YES ( ) IDENTIFY NO ( )		
	Water Provider:	
	Method of Sewage Disposal:	
PRELIMINARY PLAT SPECIFICATIONS:		
	Scale of not more that 100' to the inch. (Or written approval from the director)	
	Limits extending 300' beyond the boundaries of the proposed development.	
	Subdivision boundary based on actual field survey, stamped by a licensed professional land surveyor.	
	Name of owner.	
	Name of person or firm responsible for the drawing.	
	Name of the proposed subdivision.	
	Date, graphic scale, true north arrow, vicinity map, section, township, and range.	
	Ties to all controlling corners.	
	Names of neighboring subdivisions, according to the Assessor's files.	
	Names and boundaries of owners of neighboring properties, according to the Assessor's files.	
	Name, location, width, direction of slope, centerline and right of way of all ***existing*** and ***proposed*** public streets and private roads.	
	Proposed off-site improvements pertaining to streets, water supply, sanitary sewer systems, storm water systems, fire protection facilities, and proposed utilities.	
	Street sections and pathway sections.	
	Lot layout with lot and block numbers, lot dimensions, and lot area in sq. ft.	
	Graphically depict the minimum setbacks. (describe in legend)	
	Areas of special interest labeled. (parks, schools, etc.)	
	Identify zero lot line properties.	
	Standard Subdivision: Table with number of lots and acreage for residential, commercial, industrial, Common (Landscape, utility, or other), Open Space lots and the total of all.	
PLANNED UNIT DEVELOPMENT		
	Density bonus requested. YES ( ) EXPLAIN NO ( )	
	Commercial Uses. YES ( ) LIST NO ( )	
	Industrial Uses YES ( ) LIST NO ( )	
	Deviation of Dimensional Standards. YES ( ) LIST NO ( )	
	Dedicated open space shall abut any lots that have been reduced below the minimum property size and shall abut multi-family development.	
BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS		
	What Airport Influence District is the property is located in?	
WILDLAND-URBAN FIRE INTERFACE		
	All non-farm subdivisions shall provide fire flow as adopted by the fire authority. Submit a written statement approving such fire flow. YES ( ) NO ( )	
FLOOD HAZARD		
	Flood zone.	
	Floodway YES ( ) NO ( )	
	Foothill or other hillside tributary floodways. YE S ( ) NO ( )	

MASTER APPLICATION/PETITION REQUEST

ADA COUNTY DEVELOPMENT SERVICES
200 W. Front Street, Boise, Idaho 83702. www.adaweb.net phone: (208) 287-7900 fax: (208) 287-7909

TYPE OF ADMINISTRATIVE APPLICATION:

- ☐ ACCESSORY USE*
- ☐ FARM DEVELOPMENT RIGHT
- ☐ FLOODPLAIN PERMIT
- ☐ HILLSIDE DEVELOPMENT*
- ☐ HIDDEN SPRINGS ADMINISTRATIVE
- ☐ HIDDEN SPRINGS SPECIAL EVENT
- ☐ LIGHTING PLAN
- ☐ LANDSCAPE PLAN
- ☐ DRAINAGE PLAN
- ☐ MASTER SITE PLAN*
- ☐ EXPANSION NONCONFORMING USE
- ☐ ONE TIME DIVISION
- ☐ PRIVATE ROAD
- ☐ PROPERTY BOUNDARY ADJUSTMENT
- ☐ PLANNED UNIT DEVELOPMENT (PUD)
- ☐ SIGN PLAN
- ☐ TEMPORARY USE*

TYPE OF HEARING LEVEL APPLICATION:

- ☐ CONDITIONAL USE
- ☐ DEVELOPMENT AGREEMENT
- ☒ SUBDIVISION, PRELIMINARY* (Modification)
- ☐ PLANNED COMMUNITIES*
- ☐ SUBDIVISION, SKETCH PLAT*
- ☐ VACATION
- ☐ VARIANCE
- ☒ ZONING MAP AMENDMENT
- ☒ ZONING TEXT AMENDMENT

TYPE OF HEARING LEVEL PETITION:

- ☒ COMPREHENSIVE PLAN MAP OR TEXT AMENDMENT PETITION CHECKLIST

TYPE OF ADDENDA:

- ☐ APPEAL
- ☐ ADMINISTRATIVE MODIFICATION
- ☒ DEVELOPMENT AGREEMENT MODIFICATION
- ☐ FINAL PLAT
- ☐ TIME EXTENSION

REQUIRED SUBMITTALS:

- ☒ CHECKLIST for applicable application(s). If multiple applications, do not duplicate submittals.
- ☐ *SUPPLEMENTAL WORKSHEET REQUIRED

SITE INFORMATION:

Section: 18 Township: 5N Range: 2E Total Acres: 830

Subdivision Name: Avimor Planned Community Lot: _____ Block: _____

Site Address: Horseshoe Bend Road, Hwy 55 City: Boise

Tax Parcel Number(s): _____

Existing Zoning: PC Proposed Zoning: _____ Area of City Impact: None Overlay District(s): Avimor Planned Community

OFFICE USE ONLY

Project #.: 20060069-DA-M	Planning Fees/GIS:	Engineering Fees:
Received By: BSP Date: 8-18-16 Stamped ☒		

EXHIBIT 8
Page ____ of ____
Project # 20160101

APPLICANT/AGENT: (Please print)	ADDITIONAL CONTACT if applicable: (Please Print)
Name: Roberta Stewart for Avimor Development LLC	Name: Dan Richter
Address: 18454 No. McLeod Way City: Boise State: ID Zip: 83714	Address: same City: State: Zip:
Telephone: 208.939.0343 Fax: Email: robertas@avimor.com	Telephone: same Fax: Email: DanR@Avimor.com
I certify this information is correct to the best of my knowledge. 8/8/16 Signature: (Applicant) Date	ENGINEER / SURVEYOR if applicable: (Please Print) Name: Kevin McCarthy Address: 9233 W. State Street City: Boise State: ID Zip: 83714 Telephone: 208.639.6939 Fax: Email: kevin@kmengllp.com

OWNER (S) OF RECORD: (Please Print)	OWNER (S) OF RECORD: (Please Print)
Name: First American Title Ins. Co.	Name:
Address:	Address:
City: State: Zip:	City: State: Zip:
Telephone: Fax: Email:	Telephone: Fax: Email:
I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application. See attached Affidavit of Legal Interest Signature: All Owner (s) of Record Date	I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application. Signature: All Owner (s) of Record Date

ALL OWNER(S) OF RECORD (ON THE CURRENT DEED) MUST SIGN (Additional Sheets are Available Online)

If the property owner(s) are a business entity, please include business entity documents, including those that indicate the person(s) who are eligible to sign documents.

ADA COUNTY DEVELOPMENT SERVICES

200 W. Front Street, Boise, ID 83702. www.adaweb.net phone: (208)287-7900 fax: (208)287-7909

DEVELOPMENT AGREEMENT MODIFICATION CHECKLIST

A Development Agreement Modification request requires a public hearing.

GENERAL INFORMATION:

Applicant: Avimor Development, LLC			
Applicant ☑	DESCRIPTION		Staff ☑
X	Completed and signed Master Application		
X	**DETAILED LETTER by the applicant fully describing the request or project and address the following:**		
	X	Explain your interest in the original Development Agreement.	
	X	Reasons for the Development Agreement modification. (be specific & detailed)	
	X	Any other supporting information.	
	X	Proposed modifications.	
	X	Sections of the Development Agreement to be modified.	
	X	Date of original Development Agreement: 2/8/2006	
	X	# of Original Development Agreement: #7404	
	X	Date of any modified Development Agreement: 12/13/06 & 11/17/14	
	X	# of any previously modified Development Agreements: 1st Amend. #7404-1-07 & 2nd Amend 7404-2-14	
	X	File # associated with Development Agreement: 200600069 DA-	DM
	X	Recordation date: 1/4/2007 & 12/1/2014	
	X	Instrument #: 106028086, 107001605 & 2014-097021	
X	**ORIGINAL DEVELOPMENT AGREEMENT**		
X	**APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net**		

APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORM ARE SUBMITTED. THIS APPLICATION SHALL NOT BE CONSIDERED COMPLETE (NOR WILL A PUBLIC HEARING BE SET) UNTIL STAFF HAS RECEIVED ALL REQUIRED INFORMATION.

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EXHIBIT 9
Page ____ of ____
Project #20601401

AFFIDAVIT OF LEGAL INTEREST

First American Title Insurance Company, a California corporation, as Trustee of the Dual Beneficiary Trust created pursuant to the Subdivision Trust Agreement, dated October 8, 2002, under Trust No. 8562, and not personally, states, under penalty of perjury, the following:

1. We are the owners of property known as the Avimor Planned Community, Subdivision Nos. 1, 2, 3, 4, 5, and 6, located at 18400 No. Horseshoe Bend Road, Boise, ID 83714.

2. Avimor Partners, LLC, located at 18454 No. McLeod Way, Boise, ID 83714, is the Second Beneficiary of the Subdivision Trust Agreement, dated October 8, 2002. As such, Avimor Partners has a legal interest in the property described as the Avimor Planned Community, Subdivision Nos. 1, 2, 3, 4, 5 and 6.

3. We grant our permission to Avimor Partners, LLC to submit all applications associated with obtaining project approvals with respect to Subdivisions Nos., 1, 2, 3, 4, 5, and 6, including, but not limited to, projects involving annexation, subdivision, master site plan, rezoning/zoning amendments, special use permit, development agreement, and/or variance.

Dated this 16th, day of November, 2010,

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, as Trustee of the Dual Beneficiary Trust created pursuant to the Subdivision Trust Agreement, dated October 8, 2002, under Trust No. 8562

BY: May Lin Carlsen
May Lin Carlsen
Assistant Secretary

SUBSCRIBED AND SWORN to before me the day and year first above written.

KATHRYN A. CLOEPFIL NOTARY PUBLIC STATE OF IDAHO

Kathryn A. Cloepfil
Notary Public for Idaho
Residing at Boise

My Commission Expires: 6-4-16

EXHIBIT 10
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229968

Recording Requested By and
When Recorded Return to:

First American Title Insurance Company
4801 East Washington Street
Phoenix, AZ 85034
Phone: (602) 685-7000

ADA COUNTY RECORDER J. DAVID NAVARRO 18
BOISE IDAHO 07/25/03 03:53 PM
DEPUTY Bonnie Oberbillig
RECORDED – REQUEST OF
Pioneer
AMOUNT 54.00

103123652

(SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY)

SPECIAL WARRANTY DEED

(SPRING VALLEY-ADA)

THIS SPECIAL WARRANTY DEED made this 24th day of July, 2003, between SPRING VALLEY LIVESTOCK COMPANY, INC., an Idaho corporation ("**Grantor**"), and FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, as TRUSTEE OF THE DUAL BENEFICIARY TRUST CREATED PURSUANT TO THE SUBDIVISION TRUST AGREEMENT DATED OCTOBER 8, 2003, as amended ("**Grantee**"), as said Subdivision Trust Agreement was entered into between Grantor, Grantee and SUNCOR DEVELOPMENT COMPANY, an Arizona corporation ("**SunCor**"), as Second Beneficiary thereunder, and together with the Contribution Agreement executed contemporaneously therewith by Grantor and SunCor, is evidenced by a Memorandum of Agreements recorded October 22, 2002, as Instrument No. 102121552, Official Records of Ada County (all rights, title and interest of SunCor under said Subdivision Trust Agreement and said Contribution Agreement having been assigned by SunCor to SPRING VALLEY DEVELOPMENT LLC, an Idaho limited liability company ["**SV Development**"]), witnesseth:

That Grantor, for and in consideration of the sum of Ten Dollars and No Cents ($10.00), and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does, by these presents, convey unto Grantee and its successors and assigns forever upon and pursuant to the terms of the aforementioned Subdivision Trust Agreement and the Contribution Agreement, all the following described real estate situated in the County of Ada, State of Idaho.

SEE **SCHEDULE I** ATTACHED HERETO AND INCORPORATED HEREIN.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the rents, issues and profits thereof, including all water rights, permits and licenses appurtenant thereto; and all estate, right, title and interest in and to the property, as well in law as in equity, except as expressly provided otherwise herein. To have

EXHIBIT \\
Page ___ of ___
Project #20160101

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and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and its successors and assigns forever.

SUBJECT TO the provisions of the aforementioned Subdivision Trust Agreement and the Contribution Agreement which govern the duties and responsibilities of Grantor, Grantee and SV Development and survive the recording of this deed, and those exceptions to title set forth in SCHEDULE II attached hereto and made part hereof, Grantor makes no covenants or warranties with respect to title, express or implied, other than (i) that previous to the date of this instrument, neither Grantor nor Grantor's immediate predecessor in interest (Colin McLeod III and Teresa McLeod, husband and wife) have conveyed the same estate, or any right, title or interest therein, to any person other than Grantee and (ii) that such estate is at the time of the execution of this instrument free from encumbrances done, made or suffered by Grantor or Grantor's immediate predecessor in interest, or any person claiming under Grantor or Grantor's immediate predecessor in interest.

GRANTOR:

SPRING VALLEY LIVESTOCK COMPANY,
INC, an Idaho corporation

By _____
Its _____

STATE OF IDAHO)
) ss.
County of Ada)

On this 24 day of July, 2003, before me, Brenda Fitzsimons Notary Public in and for said State, personally appeared Colin McLeod III, known to me to be President of SPRING VALLEY LIVESTOCK COMPANY, INC., the corporation that executed the within instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

WITNESS MY HAND and official seal hereto affixed the day, month and year in this certificate first above written.

BRENDA FITZSIMONS NOTARY PUBLIC STATE OF IDAHO

Brenda Fitzsimons
Notary Public for the State of Idaho
Residing at Caldwell
My commission expires 11-16-2008

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SCHEDULE I

Legal Description

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Roylance & Associates P.A.
Engineers • Surveyors • Landplanners
391 W. State Street, Suite E, Eagle, Idaho 83616
Telephone (208) 939-2824 Fax (208) 939-2855

July 22, 2003
Project No: 2408

Legal Description
Suncor Development Company
McLeod Properties located in Ada County

A tract of land located in Township 5 North, Range 1 West, Boise Meridian, Ada County, Idaho described as follows:

In Section 13, the Northeast One Quarter, the Southeast One Quarter of the Northwest One Quarter and the South One Half of the Southwest One Quarter, and;

In Section 14, the North One Half of the Northeast One Quarter, the Southeast One Quarter of the Northeast One Quarter, the South One Half of the Northwest One Quarter, the North One Half of the Southeast One Quarter, the Southwest One Quarter of the Southeast One Quarter and the Northeast One Quarter of the Southwest One Quarter, and;

In Section 22, the Southeast One Quarter of the Northeast One Quarter and the Northeast One Quarter of the Southeast One Quarter, and;

In Section 26, the Northwest One Quarter of the Northwest One Quarter, and;

In Section 27, the Northeast One Quarter of the Northeast One Quarter.

AND ALSO

A tract of land located in Township 5 North, Range 1 East, Boise Meridian, Ada County, Idaho described as follows:

In Section 1, those portions of Government Lot 1, the South One Half of the Northeast One Quarter lying in Ada County, the West One Half of the Southeast One Quarter and the Southeast One Quarter of the Southwest One Quarter.

In Section 3, the East One Half of the Southwest One Quarter and the Southeast One Quarter and;

In Section 4, the South One Half and the South One Half of the Northwest One Quarter and;

In Section 5, the Northeast One Quarter of the Southeast One Quarter and;

In Section 7, Government Lot 4 and;

In Section 8, the South One Half of the Northeast One Quarter, the East One Half of the Northwest One Quarter, the North One Half of the Southwest One Quarter and the Southwest One Quarter of the Southwest One Quarter and;

In Section 10, the Southeast One Quarter of the Northeast One Quarter, and;

In Section 11, the South One Half of the Northwest One Quarter, and;

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In Section 12, the Northeast One Quarter of the Northwest One Quarter and the Northwest One Quarter of the Northeast One Quarter, and;

In Section 17, the Northwest One Quarter, the North One Half of the Southwest One Quarter, and;

In Section 18, Government Lots 1 and 2, and;

In Section 19, Government Lots 1 and 2;

AND ALSO

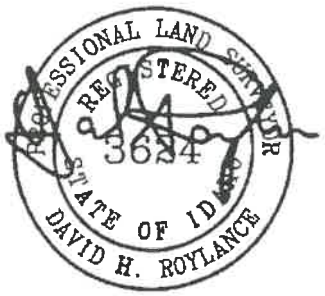
A tract of land located in Township 5 North, Range 2 East, Boise Meridian, Ada County, Idaho described as follows:

In Section 21, all the portions which lie within the Northwest One Quarter of the Northeast One Quarter of Ada County;

Except that portion conveyed to Ada County for Healy Toll Road by deed recorded under Instrument Number 19780 in Book 74 of Deeds, Page 254, records of Ada County, Idaho.

Subject to all existing easements and rights-of-way, recorded or prescriptive.

Prepared By: ROYLANCE & ASSOCIATES P.A.
391 W. STATE STREET, SUITE E
EAGLE, IDAHO 83616
208-939-2824
208-939-2855 (FAX)



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Roylance & Associates P.A.
391 W. State Street, Suite E, Eagle, Idaho 83616
Engineers • Surveyors • Landplanners
Telephone (208) 939-2824 Fax (208) 939-2855

July 24, 2003
Project No: 2408

Legal Description
Suncor Development Company
Spring Valley Livestock Company properties in Ada County

A tract of land located in Township 5 North, Range 1 West, Boise Meridian, Ada County, Idaho described as follows:

In Section 10, the East One Half of the Southeast One Quarter, and;

In Section 14, the Southwest One Quarter of the Northeast One Quarter, the North One Half of the Northwest One Quarter and the Southeast One Quarter of the Southwest One Quarter, and;

In Section 15, the Northeast One Quarter of the Northeast One Quarter.

AND ALSO

A tract of land located in Township 5 North, Range 1 East, Boise Meridian, Ada County, Idaho described as follows:

In Section 1, the South One Half of the Northwest One Quarter, the North One Half of the Southwest One Quarter, the Southwest One Quarter of the Southwest One Quarter, and the West One Half of the Southeast One Quarter, Government Lots 3 and 4 and the portion of Government Lot 2 lying in Ada County,

Except that portion conveyed to the State of Idaho for public road by deed recorded under Instrument No. 127565 in Book 182 of Deeds, Page 23.

In Section 2, the South One Half of the Northwest One Quarter, the South One Half and Government Lots 3 and 4, and;

In Section 3, the South One Half of the Northeast One Quarter, the Southeast One Quarter of the Northwest One Quarter and Government Lots 1, 2, 3 and 4, and;

In Section 4, the Southeast One Quarter of the Northeast One Quarter and Government Lots 1 and 4, and;

In Section 5, the South One Half of the Northeast One Quarter and Government Lots 1 and 2, and;

In Section 7, the Southwest One Quarter of the Southeast One Quarter and the Southeast One Quarter of the Southwest One Quarter, and;

In Section 8, the Southeast One Quarter of the Southeast One Quarter, and;

In Section 9, the Northwest One Quarter, the South One Half, the North One Half of the

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Northeast One Half and the Southwest One Quarter of the Northeast One Quarter, and;

In Section 10, the Southwest One Quarter, and;

In Section 11, the North One Half of the Northeast One Quarter, and;

In Section 12, the South One Half, the West One Half of the Northwest One Quarter, the Southeast One Quarter of the Northwest One Quarter, the East One Half of the Northeast One Quarter and the Southwest One Quarter of the Northeast One Quarter,

Except from the Southwest One Quarter of the Southwest One Quarter of said Section12, a one acre parcel for a school house lot reserved in Sheriff's Deed recorded under Instrument No. 143440 in Book 183 of Deeds, page 171.

In Section 13, the North One Half, the Southeast One Quarter and the North One Half of the Southwest One Quarter, and;

In Section 18, the East One Half of the Northwest One Quarter, the East One Half of the Southwest One Quarter, the West One Half of the Northeast One Quarter, The Southeast One Quarter of the Northeast One Quarter and the Southeast One Quarter, and;

In Section 19, the Northeast One Quarter, the Southeast One Quarter and the East One Half of the Northwest One Quarter, and;

In Section 20, the West One Half of the Southwest One Quarter and the Southwest One Quarter of the Northwest One Quarter, and;

In Section 24, the North One Half of the Northeast One Quarter.

AND ALSO

A tract of land located in Township 5 North, Range 2 East, Boise Meridian, Ada County, Idaho described as follows:

In Section 6, all portions which lie within Ada County,

Except that portion conveyed to the State of Idaho for public road by deed recorded under Instrument No. 127565 in Book 182 of Deeds, Page 23.

And except that portion conveyed to the State of Idaho by deed recorded under Instrument No. 191535 in Book 235 of Deeds, Page 542. **And except** that portion conveyed to the State of Idaho by deed recorded under Instrument No. 8514764.

In Section 7, all portions which lie within Ada County,

Except that portion conveyed to the State of Idaho by deed recorded under Instrument No. 160917 in Book 208 of Deeds, Page 611.

And except that portion conveyed to the State of Idaho by deed recorded under Instrument No. 191535 Book, Page 542.

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And except that portion conveyed to the State of Idaho by deed recorded under Instrument No. 8514764.

In Section 8, those portions of the Southwest One Quarter and the Southwest One Quarter of the Southeast One Quarter lying in Ada County, and;

In Section 17, the West One Half of the West One Half, the Southeast One Quarter of the South West One Quarter, the South One Half of the Southeast One Quarter, the Northwest One Quarter of the Southeast One Quarter, the Northeast One Quarter of the Northwest One Quarter and those portions of the North One Half of the Northeast One Quarter lying in Ada County, and;

All of Section 18, **Except** that portion conveyed to the State of Idaho for public road by deed recorded under Instrument No. 127564 in Book 182 of Deeds, Pages 21 and 22.

And except that portion conveyed to the State of Idaho by deed recorded under Instrument No. 160917 in Book 208 of Deeds, Page 611.

And except that portion conveyed to the State of Idaho by deed recorded under Instrument No. 610585.

And except that portion conveyed to the State of Idaho by deed recorded under Instrument No. 8514764.

In Section 19, the North One Half of the Northeast One Quarter, the East One Half of the Southeast One Quarter, the East One Half of the Northwest One Quarter and Government Lot 1,

Except that portion conveyed to the State of Idaho for a right-of-way for a Public Highway by deed recorded under Instrument No. 160903 in Book 208 of Deeds, Page 595.

And except that portion conveyed to the State of Idaho by deed recorded under Instrument No. 160917 in Book 208 of Deeds, Page 611.

And except that portion conveyed to Ada County for Healy Toll Road by deed recorded under Instrument No. 19780 in Book 74 of Deeds, Page 254.

And except that portion conveyed to the State of Idaho by deed recorded under Instrument No. 610585. **And except** that portion conveyed to the State of Idaho by deed recorded under Instrument No. 645947.

All of Section 20, **Except** that portion conveyed to Ada County for Healy Toll Road by deed recorded under Instrument No. 19780 in Book 74 of Deeds, Page 254.

In Section 21, the South One Half, the Northwest One Quarter, and the Southwest One Quarter of the Northeast One Quarter, and all the portions in the East One Half of the Northeast One Quarter lying in Ada County,

Except that portion conveyed to School District No. 50 by deed recorded under Instrument No. 58453 in Book Of Deeds, Pages 161 and 162.

And except that portion conveyed to Ada County for Healy Toll Road by deed recorded under Instrument No. 19780 in Book 74 of Deeds, Page 254.

In Section 22, all portions which lie within Ada County, and;

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In Section 27, the Northwest One Quarter of the Northwest One Quarter, and;

In Section 28, the North One Half of the North One Half, and;

In Section 29, the North One Half of the Northwest One Quarter, and;

In Section 30, the North One Half of the Northeast One Quarter, the Southeast One Quarter of the Northeast One Quarter and the East One Half of the Northwest One Quarter and Government Lot 2,

Except that portion conveyed to Ada County for Healy Toll Road by deed recorded under Instrument No. 19780 in Book 74 of Deeds, Page 254.

Subject to all existing easements and rights-of-way, recorded or prescriptive.

Prepared By: ROYLANCE & ASSOCIATES P.A.
391 W. STATE STREET, SUITE E
EAGLE, IDAHO 83616
208-939-2824
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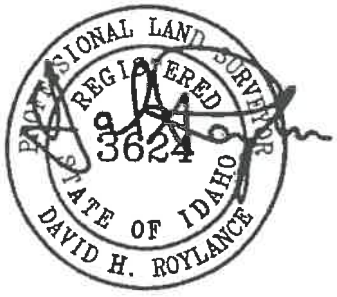

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SCHEDULE II

Permitted Exceptions to Title

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Ada County Permitted Exceptions

1. Easements, claims of easement or encumbrances which are not shown by the public records.

2. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are not shown by the public records.

3. Unpatented mining claims: reservations or exceptions in patents or in acts authorizing the issuance thereof.

4. Reservations contained in patent
   Dated: March 3, 1909
   Recorded: October 5, 1916
   Instrument No.: 65939 in 5 of Patents, Page 381

5. Covenants, Conditions, restrictions and easements contained in Deed to the State of Idaho, conveying a portion of the property adjoining.
   Recorded: January 9, 1935
   Instrument No.: 160903 in Book 208 of deeds, Page 595

6. Covenants, Conditions, restrictions and easements contained in Deed to the State of Idaho, conveying a portion of the property adjoining.
   Recorded: January 9, 1935
   Instrument No.: 160917 in Book 208 of Deeds, Page 611

7. Covenants, Conditions, restrictions and easements contained in Deed to the State of Idaho, conveying a portion of the property adjoining.
   Recorded: August 10, 1939
   Instrument No.: 191535 in Book 235 of deeds, Page 542

8. Rights of claims in and to any ditch, canal and/or lateral right of ways.

9. Right, title and interest in and to all gas, oil, and minerals of every description and kind underlying the surface as conveyed by deed.
   Dated: August 27, 1940
   To: Robert M. Owensby
   Recorded: October 24, 1940
   Instrument No.: 200626 in Book 244 of Deeds Page 114

10. Reservations contained in Deed
    Dated: September 27, 1940
    Between: Robert M. Owensby and Charles Cairns
    Recorded: April 2, 1941
    Instrument No.: 203680, 248 of Deeds, Page 400
    As Follows: Reserving all of the oil, gas and minerals underlying said lands, together with the right to drill, and prospect for said oil, gas and minerals, and to produce the same, and also reserving all reasonable and necessary to the extraction and production of any or all of said products.

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11. Reservations contained in Deed
Dated: June 26, 1941
Executed by: Frank L. Vincen and Dolly Vincen
Recorded: July 9, 1941 and March 13, 1942
Instrument No.: 206007 in Book 250, Page 193 and 211002 in Book 254, Page 102
As Follows: The Grantors reserve the oil and gas rights upon the premises aforesaid together with the right to collect and receive the royalties from any out-standing lessee or leases thereon, also the right to prospect for oil and gas, sink wells, and remove oil and gas products from the premises aforesaid according to the usual course and custom of natural gas and oil operation.

12. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
For: Right of way and easement
In Favor of: American Telephone & Telegraph Company of Wyoming
Recorded: October 11, 1941
Instrument No.: 207985 in Book 17 of Misc., Page 489

13. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
For: Right of way and easement
In Favor of: American Telephone & Telegraph Company of Wyoming
Recorded: October 27, 1941
Instrument No.: 208341 in Book 17 of Misc., Page 557

14. Reservations contained in patent
Recorded: July 7, 1943
Instrument No.: 220082 Book 6 of Patents, Page 457
As Follows: Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connections with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States, excepting and reserving, however, to the United States all the coal and other minerals in the lands so entered and patented, together with the right to prospect for, mine, and remove the same pursuant to the provisions and limitations of the act of December 29, 1916 (39 Stat., 862).

15. Reservations contained in patent
Dated: May 24, 1912
Recorded: July 10, 1944
Instrument No.: 228610 in Book 6 of Patents, Page 467

16. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
For: Power Line Easement
In Favor of: Idaho Power Company
Recorded: March 5, 1946
Instrument No.: 246695 in Book 19 of Misc., Page 375

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17. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
For: Power Line Easement
In Favor of: Idaho Power Company
Recorded: April 30, 1946
Instrument No.: 249123 in Book 19 of Misc., Page 440

18. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
For: Power Line Easement
In Favor of: Idaho Power Company
Recorded: February 1, 1947
Instrument No.: 259460, 20 Misc., Page 126

19. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
For: Power Line Easement
In Favor of: Idaho Power Company
Recorded: February 7, 1947
Instrument No.: 259465, Book 20 of Misc., Page 131

20. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
For: Power Line Easement
In Favor of: Idaho Power Company
Recorded: October 9, 1947
Instrument No.: 268134, 20 Misc., Page 354

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21. Any Right of interest in any mineral, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.
Said rights include but are not necessarily limited to:
Oil and gas lease in favor of Warren Sheare recorded March 31, 1952 under Instrument No. 329752;
Mineral deed in Favor of C.R. Bennett Recorded May 12, 1952 under Instrument No. 331340;
Conveyance in favor of Nemara Royalty Company of Tulsa, Oklahoma recorded under Instrument No. 416879;
Conveyance of oil, gas and other interest in favor of Livingston Oil Company Recorded May 8, 1964 under Instrument No. 583103;
Mineral deed in favor of Electronic Research Development Corporation recorded January 31, 1968 under Instrument No. 631672;
Geothermal lease in favor of the Anschitz Corporation recorded June 18, 1973 under Instrument No. 850707;
Oil and gas lease in favor of Skyline Oil Company recorded June 24, 1983 under Instrument No. 8331021;
Ratification and rental division order recorded under Instrument Numbers 8331022 and 8414114;
Statement of claim and notice of intent to preserve by Ladd Petroleum Corporation recorded September 24, 1984 under Instrument No. 8447515
General Conveyance in favor of Universal Resources Corporation recorded April 27, 1994, under Instrument No. 94038747.

22. Right, title and interest of Warren Shear in and to an undivided one half interest in and to all oil, gas and other minerals and conveyed by deed recorded under Instrument No. 329756.

23. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
For: Watershed Protection Easement
In Favor of: Dry Creek Soil Conservation District
Recorded: May 21, 1954
Instrument No.: 360059

24. Right, title and interest of Ada County in and to the mineral rights as conveyed by Tax deeds recorded under instrument Nos. 390508 and 521413.

25. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
For: Power Line Easement
In Favor of: Idaho Power Company
Recorded: May 10, 1957
Instrument No.: 410037

26. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
For: Power Line Easement
In Favor of: Idaho Power Company
Recorded: May 31, 1960
Instrument No.: 480341

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27. Right, title and interest of Livingston Oil Company in and to mineral interests, etc., as described in conveyance recorded under Instrument No. 583103.

28. Covenants, Conditions, restrictions and easements contained in Deed to the State of Idaho, conveying a portion of the property adjoining.
Recorded: May 4, 1965
Instrument No.: 610585

29. Relinquishment of Right of Access to Highway under terms of Deed.
In Favor of: State of Idaho
Recorded: May 4, 1965
Instrument No.: 610585

30. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
For: The purpose of constructing thereon a channel change of Spring Valley Creek
In Favor of: State of Idaho
Recorded: May 4, 1965
Instrument No.: 610586

31. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
For: Power Line Easement
In Favor of: Idaho Power Company
Recorded: October 7, 1965
Instrument No.: 623010

32. Covenants, Conditions, restrictions and easements contained in Deed to the State of Idaho, conveying a portion of the property adjoining.
Recorded: August 11, 1966
Instrument No.: 645947

33. Relinquishment of Right of Access to Highway under terms of Deed.
In Favor of: State of Idaho
Recorded: August 11, 1966
Instrument No.: 645947

34. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
For: Easement For Access
In Favor of: Adjoining property
Recorded: August 19, 1974
Instrument No.: 896714

35. Covenants, Conditions, restrictions and easements contained in Deed to the State of Idaho, conveying a portion of the property adjoining.
Recorded: March 19, 1985
Instrument No.: 8514764

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36. Relinquishment of Right of Access to Highway under terms of Deed.
In Favor of: The County of Canyon, Grantor, and the State of Idaho, by and through the Idaho Transportation Board for the Division of Highways
Recorded: March 19, 1985
Instrument No.: 8514764

37. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
For: Private Road Easement
In Favor of: Adjoining property
Recorded: April 13, 1993
Instrument No.: 9326686

38. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
For: Private Road Easement
In Favor of: Adjoining property
Recorded: April 13, 1993
Instrument No.: 9326687

39. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
For: Power Line Easement
In Favor of: Idaho Power Company
Recorded: December 17, 1997
Instrument No.: 97104659

40. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
For: Private Road Easement
In Favor of: Adjoining Property
Recorded: November 16, 1998
Instrument No.: 98110048

41. Matters disclosed by Record of Survey
Recorded: July 16, 1999
Instrument No.: 99070925
Survey No.: 4688

42. Terms, covenants, conditions, provisions and stipulations contained in that certain order of annexation into the district herein noted.
District: North Ada County Fire and Rescue District
Recorded: September 9, 1999
Instrument No.: 99090030

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43. Terms and provisions of easement agreement
Dated: July 13, 1999
Between: Spring Valley Livestock Company, Inc., Colin McLeod, III and Ida-Vice, LLC
Recorded: December 17, 1999
Instrument No.: 99119886

44. Right, title and interest of the following party by reason of the recording of a deed.
Executed By: W.E. Binko and Alice M. Binko
Party: Highland Livestock and Land, Co., a corporation
Dated: April 1, 1971
Recorded: April 20, 1971
Instrument No.: 768268
Said grantor had no record interest in said premises at the time of execution of the deed nor has he/she since acquired a record interest.

45. Any question that may arise or claim that may be made concerning the location of the "one acre school house lot" in the Southwest quarter of the Southwest quarter of Section 12, Township 5 North, Range 1 East of Boise Meridian in Ada County, Idaho.

46. Right, title and interest of the County of Ada in and to that portion lying in the South half of the Southwest quarter of Section 8, Township 5 North, Range 2 East, of Boise Meridian, in Ada County, Idaho.

47. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
For: Grant of easement and right-of-way for access to mining property
In Favor of: Larry Ridley
Recorded: April 11, 2002
Instrument No.: 102042432

48. Terms and provisions of unrecorded Subdivision Trust Agreement disclosed by Memorandum of Agreements.
Dated: October 8, 2002
Between: Suncor Development Company, Spring Valley Livestock Company, Inc., Colin McLeod III and Teresa McLeod, husband and wife
Recorded: October 22, 2002
Instrument No.: 102121552

49. Terms and provisions of unrecorded Contribution Agreement disclosed by Memorandum of Agreements.
Dated: October 8, 2002
Between: Suncor Development Company, Spring Valley Livestock Company, Inc., Colin McLeod III and Teresa McLeod, husband and wife
Recorded: October 22, 2002
Instrument No.: 102121552

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50. Covenants, Conditions, Restrictions and Easements
Dated: May 9, 2003
Executed by: Suncor Development Company, an Arizona corporation, Spring Valley Livestock Company, Inc., an Idaho corporation and Colin McLeod III and Teresa McLeod, husband and wife, jointly and severally
Recorded: June 13, 2003
Instrument No.: 103097805
Said Declaration is a re-recording of No. 103079787.

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Neighborhood Meeting Certification

ADA COUNTY DEVELOPMENT SERVICES, 200 W. Front Street, Boise, Idaho 83702 www.adaweb.net (208) 287-7900

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Ada County Code or ask one of our planners for more information on neighborhood meetings.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes all involved Neighborhood Associations and property owners within **300, 1,000, or 2,640 feet** of the subject property boundary need to be invited to your meeting. See ACC 8-7A-5C (1) & (2) for uses and districts requiring the 1000' or 2,640' notification.

Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

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

Description of proposed project: Modification to Development Agreement; Modification to Preliminary Plat; Revisions to Wildlife Mitigation Plan Comp. Plan Text/Map amdmt; Zoning Ord. Text/Map Amdmt to add new acreage & lots

Date and time of neighborhood meeting: Thursday, July 7, 2016, 6:00 p.m.

Location of neighborhood meeting: Avimor Community Center - 5811 W. Avimor Dr., Boise, ID 83714

SITE INFORMATION:

Location: Quarter: _____ Section: 18 Township: 5N Range: 2E Total Acres: 830

Subdivision Name: Avimor Planned Community Lot: _____ Block: _____

Site Address: Horseshoe Bend Road, Highway 55 Tax Parcel Number(s): _____

APPLICANT:

Name: Roberta Stewart

Address: 18454 N. McLeod Way

City: Boise State: ID Zip: 83714

Telephone: 208.939.0343 Fax: 208.939.9972

Email: RobertaS@Avimor.com

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 8-7A-3 of the Ada County Code.

Roberta Stewart 8/8/2016

Signature: (Applicant) Date

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OFFICE USE ONLY			
File No.:	Received By:	Date:	Stamped:

8/4/11

EXHIBIT 12
Page ___ of ___
Project # 20160140

AVIMOR

August 8, 2016

Ada County Board of County Commissioners
Ada County Planning & Zoning Commissioners
200 W. Front Street
Boise, ID 83702

Re: Petition/Applications for Comprehensive Plan Map/Text Amendment, Avimor Zoning Ordinance Map/Text Amendment, Development Agreement Modification, and Preliminary Plat Modification

Dear Ada County Commissioners and Planning & Zoning Commissioners:

By this letter, Avimor Development, LLC respectfully submits this Petition for Comprehensive Plan Map Amendment and Comprehensive Plan Text Amendment, together with Applications for Zoning Ordinance Map Amendment, Zoning Ordinance Text Amendment, Development Agreement Modification, and Preliminary Plat Modification. The specific requests are as follows:

1. The correct boundary line between Ada and Boise Counties along with another monument were discovered in 2015. This revealed that there were 89 more acres on the Ada County side of the line than originally shown on the Comprehensive Plan and Zoning Maps. Avimor seeks to amend the Comprehensive Plan Map and the Zoning Ordinance Map to include the additional 89 acres in Avimor Village One, thereby increasing the acreage from 830 acres to 919 acres.

2. Avimor requests a modification to the Preliminary Plat for Planning Areas "A", "B", "C" and "D" to reflect additional lots and new development opportunities that have arisen as a result of the County boundary line adjustment. Avimor also requests that existing lots be reconfigured to reflect current needs in design and product offerings.

3. Avimor requests a Comprehensive Plan Text Amendment, Zoning Ordinance Text Amendment, and Development Agreement Modification to revise all notations regarding the acreage and number of residential lots in Avimor Village One. Specifically, all notations in the Specific Plan regarding "830 acres" will be changed to "919 acres." And all notations regarding '684 homes" will be changed to "839 homes." Additionally, Avimor requests that the Land Use Map in the Specific Plan and Avimor Zoning Ordinance be revised in keeping with the additional acreage and homesites. And finally, Avimor requests that the Conceptual Phasing Graphic and Phasing Tables in Section 14 of the Avimor Specific Plan be changed to reflect the increased acreage and number of home sites.

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EXHIBIT 13
Page ____ of ____
Project # 2016-0140

4. Avimor applies for a Comprehensive Plan Text Amendment and Development Agreement Modification to change the Avimor Wildlife Mitigation Plan/Recreation Plan and the Avimor Fire & Vegetation Management Plan. Specifically, Avimor seeks revisions to trail management and to the use of fire pits, fireplaces, and fireworks in Avimor. Avimor also seeks to revise the Fire Plan to denote the additional lots in new phases that should be subject to the Fire Plan because the lots back up to Natural Open Space.

5. Avimor applies for a Zoning Ordinance Text Amendment regarding the number of building permits required for a single dwelling home that has a semi-detached garage or private living quarters.

6. Avimor applies for a modification to the Development Agreement regarding the timing of the Biennial Review and Periodic Evaluation starting in the year 2017.

A. Introduction

Avimor Village One is currently entitled to 830 acres and a minimum of 684 residential home sites. The number of dwellings may also increase or decrease by 10% and still remain in compliance with the 2005 Avimor Specific Plan. (Specific Plan, Ch. 5, Density, p. 41.) Avimor is seeking to increase the acreage in Village One to 919 acres and the number of residential units to 839 units, which exceeds the 10% allowance. The 839 Units is achieved by adding the proposed 779 lots platted in Village One together with the 60 multi-family units planned for the Village Center.

During the early stages of planning for Avimor Village One, around the year 2003, Avimor planners knew that the boundary line between Ada County and Boise County was undetermined because pivotal monuments could not be located despite numerous attempts to find them. Additionally, a monument on the eastern boundary of Village One was missing. In order to compensate for these two missing points of reference, the Avimor planners contracted the boundary of Village One rather conservatively, knowing that Village One could possibly be expanded at a later date when the monuments were discovered. The Planners also refrained from preliminarily platting residential lots in 2 sections of Village One because of the undetermined boundary lines. They intended to add in those sections of lots once the boundary of Village One was firmly established. (Attached hereto is Exhibit "A," which depicts the change in boundary and highlights the area of the missing monument on the eastern border.)

In 2015, the missing monuments were located, and the Ada County Surveyor began to fine-tune the exact location of the County line and eastern boundary of Village One. The County Surveyor determined that the County line and eastern boundary are actually further north and east, resulting in approximately 89 more acres being eligible for inclusion in Village One. (Exhibit "A".) Much of the added acreage is steep slope that will be utilized as Open Space and trails.

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In this application Avimor is attempting to add the additional 89 acres and an additional 155 residential dwellings to Village One along with a reconfiguration of existing lots. Avimor is also requesting changes to the Wildlife Mitigation Plan, Building Permit process, and Biennial Review procedure.

With respect to the expansion of Village One, the addition of 89 acres and 155 residential lots should not disturb the scale of Village One nor adversely affect the development process. Density ratios will remain virtually the same despite the increased acreage. See below:

	Residential Units	Total Acres	Residential Units Per Acre
2005 Specific Plan	684	830	0.82
Allowable 10% Increase	752	830	0.91
Proposed Increase	839	919	0.91

Additionally, it should be noted that the Avimor Planners had intended such growth from the beginning. Page 112 of the Avimor Specific Plan sets forth the background story. Because the Treasure Valley community was unfamiliar with master planned communities, the planners decided it would be prudent to initially propose a community of a "*manageable size*," "*yet planned with infrastructure capable of logical extensions to additional community development.*" (Avimor Specific Plan, Sec. 14 Phasing Plan, p. 112, *italics added.*) As a result, the current delivery system for utilities, the Community Services plan, and the transportation plans are larger and more expansive than the actual needs of Village One. Indeed, the infrastructure is poised to handle growth that would cover 1000s of acres and a significant number of homes. Therefore, to expand Village One by 89 acres and 155 lots is a minor change in the grand scheme of things. It is merely a part of the expected growth.

Finally, it is important to note that the newly instituted Community Infrastructure District and the nature of a master planned community itself means that Avimor is paying for its proportionate share of growth. Any effects of the added acreage and additional lots will be alleviated by the CID process and master planning procedures.

B. Amendment to Comprehensive Plan Map and Zoning Ordinance Map to Include Additional 89 Acres in Avimor Village One.

Avimor is applying to amend the Comprehensive Plan Map and Zoning Ordinance Map to include within the parameters of Village One an additional 89 acres along the northern and eastern border of Village One. The size of Village One will increase by approximately 10%.

The primary basis for the 89 acre expansion of Village One is the fact that the Village One boundary and County line have finally been confirmed. As noted above, the Planners had always intended to expand Village One and re-configure and/or add

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more lots once the boundaries were finally established. Adding the 89 acres will merely fulfill part of the planning process established at the beginning of the development.

Second, the Planners and the County have always intended for the boundaries of Village One to span along the actual boundary line between Ada County and Boise County. The current Ada County Comprehensive Plan Future Land Use Map, Ada County Base Zoning Map, and 2005 Avimor Specific Plan "Vicinity Map" all show Village One lying directly on the County line. (See attached Exhibits "B," "B-1," and "B-2".) Now that the actual County line is known, it is clear that there is a peculiar sliver of land between the boundary of Village One and the actual County line. (See Exhibit "A".) Expanding Village One up to that boundary line will make Village One comport with the current Comp Plan/Zoning Map renderings and remove the odd sliver of land we now know exists.

Third, as required by the Ada County Code, the proposed expansion of the Comp Plan Map and Zoning Map will comply with the 2005 Avimor Specific Plan. A review of the Specific Plan, Section B. *"2. Community Goals, Objectives and Policies"* reveals that the goal of Avimor is to build a Community that brings people together around a vibrant Village Center enhanced by ample Open Space, a mix of housing types, and the use of sustainable practices. The addition of 89 acres will actually increase Village Open Space and Foothills Open Space from 491 acres to 548 acres. And the ratio of Open Space in Village One increased from 59.2% to 59.6%. (See *Area Summaries* noted on Current Land Use Map, attached hereto as Exhibit C, and *Area Summaries* on the newly proposed Land Use Map, attached hereto as Exhibit "D".) Increased Open Space enhances recreational opportunities and trails within Village One in keeping with the goals of the Specific Plan. As to the mix of housing types and Avimor's sustainable practices, the additional acreage will not adversely affect or change these goals in any way.

[As an aside, the "Open Space" ratio noted above does not include the 12.8 acres of improved parks and Village plazas because they are deemed "Village Residential" on the Land Use Map despite the fact that they are technically defined as "Improved Open Space" in Chapter 11 of the Specific Plan. Once those park areas are included in the Open Space calculation, the expanded Village One includes 560.8 acres of total Open Space or approximately 61% Open Space. (See modified Preliminary Plat submitted herewith.

Finally, a Zoning Map Amendment requires compliance with the "Development Agreement Checklist" as follows: (1) There are no proposed modifications to the standards imposed by the Zoning Ordinance; (2) First American Title Insurance Co., will be the legal owner of Open Space and/or the Avimor Residential Community Association will be the legal owner of open space/common area deeded to the HOA; (3) the newly added acreage will be subject to the same covenants, grants, and easements as the rest of Village One; (4) the newly added acreage will have the same Specific Uses delineated for other portions of Village One; (5) the proposed

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Water System is United Water; (6) the proposed sewer system is the Avimor Water Reclamation Co.; and (7) the proposed storm water management is handled by Avimor.

C. Modification to Preliminary Plat, Planning Areas "A – D"

Avimor is requesting to modify the Preliminary Plat to add additional lots in Planning Areas "A", "B", "C", and "D" and to reconfigure some existing lots. Please see the preliminary plat attached hereto as Exhibit "E" for the delineation of planning areas and the breakdown of lot counts, acreages, and densities within each land use district. (2 full-sized copies of the proposed preliminary plat have been hand-delivered to ACDS along with a CD containing an electronic copy of the proposed preliminary plat.) The revised legal description for Village One, including the Preliminary Plat area, is attached hereto as Exhibit "F".

This revised preliminary plat includes 4 planning areas and proposes 381 lots on 544.17 acres. The breakdown of the lot and acreage types is directly below. These numbers do not include previously-platted Phases 1-4 or the plat for Phase 5, which is currently being processed.

Total Acres:	544.17	Community Service Acres:	3.16
Total Lots:	381	Natural Open Space Acres:	367.62
Common Lots:	24	Improved Open Space Acres:	13.46
Residential Lots:	357	Open Space %:	70.0%

With this new preliminary plat and the 60 residential units planned for the Village Center/Commercial area, the residential lots in Avimor will total 839, which is 155 more than the 684 residential lots set forth in the 2005 Specific Plan. Despite this increase in residential lots, the overall density remains virtually unchanged because of the inclusion of 89 additional acres in Village One. (See further discussion above in Sec. A. Introduction.) Therefore, the proposed Preliminary Plat does not change the overall scale of Village One.

Private Road

The 2015 submittal of this preliminary plat included a private road in Planning Area B. In this new submittal, the private road has been removed and replaced with a public street. Please see the preliminary engineering plans for details on the street section.

Micropath Connections

Upon review of our initial submittal in 2015, Staff had concerns with the roadway layout in Planning Area D because they did not favor the number of cul-de-sacs proposed. Staff proposed that each street should connect to McLeod Way instead. In a post-submittal meeting, however, Staff and Applicant discussed the fact that extending each cul-de-sac would result in too many roadway connections on to McLeod Way, which is a collector street. Staff determined that the cul-de-sacs as originally submitted would be fine so long as pedestrian connectivity was improved

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with north/south micropaths in Planning Area D. The newly submitted preliminary plat includes a north/south micropath system that should address Staff's earlier concerns.

There are numerous reasons for revising the preliminary plat. The main reason is the discovery of the actual County line and missing monuments on the eastern portion of Village One. Originally, the Avimor Planners were unsure of the County line and eastern boundary of Avimor, so they refrained from preliminarily platting 70 or more residential lots in the eastern portion of Village One. A comparison of the 2007 "*Village 1 – Phases 2-6 Preliminary Plat*" (attached as Exhibit G) with the original 2005 Land Use Map (Exhibit H) reveals that a number of lots shown in the original Land Use Map were completely omitted from the 2007 Preliminary Plat even though the lots were always a part of the plan. Now that the County line and eastern boundary of Avimor are finally settled, Avimor would like to plat those lots in the areas previously omitted in the 2007 Preliminary Plat. This would be in keeping with the original plan.

Second, some of the 89 acres Avimor has asked to be included in the Village One boundary is developable land, especially in the southeastern portion of the Village. This is a new development opportunity, and Avimor would like to take advantage of the opportunity by adding more lots to those areas. As noted above in Section A. "Introduction", the addition of 89 acres and 155 additional lots will not adversely affect Avimor Village One. Such growth was planned from the very beginning. The Avimor infrastructure is already poised to handle growth that would cover 1000s of acres and a significant number of homes. Additionally, the newly instituted Community Infrastructure District and the nature of a master planned community itself means that Avimor will be paying for its proportionate share of growth.

Third, Avimor would also like to re-configure some of the existing lots to make the lots better suited for Avimor's current circumstances. This is more a result of the Great Recession than the inclusion of 89 additional acres. The recession and market fluctuations had forced Avimor to change the phasing and grading schedule. Avimor Planners had originally intended to bring on 100 to 200 lots a year, which would have allowed for extensive grading and relocation of dirt and fill. Avimor intended to take vast quantities of dirt/fill from the southeastern foothills portion of Village One and move it to the flat lower lots at the northern nob of Village One. However, the Recession slowed down the sale of homes, forcing Avimor to bring on smaller groupings of lots. When Avimor minimized its grading activity, it kept the dirt in the same general area to avoid scarring and unsightly development. This required Avimor to reconfigure future lots in the southeastern foothills portion of Village One.

Additionally, now that the fill dirt from the Southeastern portion of Village One is not being hauled to the northern nob of Village One, Avimor determined that it makes more sense to take dirt from the northern foothills area and relocate it in the northern nob. This, in turn, will open up the opportunity for new lots in the northern foothills

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area not originally contemplated. The proposed preliminary plat reflects these new development opportunities and additional lots.

Now that more lots are reconfigured in the southeastern portion of Village One, Avimor would also like to abandon the lots shown on the 2007 preliminary plat along the upper ridge of the Spring Valley Creek. (See depiction of those lots on Exhibit "I".) Although the ridge is developable land, Avimor has determined that it will help preserve sensitive wildlife and improve the view shed by placing homes in the Southeastern portion of Village One rather than along this beautiful ridge. Preserving natural features and open space is one of the main goals of the Avimor Specific Plan. Therefore, the proposed preliminary plat complies with the Specific Plan.

Please note that all newly added and reconfigured lots and open space are owned by First American Title Insurance Company, as Trustee, except those common areas to be deeded to the HOA (the "Avimor Residential Community Association"). All newly added and reconfigured lots and open space will be managed in the same manner as the previously developed portions of Avimor. These revised areas will also be subject to the same restrictions and covenants as previously developed areas.

The phasing of Village One is unknown at this time because market conditions and absorption rates will determine the number of lots to be platted with each phase. As a result, Avimor has not included a formal phasing plan with this submittal although a "conceptual" phasing plan, which is subject to change, has been submitted. (See section D.(3) below.) Additionally, the Geotechnical Report, Natural Features Analysis, Open Space Management Plan, Slope Stabilization & Revegetation Plan & Report, Engineering Hydrology Report, Visual Impact Report, and Transportation Plan were submitted as part of the previous Avimor approvals. Per Staff recommendations at the Pre-Application Meeting, Avimor has not prepared these items again. Avimor requests that the versions submitted with the original application be accepted and utilized for this approval.

Finally, proposed Street names have already been submitted to ACDS, and Avimor has already responded to a request to re-name a portion of the streets.

D. Proposed Revisions to Avimor Specific Plan and Avimor Zoning Ordinance as a Result of Increased Acreage and Residential Lots in Avimor Village One.

The proposed inclusion of 89 additional acres and 155 additional residential dwellings in Village One affects some of the information set forth in the Avimor Specific Plan and Avimor Zoning Ordinance. In order to have these two documents generally comport with the Comprehensive Plan Map, Zoning Map, and modified Preliminary Plat, Avimor will need to revise portions of the Avimor Specific Plan and Zoning Ordinance.

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Please note that the Avimor Specific Plan is very large and detailed. As a result, it would be too onerous to update every single detail in the Specific Plan to make it comport with all the changes that have occurred over the past 11 years. Therefore, Applicant is seeking to revise only the following notations pertaining to the additional acreage and increased number of residential dwellings to **generally** bring the Specific Plan and Avimor Zoning Ordinance into step with Avimor's current circumstances.

1. Changes to Land Use Map

The Land Use District Map for Avimor Village One can be found at Section 8-3I-2(C) of the Ada County Code and in Sections B(6) *General Land Use Map* and Sections C & D *Zoning* Amendments of the Avimor Specific Plan. (A copy of the current Land Use District Map is attached hereto as Exhibit "C".) Avimor is seeking to revise the Land Use Map to reflect the inclusion of the 89 additional acres created by the County boundary change and generally show the additional 155 residential units added to Village One via the modified preliminary plat. The Revised Land Use Map also shows the reconfiguration of lots shown on the modified preliminary plat. (A copy of the newly proposed Land Use District Map is attached hereto as Exhibit "D".)

2. Changes Regarding Amount of Acreage and Home Sites

Adding 89 acres and an additional 155 homesites to Village One will make notations in the Avimor Specific Plan regarding acreage and homesites discordant or incongruent. To bring the Specific Plan in step with the proposed Comp Plan/Zoning Maps & Modified Preliminary Plat, Applicant would like to change notations in the Specific Plan as follows: (a) "830 acres" will be changed to "919 acres" and (b) "684 residential units" will be changed to "839 residential units."

Attached hereto as Exhibit "J" are copies of the pages to be revised. The pages show requested changes by striking the old language and adding the revised language in red font.

3. Changes to Conceptual Phasing Plan and Sec. 14 Phasing Tables

At the Pre-Application Meeting for this Application, Development Services Staff requested Applicant to revise Section B(14) *Phasing* of the Avimor Specific Plan to generally show the phasing and development plan for the remaining portions of Village One.

Attached hereto as Exhibit "K" are the original and revised Figure 24 graphic showing the newly proposed phasing/planning areas. Additionally, the Section 14 Phasing Tables 5 and 6 have been revised to show the proposed phasing and planning schedule. (See original and revised Phasing Tables 5 and 6 attached as Exhibit "L")

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4. Changes to Section E – Economic Impact Analysis

During the recent Pre-Application Meeting, Staff requested Avimor to update Section "E" *Economic Impact Analysis* of the Avimor Specific Plan in light of the increased acreage and home sites to be added to Village One. Attached hereto as Exhibit "M" is the updated Economic Impact Analysis by DPFG, Inc., Real Estate Services. The report generally concluded that the proposed changes to the Village One development plan will have an additive financial impact on the County's General Fund, Special Revenue Funds and Special Districts.

5. Basis for Comp Plan/Zoning Text Amendments

The basis for the various requests above to amend the Comp. Plan Text and Avimor Zoning Ordinance Text is the same basis for our other requests above. Essentially, the change in the County boundary line and a need to reconfigure current lots to bring them more in line with Avimor's current needs in product offering has necessitated these changes.

The proposed changes will comply with the Avimor Specific Plan *Objectives and Policies* (Section B(2)) and Section 8-7-3 & 8-3I-1(B) of the Ada County Code. First, adding the new lots and reconfiguring some of the Land Use Districts has not disturbed the scale and ambiance of Village One. The overall density has remained virtually the same. Second, the proposed changes have not placed any undue burden on the Community Services or Infrastructure because the County and Planners had always intended for Avimor to expand greatly in the future, and the current infrastructure and services are already poised to handle that kind of growth. Additionally, the recent implementation of a Community Infrastructure District and the nature of a Master Planned Community itself means that Avimor is paying for its proportionate share of growth. Fourth, reconfiguring the lots and adding additional acreage has increased Open Space and recreational activities and has helped Avimor preserve sensitive habitat along the Spring Creek Ravine. All of these benefits are community goals set forth in the Avimor Zoning Ordinance and Specific Plan.

E. Wildlife Mitigation Plan Revisions:

By this application, Avimor also seeks to modify the Development Agreement and amend the Avimor Specific Plan to make changes to the Wildlife Mitigation Plan/Recreation Plan "WMP" and the Avimor Fire & Vegetation Management Plan. Both the WMP and Avimor Fire Plan are included in the Avimor Specific Plan. The WMP has also been incorporated into the Avimor Development Agreement, necessitating an application to modify the Development Agreement and execute a 3rd Amendment to Development Agreement.

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Changes to the WMP involve the Recreation Plan, which was added as an Appendix to the WMP in a 2014 County Application. Among other minor revisions, Avimor seeks to amend the Recreation Plan to do the following:

a. Allow the Avimor Trail Board ("ATB") to add a larger number of members to expand the technical capabilities and knowledge of the Board when needed.
b. Revise the ATB process to graft the Avimor Stewardship Organization ("ASO") and Ada County Board of County Commissioners into the decision making process. Specifically, the ATB will make recommendations to the ASO, who in turn will make recommendations to the Ada County Commissioners. The County Commissioners will then render a final decision on any matter.
c. Add an updated Trail Map and Seasonal Trail Map.
d. Elaborate on, and fine-tune, the handling of seasonal trail closures.
e. Designate additional trails for specific uses

(A copy of the proposed Amended "Recreation Plan" is attached hereto as Exhibit "N".) Avimor requests these changes to improve the current system for trail management and to update the Trail Map to reflect the current status of the trails.

Avimor also seeks to revise the Avimor Fire & Vegetation Management Plan to do the following:

1. Prohibit outdoor wood-burning fireplace/firepits except for special events sponsored by Avimor. Otherwise, only gas outdoor fireplace/firepits are allowed.
2. Require that all indoor fireplaces be gas fireplaces unless a spark/ember screen is installed.
3. Set forth a restriction that all Firework use will comply with Ada County Ordinances.
4. Deem the "Fire Season" as April 1 through October 31 annually.
5. Delineate further home lots in Phases 2 through 5 that are subject to the Avimor Fire & Vegetation Management Plan.

(See language for proposed changes to Fire Plan attached hereto as Exhibit "O".)

The above noted changes to the Avimor Fire Plan were recommended to the Avimor Conservation Advisory Committee and approved by the Director of Ada County Development Services, as noted in the January 21, 2015 Summary of the Advisory Committee. (The 1/21/2015 approval by ACDS Director is attached hereto as Exhibit "P". Additionally, these proposed changes had been submitted earlier in a 2015 County Application that was circulated to the agencies but subsequently tabled/withdrawn. The Eagle Fire Department recommended changes to the language of the Fire Plan. Applicant made those changes verbatim for the purposes of this Application.

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Each change requested above was designed to clarify conflicting and unclear provisions in the Fire Plan, thereby remedying potential damage to human life and property.

F. Modification to Development Agreement to combine Periodic Evaluation and Biennial Review

Avimor is required to submit a Biennial Review Report every two years after the effective date of the Development Agreement. (Development Agreement 7404, Sec. 3.4) Additionally, Avimor must submit a Request for Periodic Evaluation every two years after the Phase 1 Final Plat was recorded (1st Amendment to Development Agreement 7404-1-07, Exhibit 34, Item #12.

During the initial years of development, both the Biennial Review and Periodic Evaluation were due during the same calendar year. In 2009, Megan Leatherman reviewed the procedure for these two reports and changed the timing of the reports. (See Ms. Leatherman's letter dated June 26, 2009, attached hereto as Exhibit Q.) Per Ms. Leatherman's letter, the Periodic Evaluation was to be requested and completed by July 2009. The Biennial Review was to be submitted the following year by February 26, 2010. From that point forward, the reports were due every 2 years, but in alternating years.

Avimor seeks to combine the timing for the 2 reports/evaluations into one year so they are triggered at the same time. Avimor proposes that, starting February 26, 2017, the Request for Periodic Evaluation and Biennial Review be due simultaneously, and continue to be due every 2 years thereafter for the length of the Development Agreement. Avimor seeks this change for the sake of efficiency and consistency since the 2 reports are part of the same process of updating the Board of County Commissioners on the progress of the Avimor Planned Community.

G. Amendment to Avimor Zoning Ordinance Regarding Building Permit Requirement for Semi-Detached Building

Avimor seeks to amend Section 8-3I-3D3 of the Ada County Code to provide that Avimor need obtain only one building permit for single family dwellings with a semi-detached garage or structure that accommodates an "Avimor Room".

Avimor is surrounded by beautiful Foothills views and outdoor spaces. As a result, many of our house plans incorporate an "Avimor Room", which is a large covered space between the main portion of the house and a semi-detached garage or living space. It is a space designed for "outdoor living," and it is a permanent and substantial space that often incorporates an outdoor kitchen. The "Avimor Room" and the semi-detached portion of the dwelling remain fully integrated with the main house via the roof line.

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Up to now, Ada County Development Services has required a 2nd building permit for the semi-detached portions of the home based upon the definition of "Accessory Structure" and "Accessory Use" in Ada County Code section 8-1A-1. Avimor is seeking to remove the requirement for a 2nd building permit by changing section 8-3I-3D3 as follows:

> *3. Building Permit: Building permits shall be issued in accordance with title 7, chapter 2 of this code, or as the same may be amended or retitled from time to time, for all uses as applicable. When a single-family dwelling has a garage or private living quarters that is semi-detached but still connected to the main dwelling structure via an integrated roof, only one (1) building permit is required for both the single-family dwelling and the semi-detached garage and/or private living quarters.*

The general code for "Accessory Structures" was designed, in part, to prevent builders in Ada County from abusing the system by avoiding building permit requirements. But because Avimor has its own Design Review Process, these potential abuses can be avoided at the review stage. For this reason, Avimor requests that the Zoning Ordinance be amended to clarify that only one building permit is required when the single family dwelling has a semi-detached structure that is connected to the home via the roof line to create a permanent outdoor living space.

H. Conclusion

Based on the above information, Avimor Development, LLC respectfully requests the Ada County Planning & Zoning Commission and Board of County Commissioners to approve this application for Comprehensive Map and Comprehensive Text Amendment, Zoning Ordinance Map and Zoning Ordinance Text Amendment, Development Agreement Modification, and Preliminary Plat Modification.

Sincerely,

Dan Richter
General Manager, Avimor Development, LLC
(208) 939-0343 ext. 213
DanR@Avimor.com

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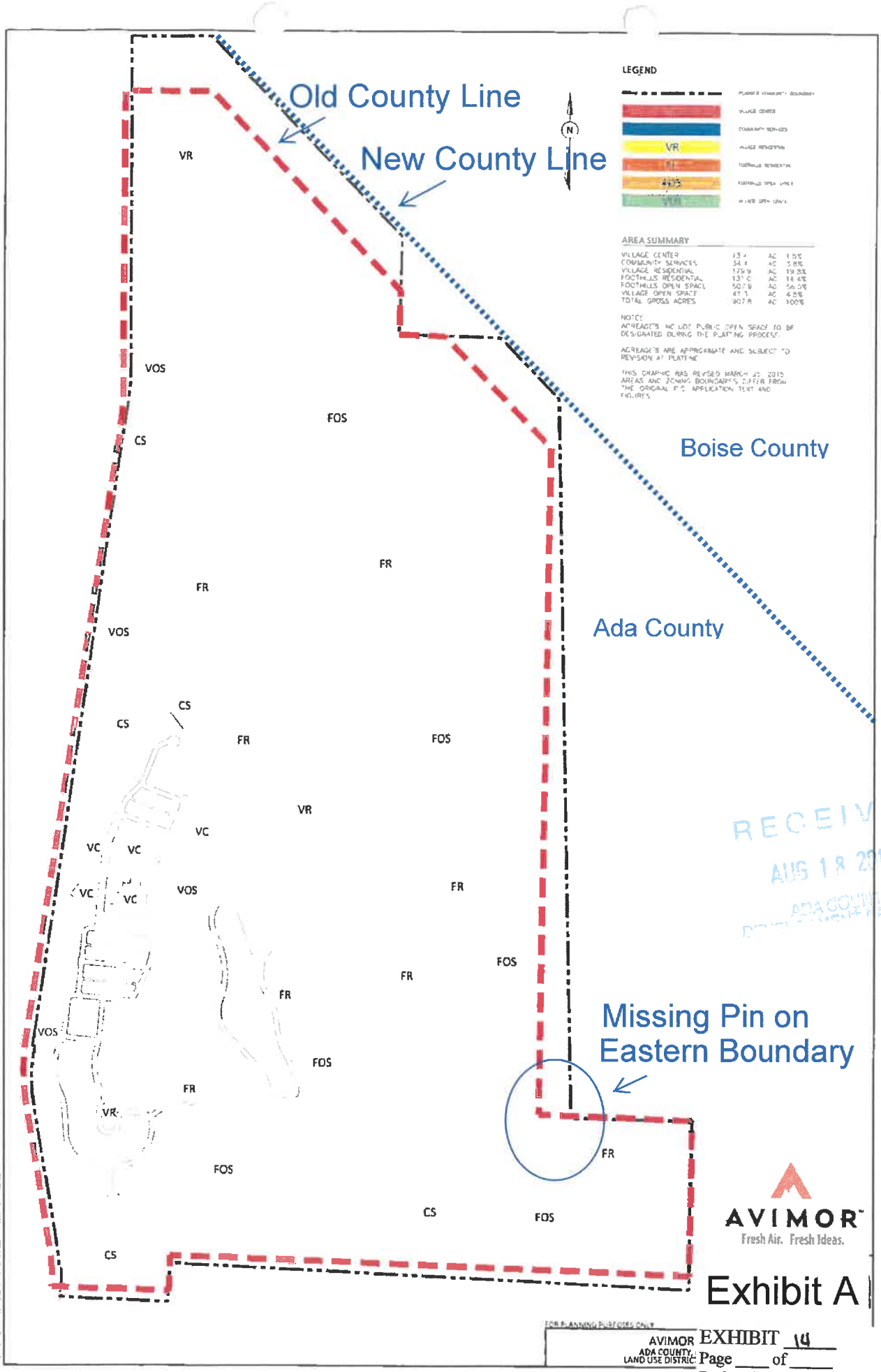
Old County Line
New County Line
LEGEND
AREA SUMMARY
Boise County
Ada County
Missing Pin on Eastern Boundary
VR
VOS
FOS
CS
FR
VC
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AVIMOR
Fresh Air. Fresh Ideas.
Exhibit A
FOR PLANNING PURPOSES ONLY
AVIMOR
ADA COUNTY
LAND USE DISTRICT
EXHIBIT 14
Page ___ of ___
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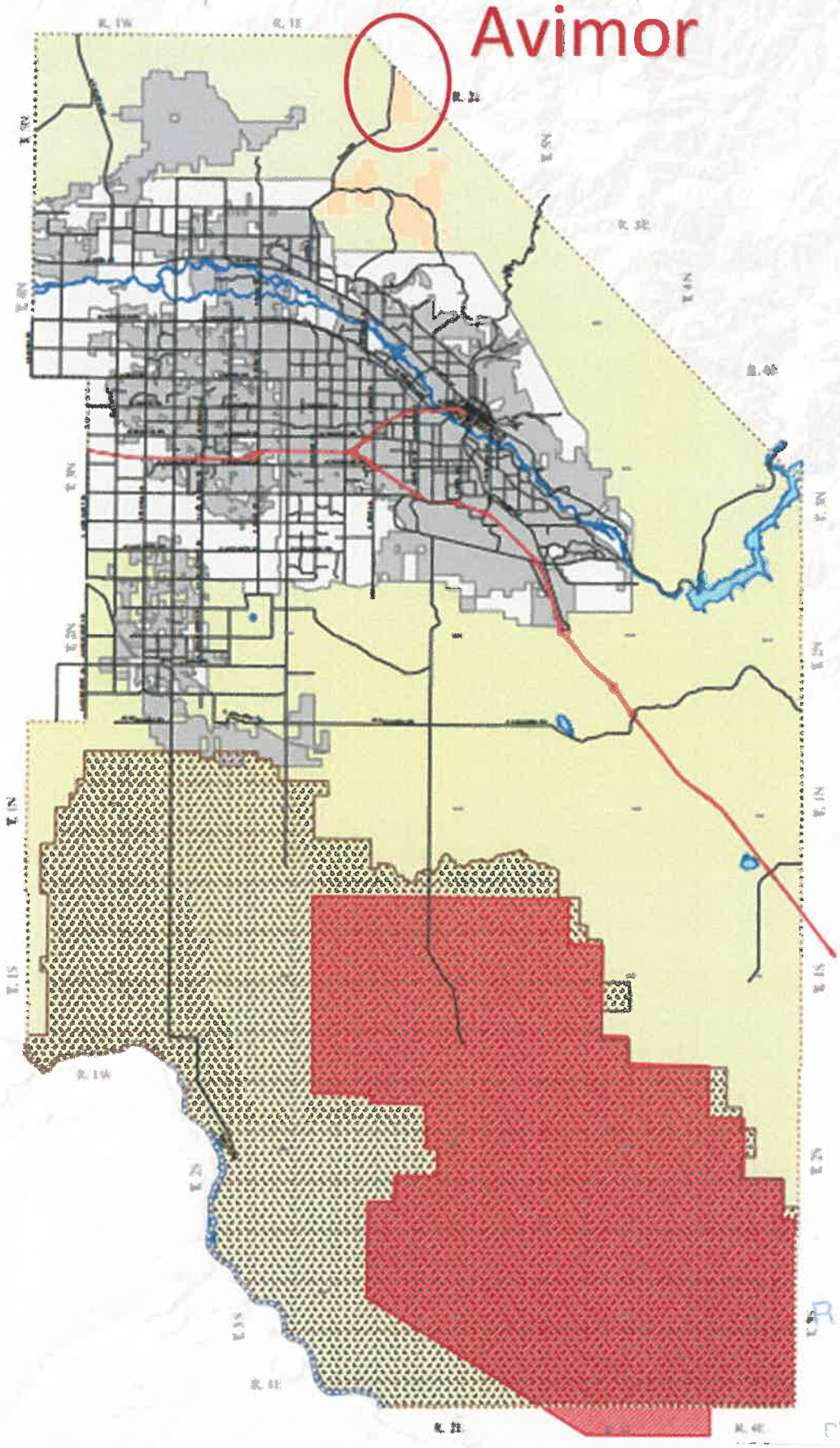
Avimor



LEGEND

ADA COUNTY
COMPREHENSIVE PLAN
FUTURE LAND USE
APRIL 13, 2011

Exhibit "B"

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EXHIBIT 15
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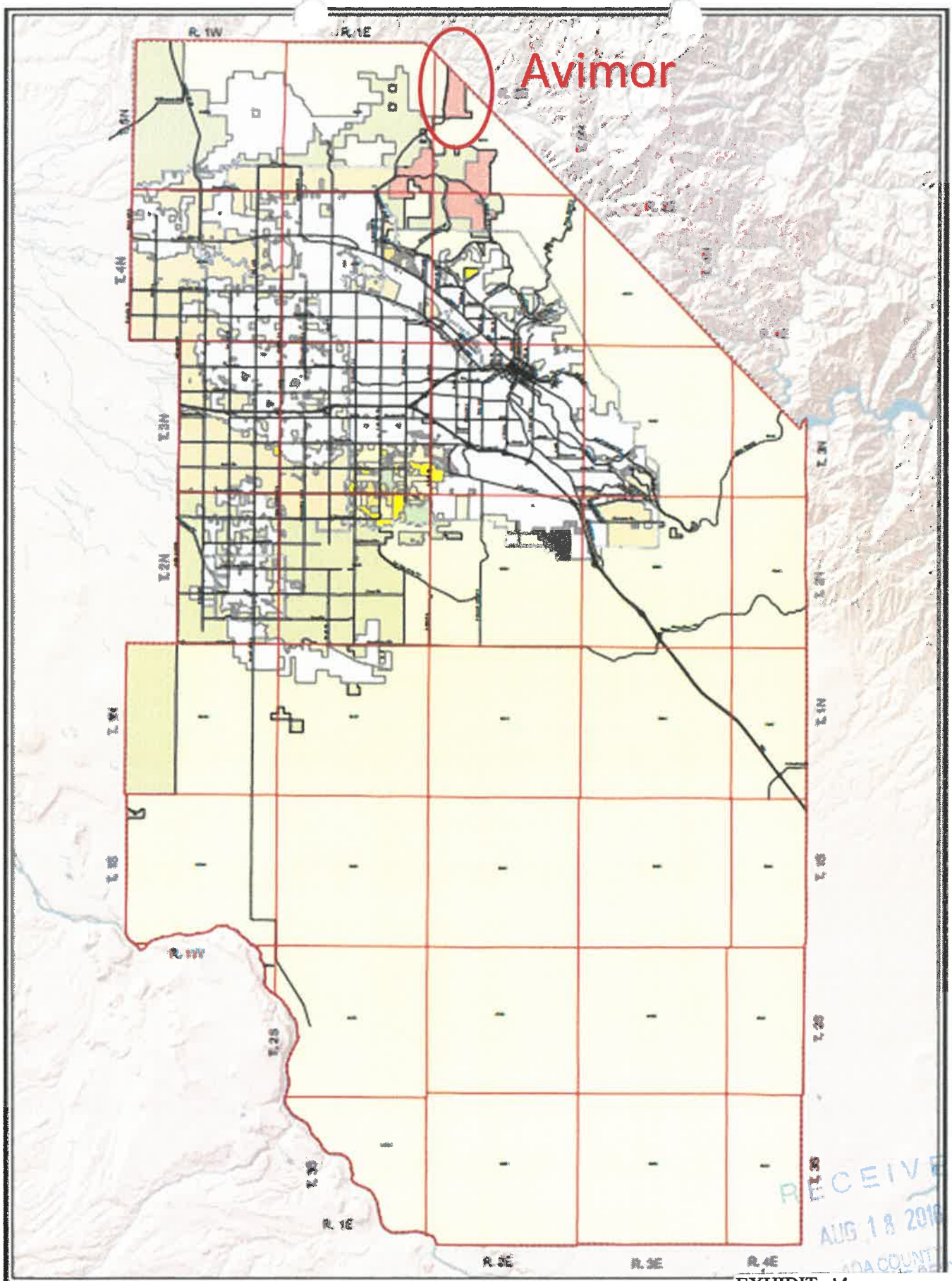
Project # 2016 0 1401



Legend

Ada County

Base Zoning Districts

EXHIBIT 16
Page ____ of ____
Project # 20160101

Exhibit B-1

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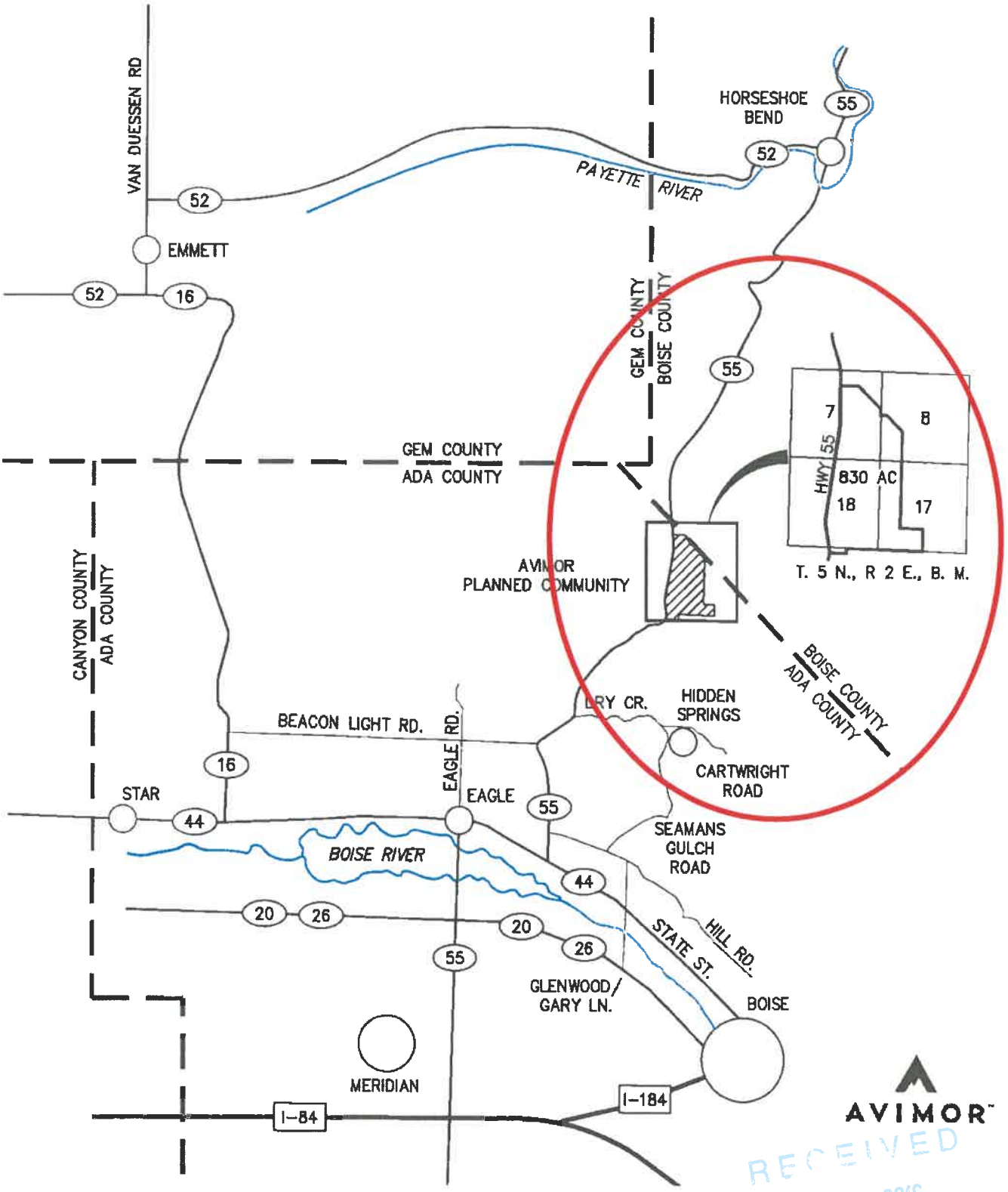

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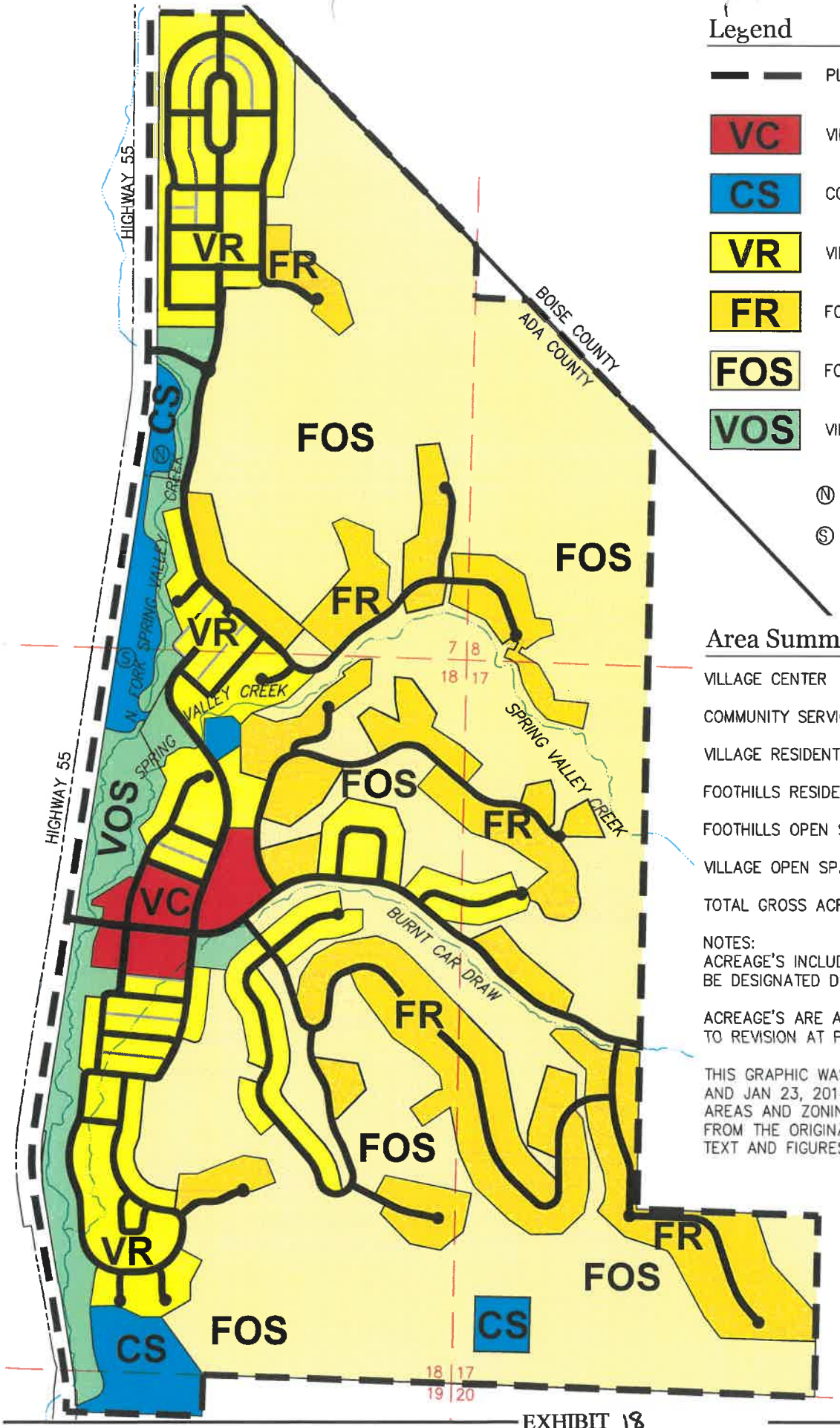
Not To Scale

Exhibit "B-2"

Figure 2

Vicinity Map



Legend

— —	PLANNED COMMUNITY BOUNDARY
VC	VILLAGE CENTER
CS	COMMUNITY SERVICES
VR	VILLAGE RESIDENTIAL
FR	FOOTHILLS RESIDENTIAL
FOS	FOOTHILLS OPEN SPACE
VOS	VILLAGE OPEN SPACE

Ⓝ Plant Nursery

Ⓢ Elementary or Charter School

Area Summary

VILLAGE CENTER	19 AC	2.3%
COMMUNITY SERVICES	28 AC	3.3%
VILLAGE RESIDENTIAL	141 AC	17.0%
FOOTHILLS RESIDENTIAL	151 AC	18.2%
FOOTHILLS OPEN SPACE	444 AC	53.5%
VILLAGE OPEN SPACE	47 AC	5.7%
TOTAL GROSS ACRES	830 AC	100%

NOTES:
ACREAGE'S INCLUDE PUBLIC OPEN SPACE TO BE DESIGNATED DURING THE PLATTING PROCESS

ACREAGE'S ARE APPROXIMATE AND SUBJECT TO REVISION AT PLATTING

THIS GRAPHIC WAS REVISED OCT 20, 2005, AND JAN 23, 2014.
AREAS AND ZONING BOUNDARIES DIFFER FROM THE ORIGINAL P.C. APPLICATION TEXT AND FIGURES.

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Exhibit C

Land Use District Map

EXHIBIT 18
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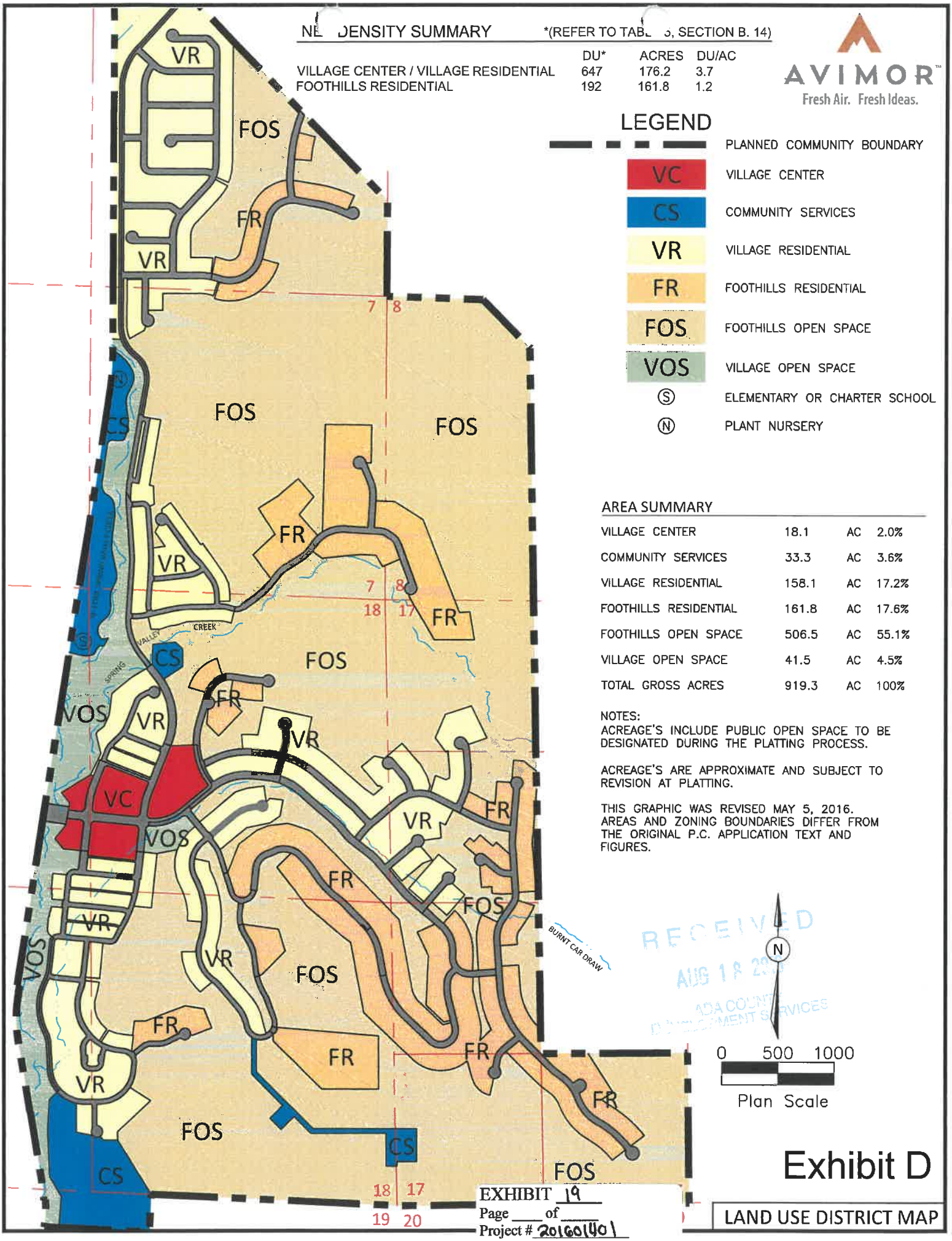
Project # 201601401



NE DENSITY SUMMARY *(REFER TO TAB 5, SECTION B. 14)

	DU*	ACRES	DU/AC
VILLAGE CENTER / VILLAGE RESIDENTIAL	647	176.2	3.7
FOOTHILLS RESIDENTIAL	192	161.8	1.2

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Fresh Air. Fresh Ideas.

LEGEND

- PLANNED COMMUNITY BOUNDARY
- VC — VILLAGE CENTER
- CS — COMMUNITY SERVICES
- VR — VILLAGE RESIDENTIAL
- FR — FOOTHILLS RESIDENTIAL
- FOS — FOOTHILLS OPEN SPACE
- VOS — VILLAGE OPEN SPACE
- Ⓢ — ELEMENTARY OR CHARTER SCHOOL
- Ⓝ — PLANT NURSERY

AREA SUMMARY

VILLAGE CENTER	18.1	AC	2.0%
COMMUNITY SERVICES	33.3	AC	3.6%
VILLAGE RESIDENTIAL	158.1	AC	17.2%
FOOTHILLS RESIDENTIAL	161.8	AC	17.6%
FOOTHILLS OPEN SPACE	506.5	AC	55.1%
VILLAGE OPEN SPACE	41.5	AC	4.5%
TOTAL GROSS ACRES	919.3	AC	100%

NOTES:
ACREAGE'S INCLUDE PUBLIC OPEN SPACE TO BE DESIGNATED DURING THE PLATTING PROCESS.

ACREAGE'S ARE APPROXIMATE AND SUBJECT TO REVISION AT PLATTING.

THIS GRAPHIC WAS REVISED MAY 5, 2016. AREAS AND ZONING BOUNDARIES DIFFER FROM THE ORIGINAL P.C. APPLICATION TEXT AND FIGURES.

RECEIVED
AUG 18 2016
ADA COUNTY
DEVELOPMENT SERVICES

Exhibit D

LAND USE DISTRICT MAP

EXHIBIT 19
Page ____ of ____
Project # 201601401

AVIMOR VILLAGE 1
REVISED PRELIMINARY PLAT
ADA COUNTY, IDAHO
JULY 2015

NOTES:

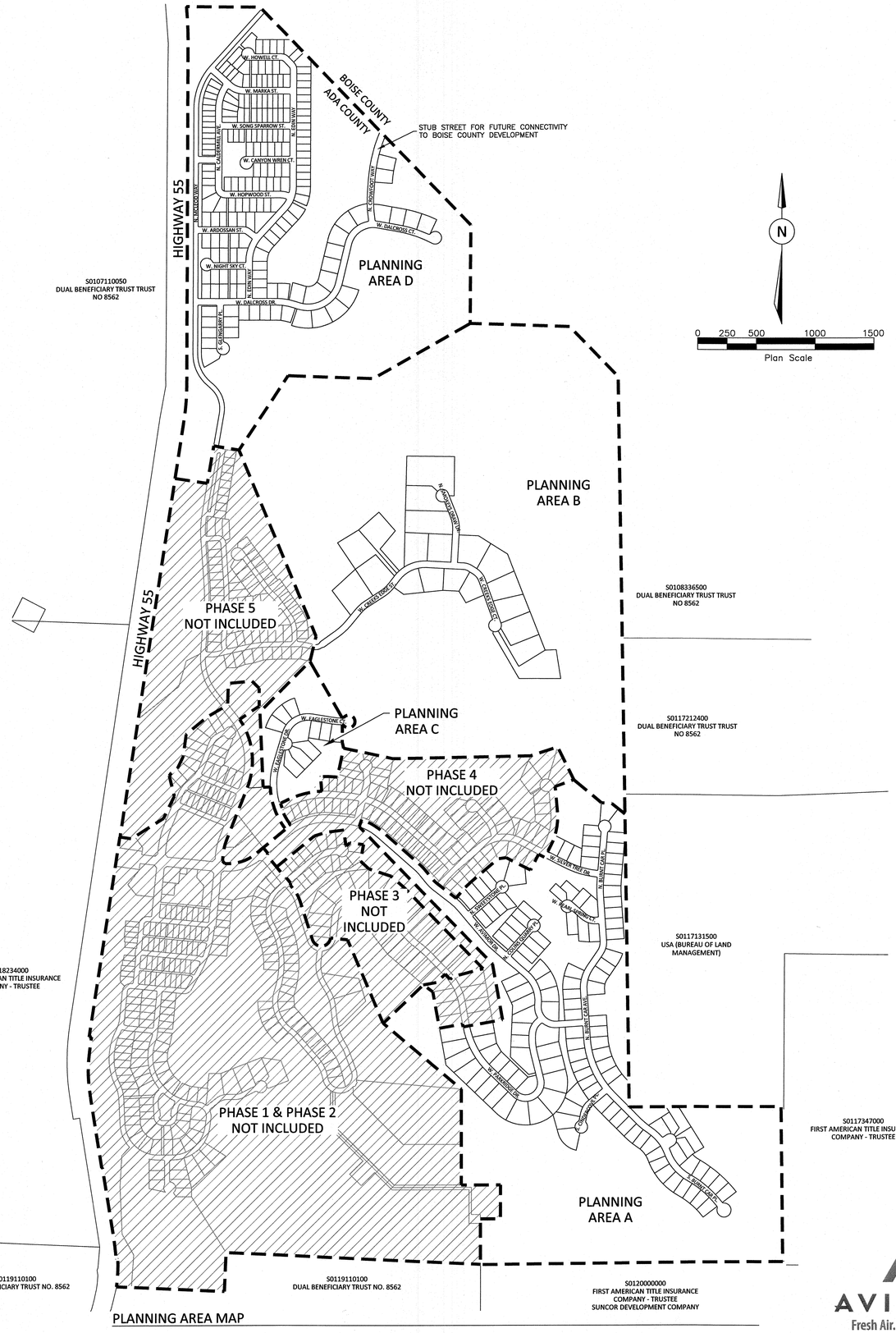
1. THIS PRELIMINARY PLAT IS SUBJECT TO THE AVIMOR ZONING ORDINANCE AND ALL APPROVED AMENDMENTS AT THE TIME OF PRELIMINARY PLAT APPROVAL.
2. THE APPLICANT SHALL MEET THE APPROVED DEVELOPMENT REQUIREMENTS SET FORTH IN EXHIBIT 34 OF THE AVIMOR PLANNED COMMUNITY LAND USE APPROVAL (FILE 20060069–ZC–ZOA–CPA–DA).
3. ALL STREETS SHALL BE DEDICATED TO THE PUBLIC AS PUBLIC RIGHTS–OF–WAY. STREET CONSTRUCTION SHALL CONFORM TO ACHD DESIGN STANDARDS UNLESS OTHERWISE AGREED WITH ACHD.
4. AN EASEMENT FOR ACCESS AND USE IS RESERVED FOR THE RESIDENTS OF AVIMOR AND FOR THE GENERAL PUBLIC UPON IMPROVED PARKS AND RECREATION AREAS, AND ACROSS PATHWAYS AND TRAILS MARKED WITH TRAILHEAD SIGNAGE OR IDENTIFYING MARKERS WITHIN THE VILLAGE OPEN SPACE AND FOOTHILLS OPEN SPACE LAND USE DISTRICT COMMON LOTS.
5. THE LOCATION OF PATHWAYS AND TRAILS IS SUBJECT TO CHANGE DURING FINAL DESIGN. TRAIL LOCATIONS MAY BE MODIFIED BASED ON FINAL GRADING, FIELD LOCATED ALIGNMENTS, INDIVIDUAL SITE DESIGN OF LOTS REQUIRING A TRAIL CROSSING, OR OTHER FACTORS REQUIRING DESIGN FLEXIBILITY. THE TRAIL SYSTEM MUST COMPLY WITH THE AVIMOR SPECIFIC PLAN AND EXHIBIT 34 "DEVELOPMENT REQUIREMENTS."
6. ALL COMMON LOTS SHALL BE SUBJECT TO A DRAINAGE AND UTILITY EASEMENT OVER THEIR ENTIRETY.
7. RESIDENTIAL LOTS SHALL BE SUBJECT TO A MINIMUM 10' WIDE UTILITY EASEMENT ALONG THEIR LOT FRONTAGE.
8. ACHD IS THE RECOGNIZED PUBLIC DRAINAGE AUTHORITY FOR THE PROJECT. FINAL DESIGN OF STORM WATER FACILITIES IS SUBJECT TO REVIEW AND APPROVAL BY ACHD.
9. STORM DRAINAGE INFILTRATION AND DETENTION FACILITY SIZES ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN. DETENTION FACILITIES SHALL BE DESIGNED TO RELEASE DRAINAGE AT PRE–DEVELOPMENT RATES.
10. ALL RESIDENTIAL LOTS WITHIN THE VILLAGE RESIDENTIAL AND FOOTHILLS RESIDENTIAL LAND USE DISTRICTS SHALL HAVE A 5' WIDE PROPERTY DRAINAGE EASEMENT AND UTILITY EASEMENT ON EITHER SIDE OF INTERIOR SIDE LOT LINES.
11. SANITARY SEWER COLLECTION AND TREATMENT SHALL BE PROVIDED BY AVIMOR WATER RECLAMATION COMPANY, AN IDAHO CORPORATION, AND WHOLLY OWNED BY AVIMOR WATER RECLAMATION COMPANY.
12. NO PORTION OF LANDS INCLUDED IN THIS PRELIMINARY PLAT IS LOCATED WITHIN THE BOUNDARIES OF AN EXISTING IRRIGATION ENTITY.
13. IMPROVED COMMON LOTS AND VILLAGE CENTER MIXED–USE LOTS MAY BE IRRIGATED FROM POTABLE WATER SOURCES AND/OR A TREATED EFFLUENT–BASED IRRIGATION SYSTEM TO BE OWNED AND OPERATED BY THE AVIMOR RESIDENTIAL COMMUNITY ASSOCIATION, INC.
14. RESIDENTIAL LOTS WILL BE IRRIGATED FROM POTABLE WATER SOURCES.
15. POTABLE DOMESTIC WATER SERVICES AND MAINS WILL BE PROVIDED BY SUEZ IDAHO.
16. FIRE HYDRANT SPACING AND LOCATIONS SHALL BE APPROVED BY THE EAGLE FIRE DISTRICT. FIRE DEPARTMENT ACCESS ROADS AND ON–STREET PARKING SHALL REQUIRE FIRE DISTRICT APPROVAL.
17. ARCHAEOLOGICAL STUDIES BY URS CORP. HAVE NOT IDENTIFIED SIGNIFICANT ARCHAEOLOGICAL OR HISTORICAL SITES THAT REQUIRE PROTECTION ON THE PROJECT SITE.
18. A CENTRALIZED MAIL DELIVERY SYSTEM SHALL BE APPROVED BY AND MEET THE REQUIREMENTS OF THE U.S. POSTAL SERVICE.
19. COMMON LOTS ARE TO BE OWNED BY THE AVIMOR RESIDENTIAL COMMUNITY ASSOCIATION, INC., AND THE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING COMMON LOTS AND ALL IMPROVEMENTS THEREIN, INCLUDING PARKS AND RECREATION AREAS, PATHWAYS AND TRAILS.
20. AVIMOR PLANNED COMMUNITY IS SUBJECT TO DEVELOPMENT AGREEMENT 7404 (ORIGINAL), 7404–1–07 (1ST AMENDMENT), AND 7404–2–14 (2ND AMENDMENT) RECORDED AS INSTRUMENT #106028086, #107001605, AND #2014–097021, RESPECTIVELY.
21. NON–RESIDENTIAL DEVELOPMENT IS SUBJECT TO THE MASTER SITE PLAN APPROVAL PROCESS.
22. THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22–4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON–AGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION BEGAN; PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
23. NO EXISTING SUBDIVISIONS BORDER THE PROPOSED PROJECT SITE WITH THE EXCEPTION TO AVIMOR VILLAGE 1, PHASES 1, 2, 3, 4 AND 5. ALL ADJACENT LANDS, EXCLUDING STATE HWY 55 RIGHT–OF–WAY OWNED BY THE IDAHO TRANSPORTATION DEPARTMENT AND AVIMOR VILLAGE 1, PHASES 1, 2, 3, 4 AND 5, ARE HELD IN TRUST BY FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION (THE "TRUSTEE"), AS TRUSTEE OF THE DUAL BENEFICIARY TRUST CREATED PURSUANT TO THE SUBDIVISION TRUST AGREEMENT DATED OCTOBER 8, 2003, AS AMENDED.
24. UTILITY LINE SIZES SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
25. DEVELOPMENT SHALL MEET THE IDAHO DEPARTMENT OF TRANSPORTATION NOISE ATTENUATION REQUIREMENTS.

LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- SETBACKS
- ROAD CENTERLINE
- LOT LINE LINE
- R/W R/W RIGHT–OF–WAY LINE
- FOUND 1/2 INCH REBAR
- FOUND 5/8 INCH REBAR
- SPIKE
- ASPHALT

EXISTING IMPROVEMENTS

- S S SANITARY SEWER LINE
- W W WATER LINE
- G G GAS LINE
- OP OP OVERHEAD POWER LINE
- GI GI GRAVITY IRRIGATION LINE
- SEWER MANHOLE
- WV WATER VALVE
- WM WATER METER
- FIRE HYDRANT
- POWER POLE
- POWER BOX
- EP EP EDGE OF PAVEMENT
- EG EG EDGE OF GRAVEL
- TREE DECIDUOUS
- 2645 EXISTING GRADE CONTOUR



PLANNING AREA MAP

INDEX OF DRAWINGS

SHT	SHEET TITLE
C1	COVER SHEET
C2	DEVELOPMENT FEATURES
C3	TYPICAL SECTIONS AND LOT DETAILS
C4	OVERALL BOUNDARY NORTH
C5	OVERALL BOUNDARY SOUTH
C6	REVISED PRELIMINARY PLAT – PLANNING AREA A
C7	REVISED PRELIMINARY PLAT – PLANNING AREA A
C8	REVISED PRELIMINARY PLAT – PLANNING AREA B
C9	REVISED PRELIMINARY PLAT – PLANNING AREA C
C10	REVISED PRELIMINARY PLAT – PLANNING AREA D
C11	REVISED PRELIMINARY PLAT – PLANNING AREA D
C12	SITE AND UTILITY PLAN – PLANNING AREA A
C13	SITE AND UTILITY PLAN – PLANNING AREA A
C14	SITE AND UTILITY PLAN – PLANNING AREA B
C15	SITE AND UTILITY PLAN – PLANNING AREA C
C16	SITE AND UTILITY PLAN – PLANNING AREA D
C17	SITE AND UTILITY PLAN – PLANNING AREA D

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PORTION OF THE EAST 1/2 OF SECTION 7, A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, A PORTION OF THE EAST 1/2 OF SECTION 18, AND THE WEST 1/2 OF THE WEST 1/2 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO
2015

CONTACT INFORMATION

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FAX: (208) 639–6930
CONTACT: KEVIN P. MCCARTHY, P.E.
EMAIL: kevin@kmengllp.com

GEOTECHNICAL ENGINEER
ALLWEST TESTING AND ENGINEERING
255 NORTH LINDER ROAD
MERIDIAN, IDAHO 83642
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EMAIL: gmugavero@allwesttesting.com

APPLICANT / DEVELOPER / OWNER
AVIMOR DEVELOPMENT, LLC
18454 MCLEOD WAY
BOISE, ID 83714
PHONE: (208) 939–0343
CONTACT: DAN RICHTER
CLIFF WORDAL

Exhibit #20
Project #201601401 CPA-ZC-ZOA-S-DA

Exhibit E

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AVIMOR VILLAGE 1
COVER SHEET
ADA COUNTY

REVISIONS

NO.	ITEM	DATE
1	PRELIMINARY PLAT REVISIONS	4-20-2016

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

PROFESSIONAL ENGINEER REGISTERED 10821 4.20.16 STATE OF IDAHO KEVIN P. MCCARTHY

DATE: 7-15-2015
PROJECT: 14-105
SHEET NO. C1

P:\14-105\CAD\PLAT\PRELIMINARY\14-105 PRELIMINARY PLAT COVER.DWG, ANDREW NEWELL 7/27/2016, OCE PLOTWAVE 800.PCP, 24X36 L

AVIMOR VILLAGE 1
REVISED PRELIMINARY PLAT
ADA COUNTY, IDAHO
JULY 2015

REVISED PRELIMINARY PLAT DEVELOPMENT FEATURES SUMMARY

LAND USE DISTRICT	PLANNING AREA	RESIDENTIAL LOTS	TOTAL AREA (AC)	R-O-W AREA (AC)	DISTRICT SUMMARY	
VILLAGE RESIDENTIAL (VR)	A	18	10.12	3.89	Gross Acres:	56.99
	D	178	46.87	14.32	R-O-W Acres:	18.21
					Net Acres:	38.8
					Residential Lots:	196
					Gross Density:	3.4
					Net Density:	5.1
LAND USE DISTRICT	**PLANNING AREA**	**RESIDENTIAL LOTS**	**TOTAL AREA (AC)**	**R-O-W AREA (AC)**	**DISTRICT SUMMARY**	
FOOTHILLS RESIDENTIAL (FR)	A	113	55.03	10.25	Gross Acres:	102.93
	B	20	30.17	3.82	R-O-W Acres:	19.49
	C	10	6.08	2.11	Net Acres:	83.4
	D	18	11.65	3.32	Residential Lots:	161
					Gross Density:	1.6
					Net Density:	1.9
LAND USE DISTRICT	**PLANNING AREA**	**LOTS**	**TOTAL AREA (AC)**	**R-O-W AREA (AC)**	**DISTRICT SUMMARY**	
COMMUNITY SERVICE (CS)	D	NA	3.16	NA	Gross Acres:	3.16
LAND USE DISTRICT	**PLANNING AREA**	**OPEN SPACE LOTS**	**TOTAL AREA (AC)**	**R-O-W AREA (AC)**	**DISTRICT SUMMARY**	
VILLAGE OPEN SPACE (VOS)	D	NA	2.43	NA	Natural Open Space Acres:	2.43
LAND USE DISTRICT	**PLANNING AREA**	**OPEN SPACE LOTS**	**TOTAL AREA (AC)**	**R-O-W AREA (AC)**	**DISTRICT SUMMARY**	
FOOTHILLS OPEN SPACE (FOS)	A	6	94.87	NA	Natural Open Space Acres:	365.19
	B	1	196.33	NA	Total Lots:	11
	C	2	8.26	NA		
	D	2	65.73	NA		
LAND USE DISTRICT	**PLANNING AREA**	**COMMON LOTS**	**TOTAL AREA (AC)**	**R-O-W AREA (AC)**	**DISTRICT SUMMARY**	
IMPROVED OPEN SPACE	A	1	0.07	NA	Improved Open Space Acres:	13.46
	D	12	13.39	NA	Total Lots:	13

PROJECT SUMMARY			
TOTAL ACRES:	544.17	COMMUNITY SERVICE ACRES:	3.16
TOTAL LOTS:	381	NATURAL OPEN SPACE ACRES:	367.62
COMMON LOTS:	24	IMPROVED OPEN SPACE ACRES:	13.46
RESIDENTIAL LOTS:	357	OPEN SPACE %:	70.0%

PLANNING AREA A DEVELOPMENT FEATURES

LAND USE DISTRICT	BLOCK	LOT	DISTRICT SUMMARY	
VILLAGE RESIDENTIAL (VR)	21	13-18	Gross Acres:	10.12
	21	20-31	R-O-W Acres:	3.89
			Net Acres:	6.23
			Residential Lots:	18
			Gross Density:	1.8
			Net Density:	2.9
LAND USE DISTRICT	**BLOCK**	**LOT**	**DISTRICT SUMMARY**	
FOOTHILLS RESIDENTIAL (FR)	1	90-104	Gross Acres:	55.03
	1	106-116	R-O-W Acres:	10.25
	1	118-132	Net Acres:	44.78
	17	42-48	Residential Lots:	113
	17	50-56	Gross Density:	2.1
	20	52-70	Net Density:	2.5
	20	72-94		
	21	32-47		
LAND USE DISTRICT	**BLOCK**	**LOT**	**DISTRICT SUMMARY**	
FOOTHILLS OPEN SPACE (FOS)	1	105, 117	Natural Open Space Acres:	94.87
	17	49	Total Lots	6
	20	51, 71		
	21	19		
LAND USE DISTRICT	**BLOCK**	**LOT**	**DISTRICT SUMMARY**	
IMPROVED OPEN SPACE	21	12	Total Improved Open Space Acres:	0.07
			Total Improved Open Space Lots:	1
PLANNING AREA A				
TOTAL ACRES:		160.09		
TOTAL LOTS:		138	NATURAL OPEN SPACE ACRES:	94.87
COMMON LOTS:		7	IMPROVED OPEN SPACE ACRES:	0.07
RESIDENTIAL LOTS:		131	OPEN SPACE %:	59.3%

PLANNING AREA B DEVELOPMENT FEATURES

LAND USE DISTRICT	BLOCK	LOT	DISTRICT SUMMARY	
FOOTHILLS RESIDENTIAL (FR)	13	28-47	Gross Acres:	30.17
			R-O-W Acres:	3.82
			Net Acres:	26.35
			Residential Lots:	20
			Gross Density:	0.7
			Net Density:	0.8
LAND USE DISTRICT	**BLOCK**	**LOT**	**DISTRICT SUMMARY**	
FOOTHILLS OPEN SPACE (FOS)	13	19	Natural Open Space Acres:	196.33
			Total Lots:	1
PLANNING AREA B SUMMARY				
TOTAL ACRES:		226.50		
TOTAL LOTS:		21	NATURAL OPEN SPACE ACRES:	196.33
COMMON LOTS:		1	IMPROVED OPEN SPACE ACRES:	0
RESIDENTIAL LOTS:		20	OPEN SPACE %:	86.7%

PLANNING AREA C DEVELOPMENT FEATURES

LAND USE DISTRICT	BLOCK	LOT	DISTRICT SUMMARY	
FOOTHILLS RESIDENTIAL (FR)	13	16-18	Gross Acres:	6.08
	13	20-26	R-O-W Acres:	2.11
			Net Acres:	3.97
			Residential Lots:	10
			Gross Density:	1.6
			Net Density:	2.5
LAND USE DISTRICT	**BLOCK**	**LOT**	**DISTRICT SUMMARY**	
FOOTHILLS OPEN SPACE (FOS)	13	15, 27	Natural Open Space Acres:	8.26
			Total Lots:	2
PLANNING AREA C SUMMARY				
TOTAL ACRES:		14.34		
TOTAL LOTS:		12	NATURAL OPEN SPACE ACRES:	8.26
COMMON LOTS:		2	IMPROVED OPEN SPACE ACRES:	0
RESIDENTIAL LOTS:		10	OPEN SPACE %:	57.6%

PLANNING AREA D DEVELOPMENT FEATURES

LAND USE DISTRICT	BLOCK	LOT	DISTRICT SUMMARY	
VILLAGE RESIDENTIAL (VR)	26	1-5, 7-14	Gross Acres:	46.87
	27	1-3, 5-10	R-O-W Acres:	14.32
	27	12-14, 16-22	Net Acres:	32.6
	28	1-6, 8-21	Residential Lots:	178
	29	2-32	Gross Density:	3.8
	30	1-13	Net Density:	5.5
	31	1-4, 6-7		
	31	9-24		
	32	1-5, 7-21		
	32	23-49, 51-63		
LAND USE DISTRICT	**BLOCK**	**LOT**	**DISTRICT SUMMARY**	
FOOTHILLS RESIDENTIAL (FR)	26	15-24	Gross Acres:	11.65
	32	64-71	R-O-W Acres:	3.32
			Net Acres:	8.33
			Residential Lots:	18
			Gross Density:	1.5
			Net Density:	2.2
LAND USE DISTRICT	**BLOCK**	**LOT**	**DISTRICT SUMMARY**	
COMMUNITY SERVICES (CS)	Portion of Block 12, Lot 24			3.16
LAND USE DISTRICT	**BLOCK**	**LOT**	**DISTRICT SUMMARY**	
VILLAGE OPEN SPACE (VOS)	Portion of Block 12, Lot 24			2.43
LAND USE DISTRICT	**BLOCK**	**LOT**	**DISTRICT SUMMARY**	
FOOTHILLS OPEN SPACE (FOS)	26	6	Natural Open Space Acres:	65.73
	32	50	Total Lots:	2
LAND USE DISTRICT	**BLOCK**	**LOT**	**DISTRICT SUMMARY**	
IMPROVED OPEN SPACE	12	24	Total Improved Open Space Acres:	13.39
	27	4, 11, 15	Total Improved Open Space Lots:	12
	28	7, 22		
	29	1		
	30	14		
	31	5, 8		
	32	6, 22		
PLANNING AREA D SUMMARY				
TOTAL ACRES:		143.24		
TOTAL LOTS:		210	NATURAL AREA OPEN SPACE ACRES	65.73
COMMON LOTS:		14	IMPROVED OPEN SPACE ACRES:	13.39
RESIDENTIAL LOTS:		196	OPEN SPACE %:	55.2%

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AVIMOR VILLAGE 1
DEVELOPMENT FEATURES
ADA COUNTY

REVISIONS

NO.	ITEM	DATE
1	PRELIMINARY PLAT REVISIONS	4-20-2016

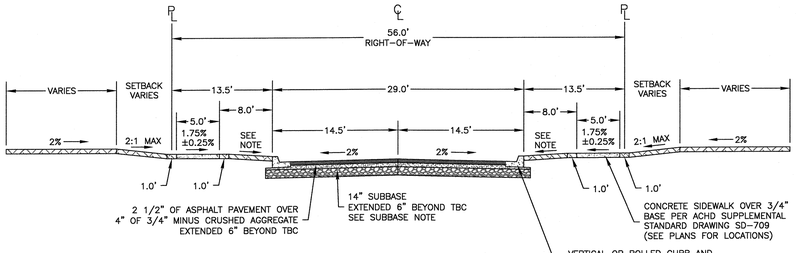
km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

PROFESSIONAL ENGINEER
REGISTERED
10821
4-20-16
STATE OF IDAHO
KEVIN P. MCCARTHY

DATE: 7-15-2015
PROJECT: 14-105
SHEET NO. C2

P:\14-105\CAD\PLAT\PRELIMINARY\14-105 PRELIMINARY PLAT COVER.DWG, ANDREW NEWELL, 7/27/2016, OCE PLOTWAVE 980 PC3, 24X36 L

AVIMOR VILLAGE 1
REVISED PRELIMINARY PLAT
ADA COUNTY, IDAHO
JULY 2015

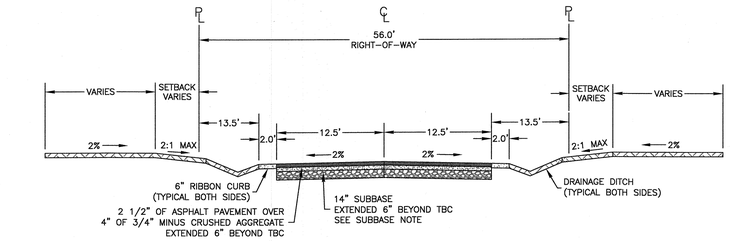


SUBBASE NOTE

SUBBASE MATERIAL SHALL CONSIST OF EITHER 6" MINUS UNCRUSHED AGGREGATE IN ACCORDANCE WITH ISPWC SECTION 801 OR SAND BORROW MATERIALS FROM ADA COUNTY HIGHWAY DISTRICT PRE-APPROVED SOURCE MEETING THE SPECIFICATIONS WITHIN THE GEOTECHNICAL REPORT AND ISPWC SECTION 801.

NOTE:
- 2% MIN. SLOPE - ALL AREAS
- 2% MAX. SLOPE AT ALLEY DRIVEWAY AND RESIDENTIAL DRIVEWAY APPROACHES
- 2% MAX. SLOPE FOR 1' EITHER SIDE OF PUBLIC SIDEWALK
- 7:1 MAX. SLOPE AT ALL OTHER AREAS
- SIDEWALKS VARY AND MAY BE LIMITED TO ONE SIDE ONLY IN FOOTHILLS AREAS

56' TYPICAL RIGHT-OF-WAY SECTION
NTS



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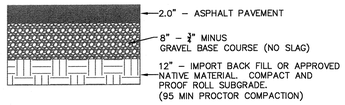
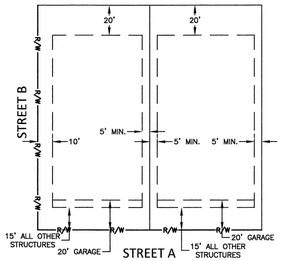
- 2% MAX. SLOPE FOR 1' EITHER SIDE OF PUBLIC SIDEWALK
- 7:1 MAX. SLOPE AT ALL OTHER AREAS
- SIDEWALKS VARY AND MAY BE LIMITED TO ONE SIDE ONLY IN FOOTHILLS AREAS

56' TYPICAL RURAL RIGHT-OF-WAY SECTION
NTS

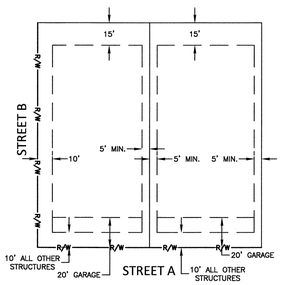


MEANDERING ASPHALT PATHWAY SECTION
NTS

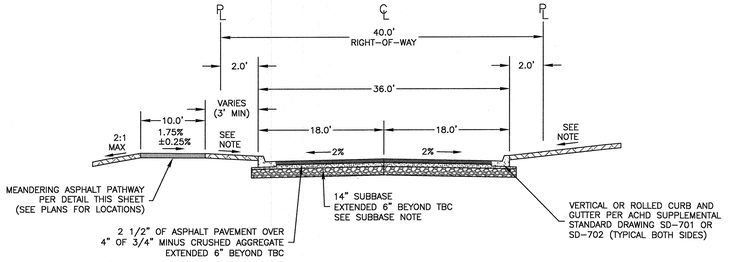


NOTE: SIDE YARD SETBACKS TO BE A CUMULATIVE 15' MIN.

FOOTHILLS RESIDENTIAL
NTS



VILLAGE RESIDENTIAL
NTS



SUBBASE NOTE

SUBBASE MATERIAL SHALL CONSIST OF EITHER 6" MINUS UNCRUSHED AGGREGATE IN ACCORDANCE WITH ISPWC SECTION 801 OR SAND BORROW MATERIALS FROM ADA COUNTY HIGHWAY DISTRICT PRE-APPROVED SOURCE MEETING THE SPECIFICATIONS WITHIN THE GEOTECHNICAL REPORT AND ISPWC SECTION 801.

NOTE:
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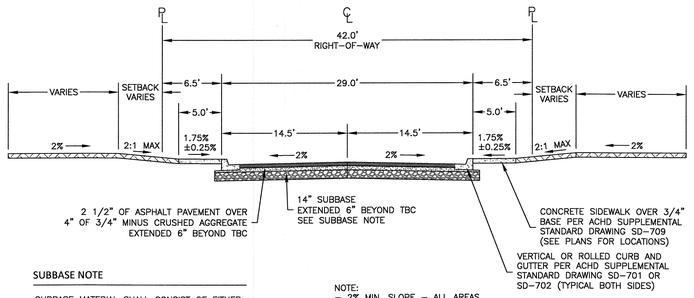
- 2% MAX. SLOPE AT ALLEY DRIVEWAY AND RESIDENTIAL DRIVEWAY APPROACHES
- 2% MAX. SLOPE FOR 1' EITHER SIDE OF PUBLIC SIDEWALK
- 7:1 MAX. SLOPE AT ALL OTHER AREAS
- SIDEWALKS VARY AND MAY BE LIMITED TO ONE SIDE ONLY IN FOOTHILLS AREAS

40' TYPICAL RIGHT-OF-WAY SECTION (MCLEOD WAY)
NTS



SUBBASE NOTE

SUBBASE MATERIAL SHALL CONSIST OF EITHER 6" MINUS UNCRUSHED AGGREGATE IN ACCORDANCE WITH ISPWC SECTION 801 OR SAND BORROW MATERIALS FROM ADA COUNTY HIGHWAY DISTRICT PRE-APPROVED SOURCE MEETING THE SPECIFICATIONS WITHIN THE GEOTECHNICAL REPORT AND ISPWC SECTION 801.

NOTE:
- 2% MIN. SLOPE - ALL AREAS
- 2% MAX. SLOPE AT ALLEY DRIVEWAY AND RESIDENTIAL DRIVEWAY APPROACHES
- 2% MAX. SLOPE FOR 1' EITHER SIDE OF PUBLIC SIDEWALK
- 7:1 MAX. SLOPE AT ALL OTHER AREAS
- SIDEWALKS VARY AND MAY BE LIMITED TO ONE SIDE ONLY IN FOOTHILLS AREAS

42' TYPICAL RIGHT-OF-WAY SECTION
NTS

AVIMOR™
Fresh Air. Fresh Ideas.

AVIMOR VILLAGE 1
TYPICAL SECTIONS AND LOT DETAILS
ADA COUNTY

REVISIONS

NO.	ITEM	DATE
1	PRELIMINARY PLAT REVISIONS	4-20-2016

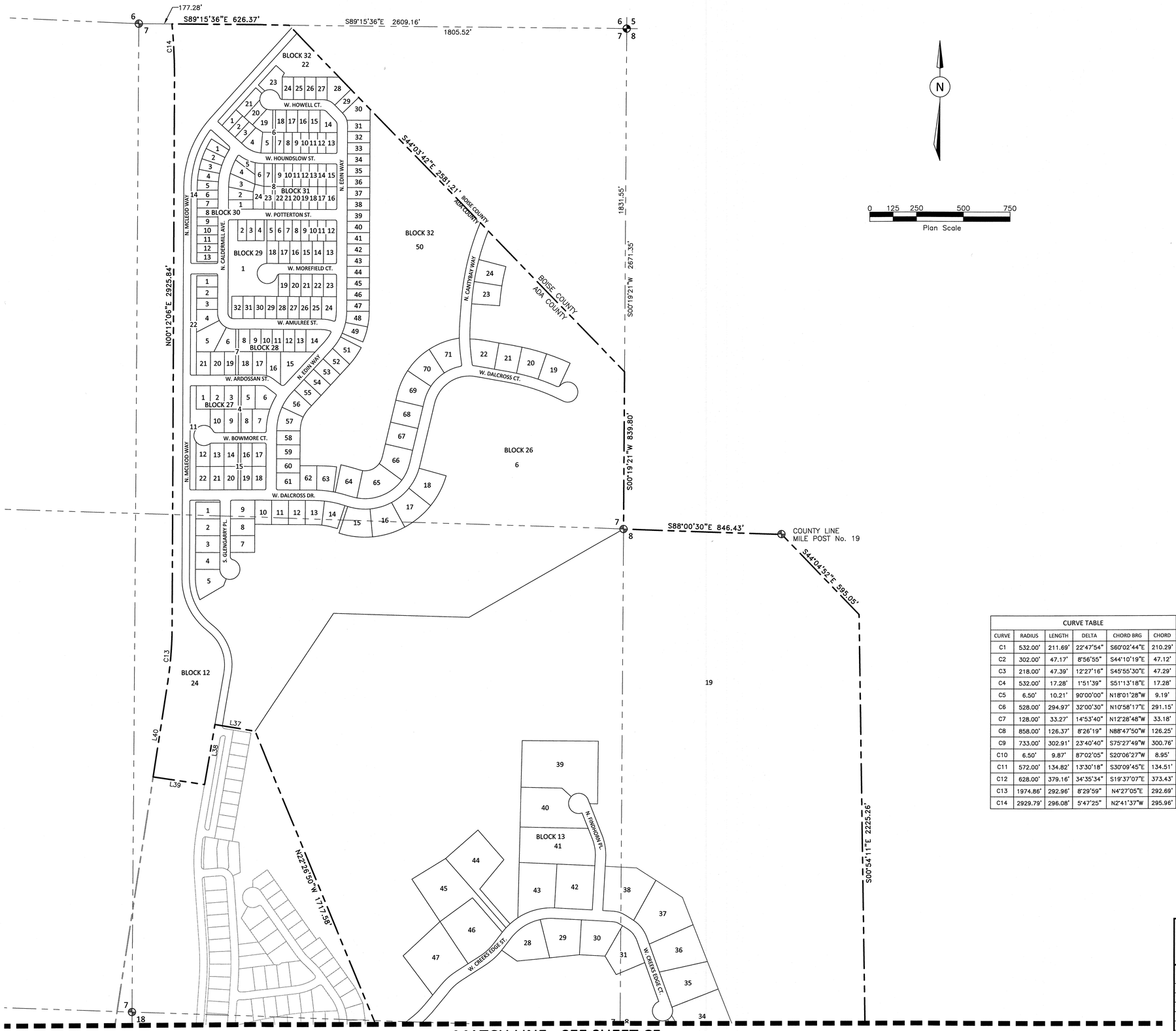
km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

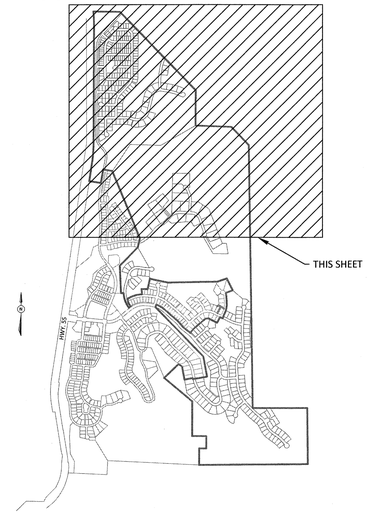
PROFESSIONAL ENGINEER
REGISTERED
10821
4-20-16
STATE OF IDAHO
KEVIN P. McCARTHY

DATE: 7-15-2015
PROJECT: 14-105
SHEET NO. C3

P:\14-105\CAD\PLAT\PRELIMINARY\14-105 PRELIMINARY PLAT COVER.DWG, ANDREW NEWELL, 4/20/2016, DWG TO PDF.PC3, JASSB.1, [PDF]

AVIMOR VILLAGE 1
REVISED PRELIMINARY PLAT
ADA COUNTY, IDAHO
JULY 2015





KEY MAP
NTS

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	532.00'	211.69'	22°47'54"	S60°02'44"E	210.29'
C2	302.00'	47.17'	8°56'55"	S44°10'19"E	47.12'
C3	218.00'	47.39'	12°27'16"	S45°55'30"E	47.29'
C4	532.00'	17.28'	1°51'39"	S51°13'18"E	17.28'
C5	6.50'	10.21'	90°00'00"	N18°01'28"W	9.19'
C6	528.00'	294.97'	32°00'30"	N10°58'17"E	291.15'
C7	128.00'	33.27'	14°53'40"	N12°28'48"W	33.18'
C8	858.00'	126.37'	8°26'19"	N88°47'50"W	126.25'
C9	733.00'	302.91'	23°40'40"	S75°27'49"W	300.76'
C10	6.50'	9.87'	87°02'05"	S20°06'27"W	8.95'
C11	572.00'	134.82'	13°30'18"	S30°09'45"E	134.51'
C12	628.00'	379.16'	34°35'34"	S19°37'07"E	373.43'
C13	1974.86'	292.96'	8°29'59"	N4°27'05"E	292.69'
C14	2929.79'	296.08'	5°47'25"	N2°41'37"W	295.96'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	389.36	N0°00'00"E
L2	170.00	N90°00'00"E
L3	291.16	N0°00'00"E
L4	334.00	N90°00'00"W
L5	100.87	S53°41'44"E
L6	315.00	S10°16'33"E
L7	200.00	N79°43'26"E
L8	25.83	S10°27'17"E
L9	56.00	N78°52'18"E
L10	285.12	N79°43'26"E
L11	64.00	N18°33'19"E
L12	428.49	S48°38'47"E
L13	113.16	S39°41'52"E
L14	188.46	S52°09'08"E
L15	20.00	N39°42'32"E
L16	78.63	N38°58'49"E
L17	91.08	N46°48'17"E
L18	299.63	N49°37'24"E
L19	69.69	N82°07'19"E
L20	233.15	S63°01'28"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	150.00	N26°58'32"E
L22	65.66	S63°01'28"E
L23	56.00	N26°58'32"E
L24	52.85	N26°58'32"E
L25	181.02	N5°01'58"W
L26	172.82	N70°04'22"E
L27	313.32	N26°02'51"W
L28	242.74	S71°44'05"W
L29	253.91	S12°02'37"W
L30	18.13	N84°34'41"W
L31	125.08	S4°53'12"E
L32	65.91	S63°37'29"W
L33	56.55	S18°24'06"E
L34	56.00	S53°05'06"W
L35	60.67	S87°32'38"W
L36	218.82	N13°38'58"E
L37	218.00	N80°13'37"W
L38	323.93	S9°46'23"W
L39	278.26	N81°19'59"W
L40	511.11	N8°42'04"E

AVIMOR VILLAGE 1
OVERALL BOUNDARY NORTH
ADA COUNTY

REVISIONS

NO.	ITEM	DATE
1	PRELIMINARY PLAT REVISIONS	4-20-2016

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

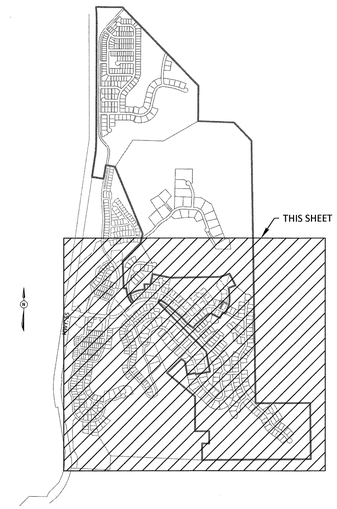
PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
4-20-16
STATE OF IDAHO
AARON L. BALLARD

DATE: 7-15-2015
PROJECT: 14-105
SHEET NO. C4

P:\14-105\CAD\PLAT\PRELIMINARY\14-105 PRELIMINARY PLAT OVERALL BOUNDARY.DWG - ANDREW NITWELL - 4/20/2016, 3:49:16 PM (PLOT PC3 - 24X36 LPDF)

MATCH LINE - SEE SHEET C4

AVIMOR VILLAGE 1
REVISED PRELIMINARY PLAT
ADA COUNTY, IDAHO
JULY 2015



KEY MAP
NTS

N

0 125 250 500 750
Plan Scale

N44°37'01"E 605.80'
N02°27'22"W 645.19'
N77°57'23"W 433.01'
S88°55'23"W 1168.55'
S00°54'11"E 266.41'
N44°13'34"W 1628.51'
N48°15'47"E 472.62'
N10°16'34"W 484.07'
N50°00'00"W 869.25'
N00°00'00"E 817.26'
N89°43'21"E 1292.35'
S00°54'12"E 1329.23'
S00°39'09"E 1322.57'
S89°25'41"W 2573.04'

BLOCK 13
BLOCK 17
BLOCK 20
BLOCK 21
BLOCK 1
W. EAGLESTONE CT.
W. EAGLESTONE DR.
W. AVIMOR DR.
W. PARKRIDGE DR.
W. SILVER TREE DR.
N. SPRUCESTONE PL.
N. CARRBRIDGE PL.
N. CARRBRIDGE AVE.
W. ROHANBURN CT.
N. MURRAY PL.
S. CINDERCONE PL.
S. CARRBRIDGE PL.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
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L13	113.16	S39°41'52"E
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L15	20.00	N39°42'32"E
L16	78.63	N38°58'49"E
L17	91.08	N46°48'17"E
L18	299.63	N49°37'24"E
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L34	56.00	S53°05'06"W
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L38	323.93	S9°46'23"W
L39	278.26	N81°19'59"W
L40	511.11	N8°42'04"E

AVIMOR VILLAGE 1
OVERALL BOUNDARY SOUTH
ADA COUNTY

REVISIONS

NO.	ITEM	DATE
1	PRELIMINARY PLAT REVISIONS	4-20-2016

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

PROFESSIONAL LAND SURVEYOR REGISTERED 12459 4-20-16 STATE OF IDAHO AARON L. BALLARD

DATE: 7-15-2015
PROJECT: 14-105
SHEET NO. C5

P:\14-105\CAD\PLAT\PRELIMINARY\14-105 PRELIMINARY PLAT OVERALL BOUNDARY.DWG, , ANDREW NEWELL, 4/20/2016, DWFG EPLOT.PCS, 24X36 ([PDF]

AVIMOR VILLAGE 1
REVISED PRELIMINARY PLAT
ADA COUNTY, IDAHO
JULY 2015

MATCH LINE - SEE SHEET C7

W. AVIMOR DR.
N. CARRBRIDGE AVE.
W. PARKRIDGE DR.
S. CINDERCOVE PL.
S. CARRBRIDGE PL.

COMMON 49 225,048 SF BLOCK 17
BLOCK 20 71 225,729 SF COMMON
COMMON
BLOCK 1 117 3,086,716 SF COMMON

UNPLATTED

AVIMOR PHASE 2
(NOT INCLUDED)

1,113'

N

0 50 100 200 300
Plan Scale

KEY MAP
NTS
THIS SHEET

AVIMOR VILLAGE 1
REVISED PRELIMINARY PLAT - PLANNING AREA A
ADA COUNTY

REVISIONS

NO.	ITEM	DATE
1	PRELIMINARY PLAT REVISIONS	4-20-2016

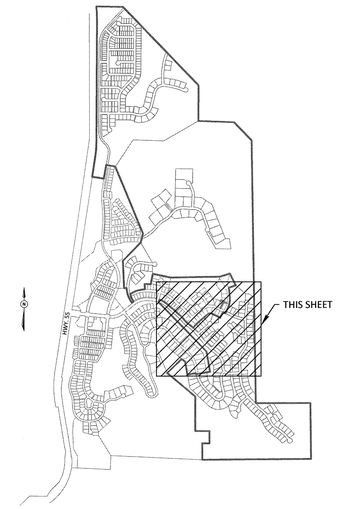
km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

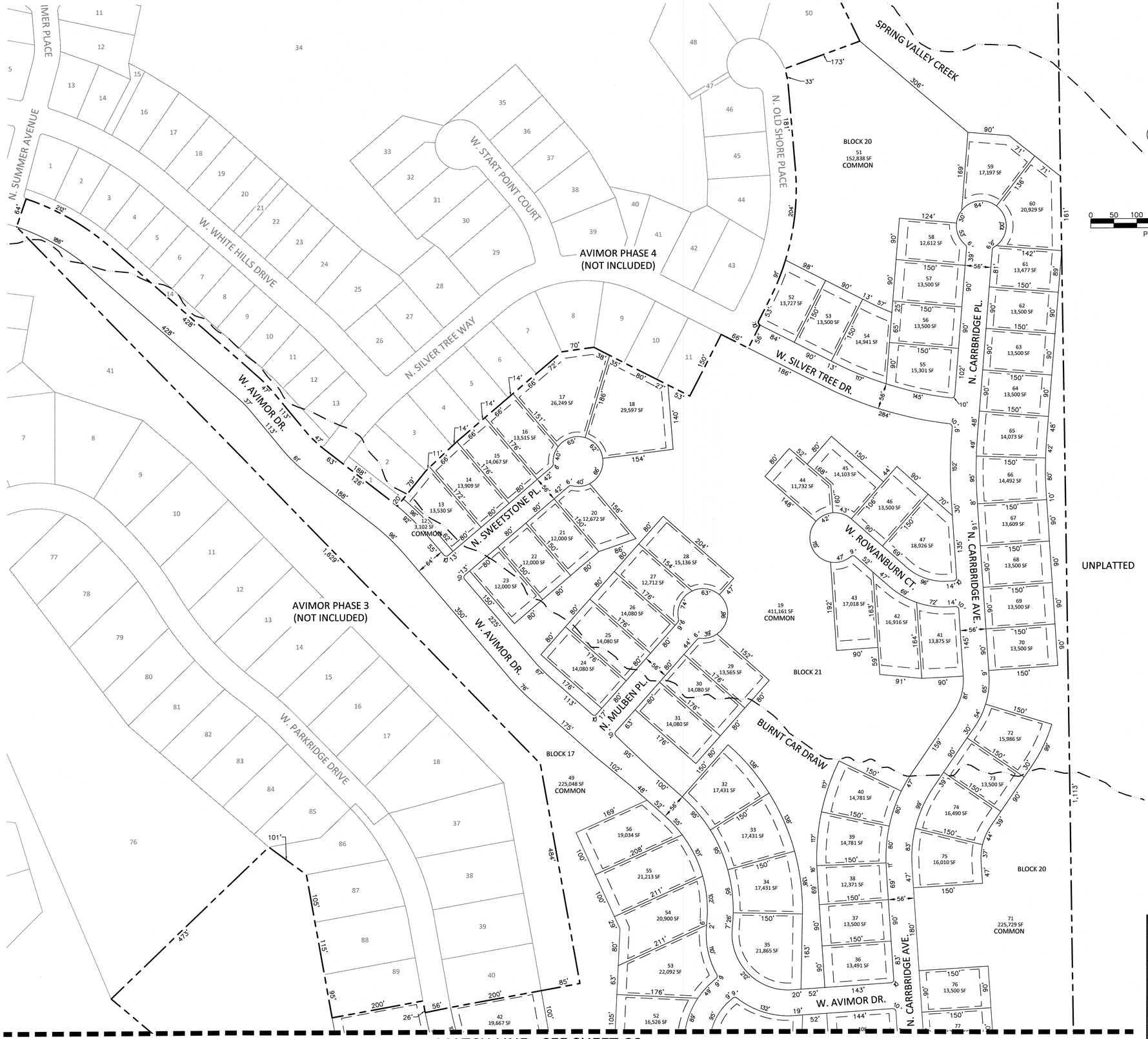
PROFESSIONAL ENGINEER REGISTERED 10821 4-20-16 STATE OF IDAHO KEVIN P. MCCARTHY

DATE: 7-15-2015
PROJECT: 14-105
SHEET NO. C6

P:\14-105\CAD\PLAT\PRELIMINARY\14-105 PRELIMINARY PLAT.DWG , ANDREW NEWELL, 4/20/2016, DWG To PDF.PC3, 24X36 (1:[PDF]

AVIMOR VILLAGE 1
REVISED PRELIMINARY PLAT
ADA COUNTY, IDAHO
JULY 2015





AVIMOR VILLAGE 1
REVISED PRELIMINARY PLAT - PLANNING AREA A
ADA COUNTY

REVISIONS

NO.	ITEM	DATE
1	PRELIMINARY PLAT REVISIONS	4-20-2016

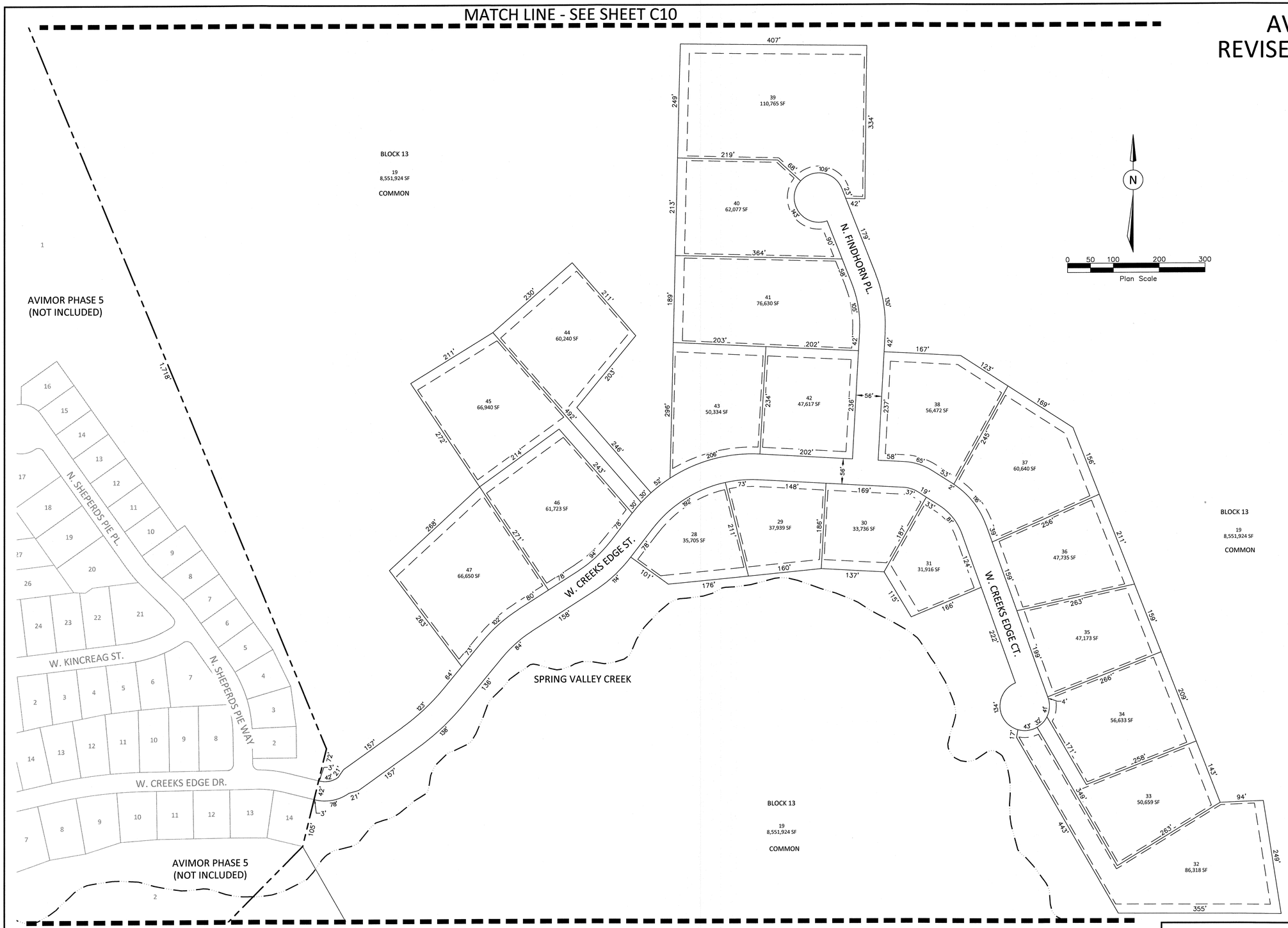
km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

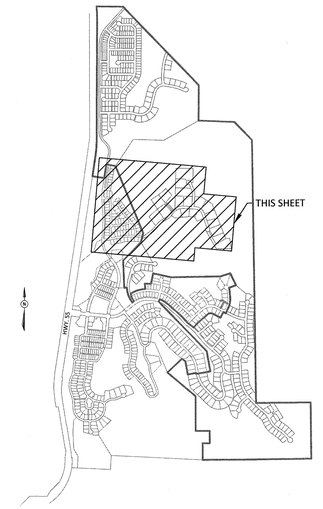
PROFESSIONAL ENGINEER — KEVIN P. MCCARTHY — 10821 — 4.20.16 — STATE OF IDAHO

DATE: 7-15-2015
PROJECT: 14-105
SHEET NO. C7

P:\14-105\CAD\PLAT\PRELIMINARY\14-105 PRELIMINARY PLAT.DWG , ANDREW NEWELL, 4/20/2016, DWG TO PDF.PC3, 24X36 (.PDF)

AVIMOR VILLAGE 1
REVISED PRELIMINARY PLAT
ADA COUNTY, IDAHO
JULY 2015





KEY MAP
NTS

AVIMOR VILLAGE 1
REVISED PRELIMINARY PLAT - PLANNING AREA B
ADA COUNTY

REVISIONS

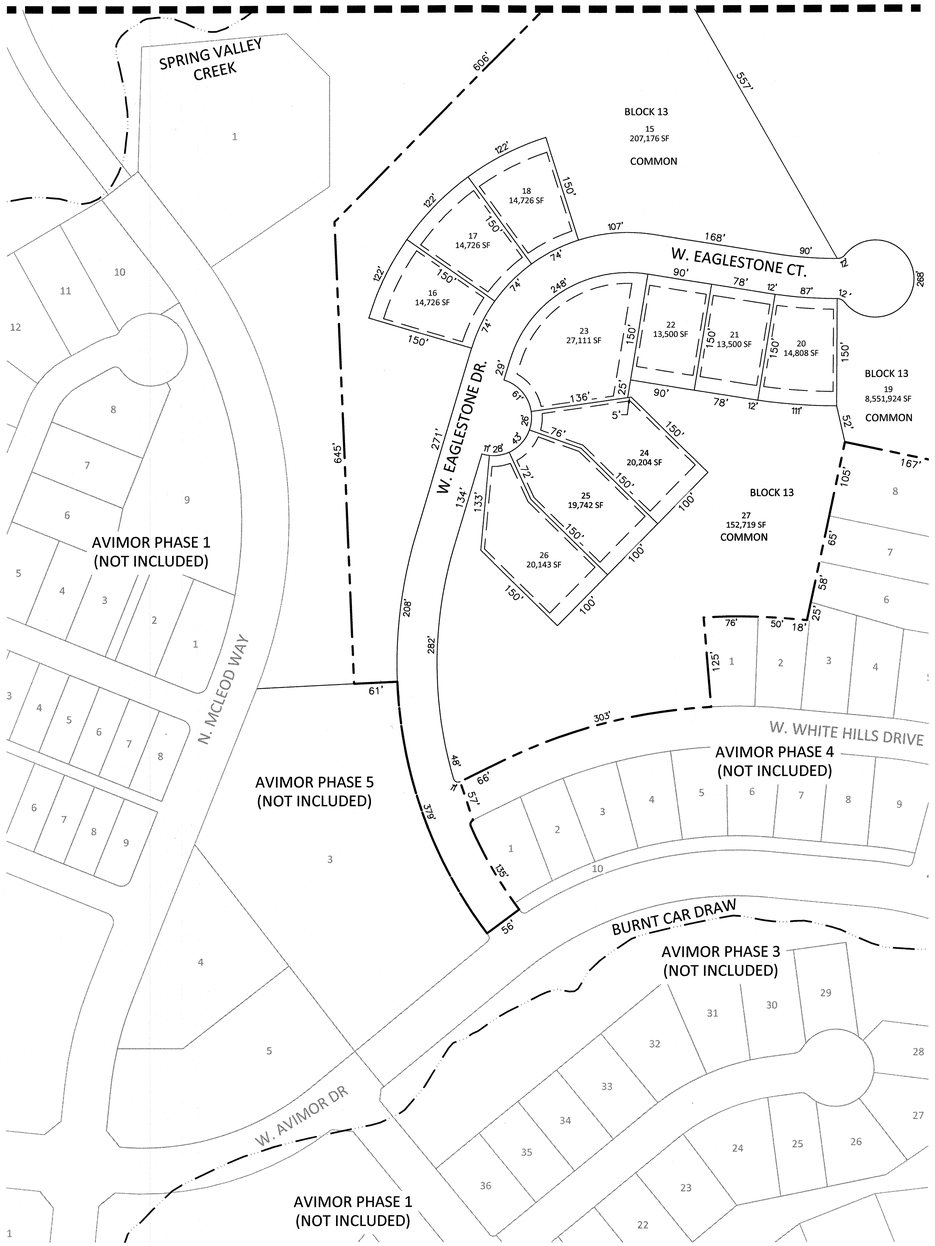
NO.	ITEM	DATE
1	PRELIMINARY PLAT REVISIONS	4-20-2016

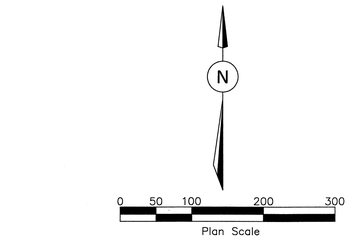
km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

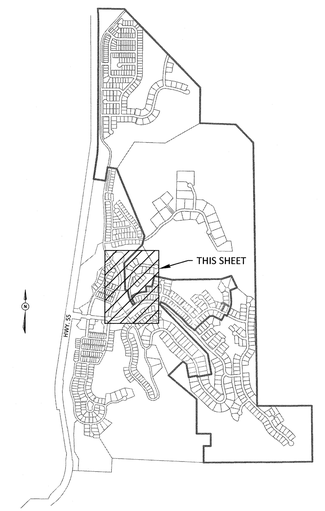
PROFESSIONAL ENGINEER
REGISTERED
10821
4-20-16
STATE OF IDAHO
KEVIN P. MCCARTHY

DATE: 7-15-2015
PROJECT: 14-105
SHEET NO.
C8

AVIMOR VILLAGE 1
REVISED PRELIMINARY PLAT
ADA COUNTY, IDAHO
JULY 2015







KEY MAP
NTS

AVIMOR VILLAGE 1
REVISED PRELIMINARY PLAT - PLANNING AREA C
ADA COUNTY

REVISIONS

NO.	ITEM	DATE
1	PRELIMINARY PLAT REVISIONS	4-20-2016

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

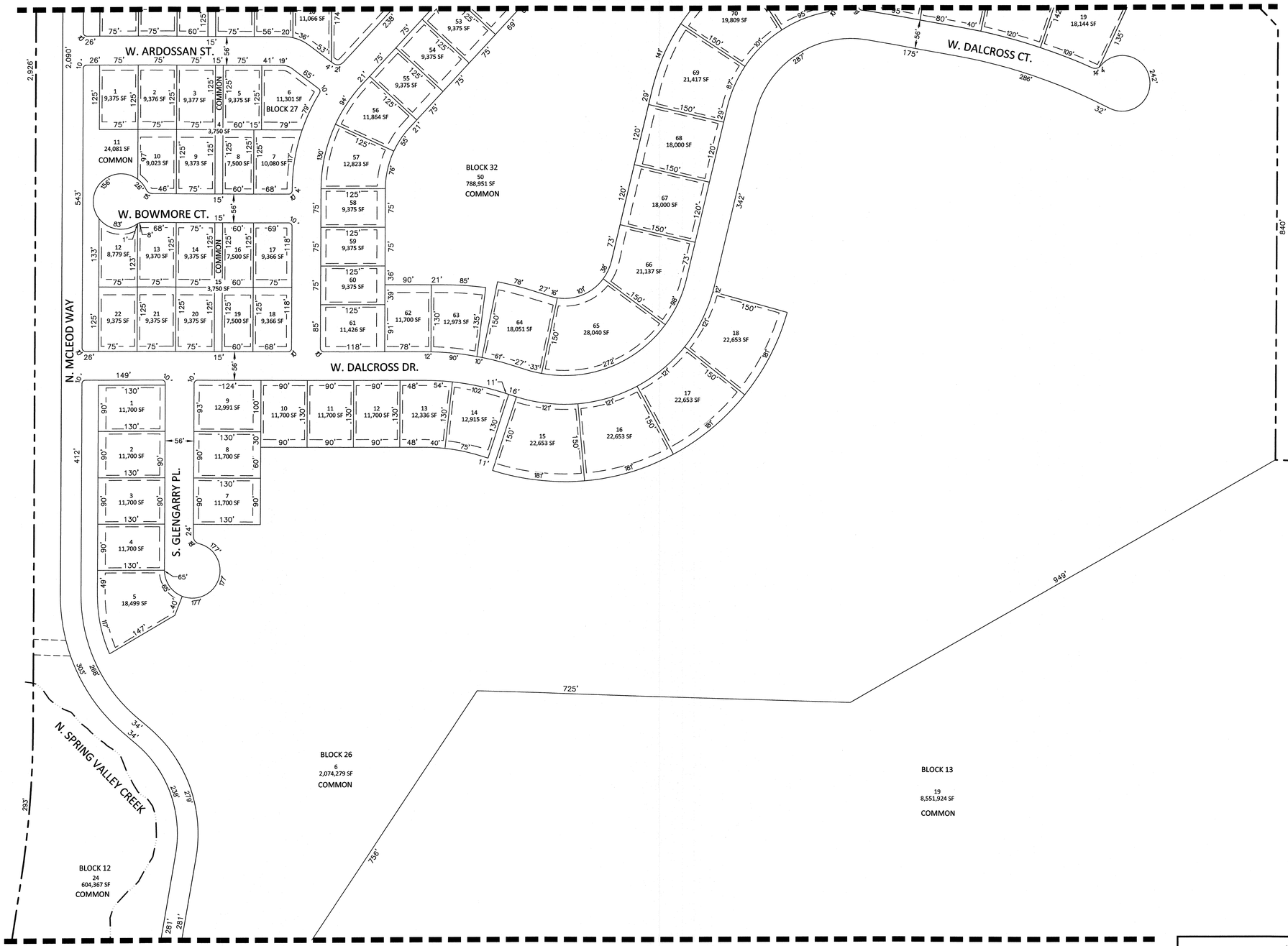
PROFESSIONAL ENGINEER
10821
4-20-16
STATE OF IDAHO
KEVIN P. MCCARTHY

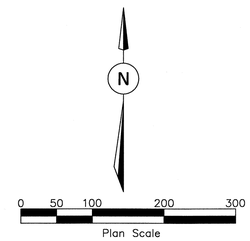
DATE: 7-15-2015
PROJECT: 14-105
SHEET NO. C9

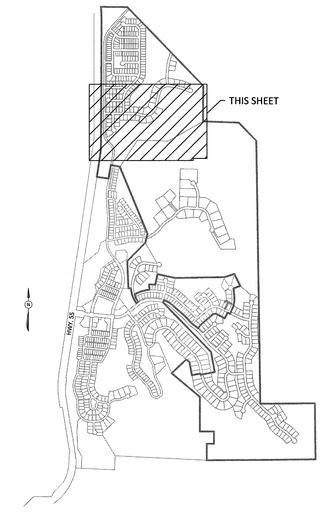
P:\14-105\CAD\PLAT\PRELIMINARY\14-105 PRELIMINARY PLAT.DWG , ANDREW NEWELL, 4/20/2016, DWG TO PDF.PC3, 24X36 (1:1)[PDF]

AVIMOR VILLAGE 1
REVISED PRELIMINARY PLAT
ADA COUNTY, IDAHO
JULY 2015

MATCH LINE - SEE SHEET C11







KEY MAP
NTS

MATCH LINE - SEE SHEET C8

AVIMOR VILLAGE 1
REVISED PRELIMINARY PLAT - PLANNING AREA D
ADA COUNTY

REVISIONS

NO.	ITEM	DATE
1	PRELIMINARY PLAT REVISIONS	4-20-2016

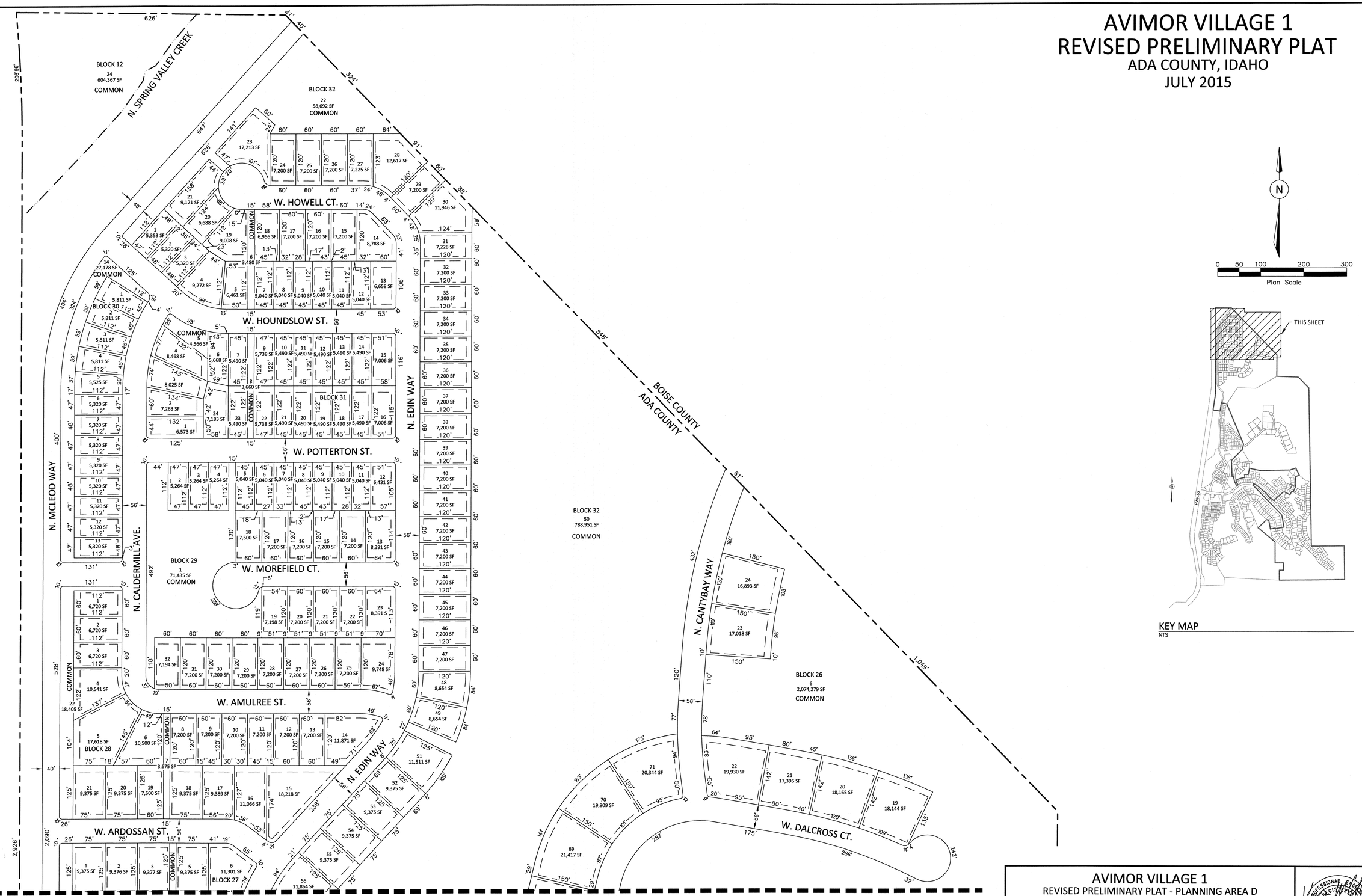
km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

PROFESSIONAL ENGINEER REGISTERED
10821
4-20-16
STATE OF IDAHO
KEVIN P. MCCARTHY

DATE: 7-15-2015
PROJECT: 14-105
SHEET NO. C10

P:\14-105\CAD\PLAT\PRELIMINARY\14-105 PRELIMINARY PLAT.DWG, ANDREW NEWELL, 4/21/2016, OCE PLOTWAVE 300.PCP, 24X36 L

AVIMOR VILLAGE 1
REVISED PRELIMINARY PLAT
ADA COUNTY, IDAHO
JULY 2015



KEY MAP
NTS

AVIMOR VILLAGE 1
REVISED PRELIMINARY PLAT - PLANNING AREA D
ADA COUNTY

REVISIONS

NO.	ITEM	DATE
1	PRELIMINARY PLAT REVISIONS	4-20-2016

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

PROFESSIONAL ENGINEER
REGISTERED
10821
4-20-16
STATE OF IDAHO
KEVIN P. MCCARTHY

DATE: 7-15-2015
PROJECT: 14-105
SHEET NO. C11

P:\14-105\CAD\PLAT\PRELIMINARY\14-105 PRELIMINARY PLAT.DWG, ANDREW NEWELL 4/21/2016, DOE PLOTWAVE 360 PC3, 24X36 L

AVIMOR VILLAGE 1
REVISED PRELIMINARY PLAT
ADA COUNTY, IDAHO
JULY 2015

MATCH LINE - SEE SHEET C13

AVIMOR PHASE 4
(NOT INCLUDED)

W. AVIMOR DR.

N. CARRBRIDGE AVE.

W. PARKRIDGE DR.

S. CINDERCOVE PL.

S. CARRBRIDGE PL.

BLOCK 20
COMMON

UNPLATTED

AVIMOR PHASE 2
(NOT INCLUDED)

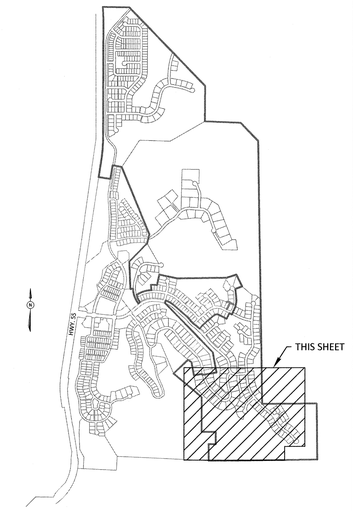
COMMON

COMMON

COMMON

N

0 50 100 200 300
Plan Scale



KEY MAP
NTS

AVIMOR VILLAGE 1
SITE AND UTILITY PLAN - PLANNING AREA A
ADA COUNTY

REVISIONS

NO.	ITEM	DATE
1	PRELIMINARY PLAT REVISIONS	4-20-2016

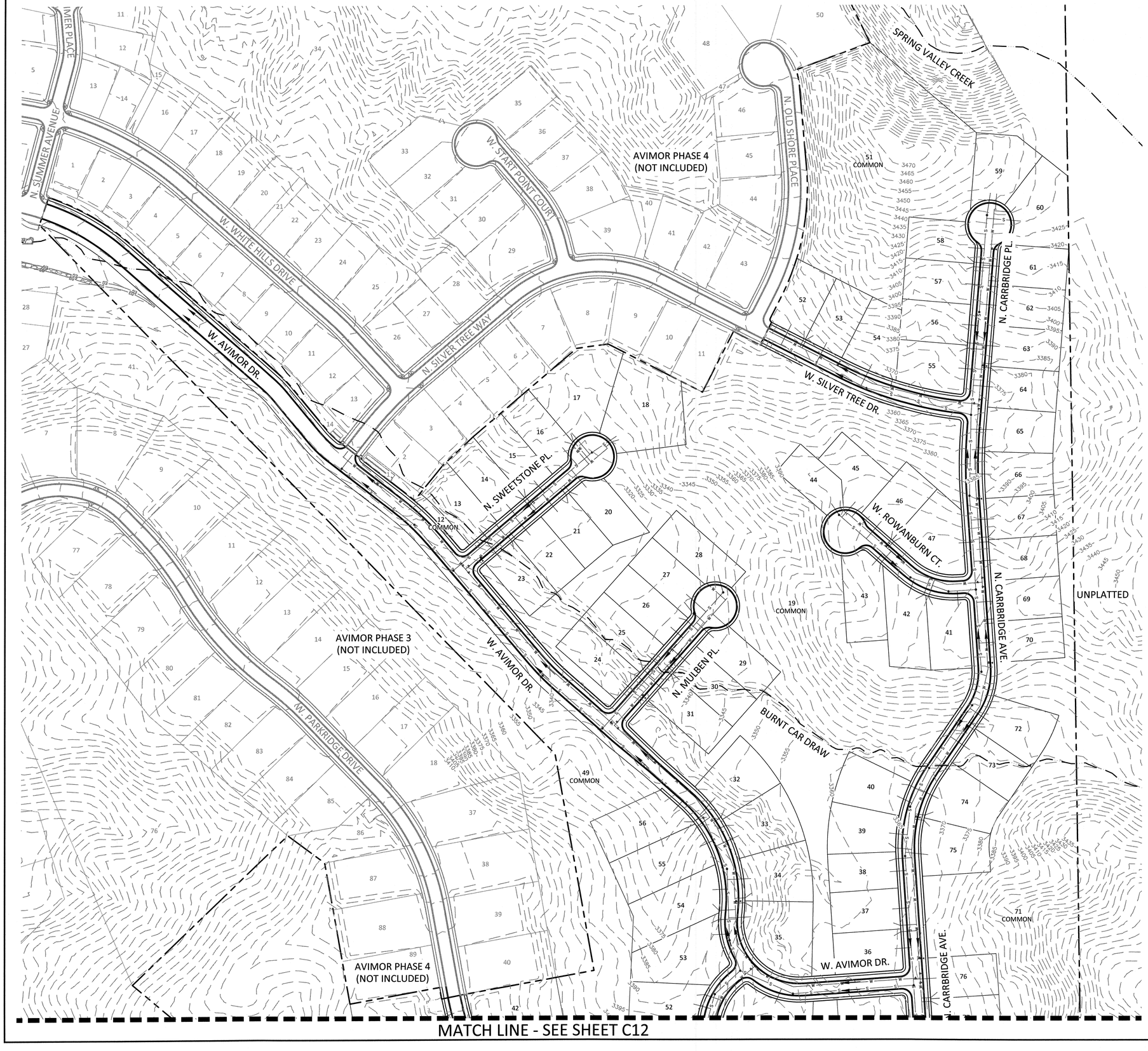
km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

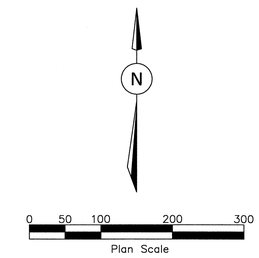
PROFESSIONAL ENGINEER
REGISTERED
10821
4-20-16
STATE OF IDAHO
KEVIN P. MCCARTHY

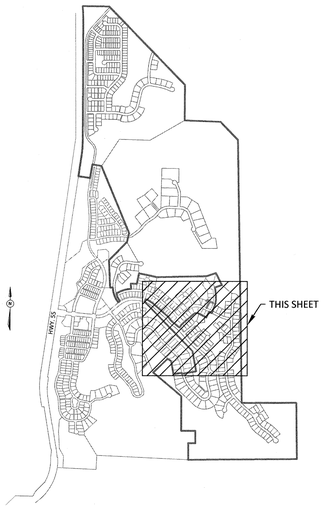
DATE: 7-15-2015
PROJECT: 14-105
SHEET NO.
C12

P:\14-105\CAD\PLAT\PRELIMINARY\14-105 PRELIMINARY ENGINEERING.DWG , ANDREW NEWELL, 4/20/2016, DWF6 ePLOT.PC3, ,24X36, 1 (PDF)

AVIMOR VILLAGE 1
REVISED PRELIMINARY PLAT
ADA COUNTY, IDAHO
JULY 2015







KEY MAP
NTS

AVIMOR VILLAGE 1
SITE AND UTILITY PLAN - PLANNING AREA A
ADA COUNTY

REVISIONS

NO.	ITEM	DATE
1	PRELIMINARY PLAT REVISIONS	4-20-2016

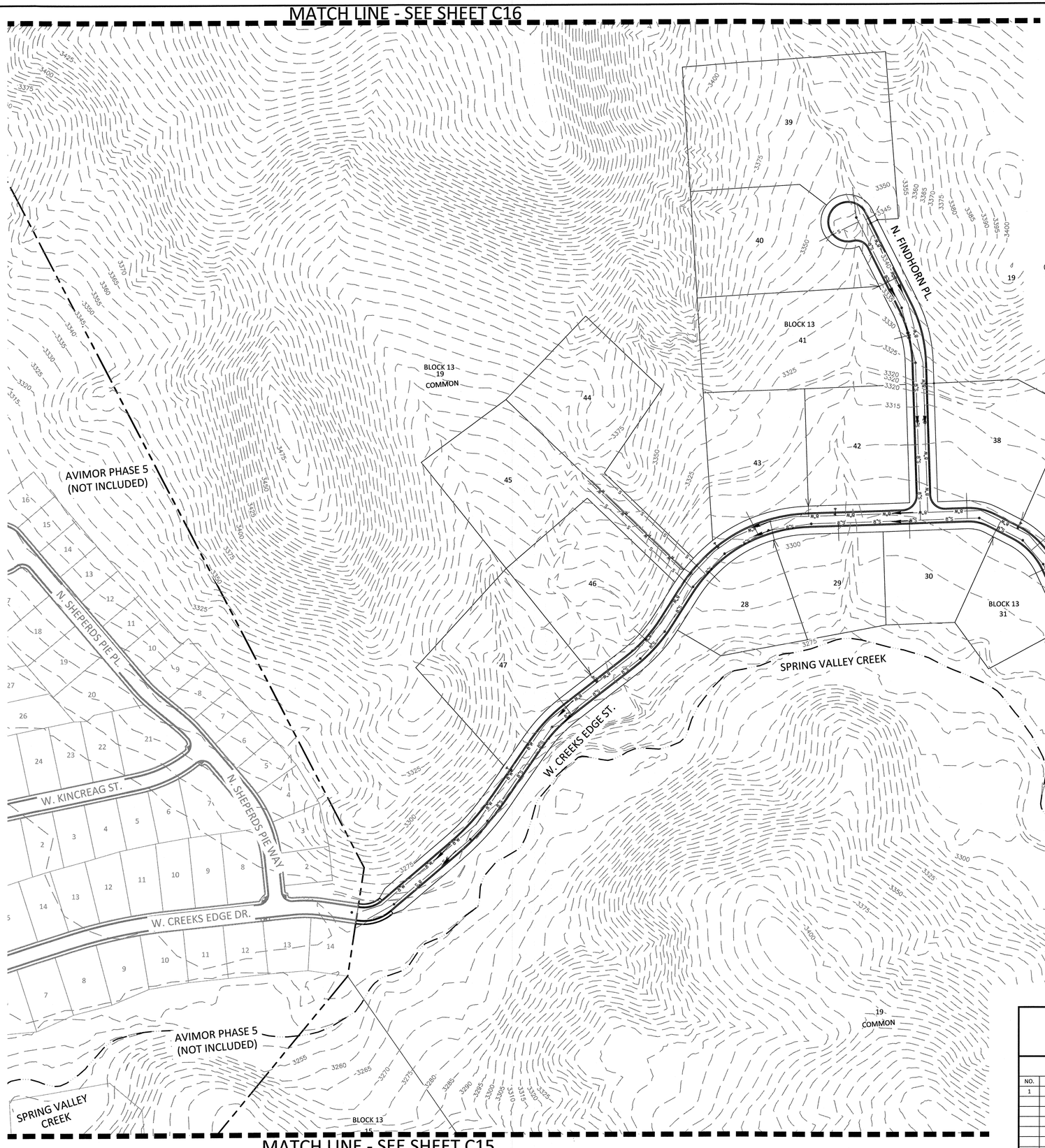
km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

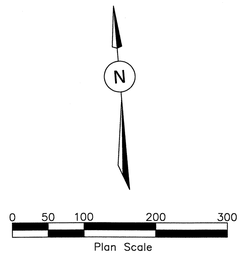
PROFESSIONAL ENGINEER
REGISTERED
10821
4.20.16
STATE OF IDAHO
KELVIN P. McCARTHY

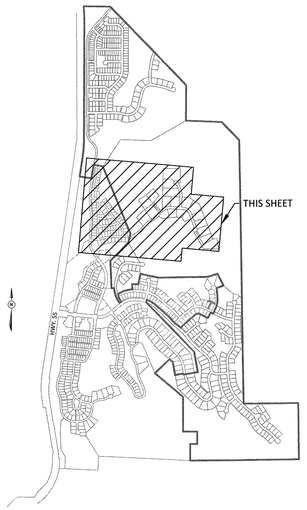
DATE: 7-15-2015
PROJECT: 14-105
SHEET NO.
C13

P:\14-105\CAD\PLAT\PRELIMINARY\14-105 PRELIMINARY ENGINEERING.DWG, ANDREW BEWELL, 4/20/2016, DWF4 EPLOT.PC3, 24X36 (.PDF)

AVIMOR VILLAGE 1
REVISED PRELIMINARY PLAT
ADA COUNTY, IDAHO
JULY 2015







KEY MAP
NTS

AVIMOR VILLAGE 1
SITE AND UTILITY PLAN - PLANNING AREA B
ADA COUNTY

REVISIONS

NO.	ITEM	DATE
1	PRELIMINARY PLAT REVISIONS	4-20-2016

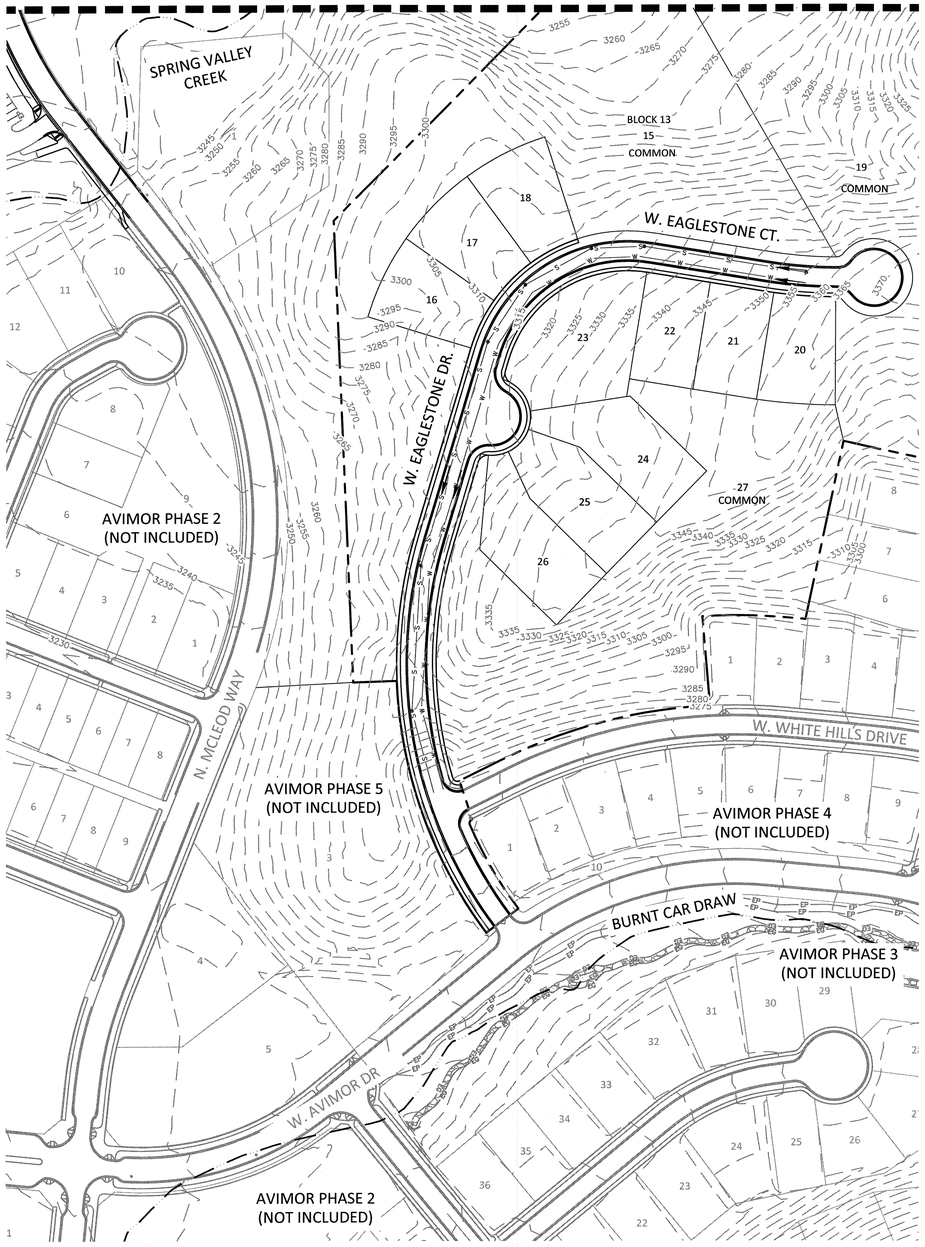
km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

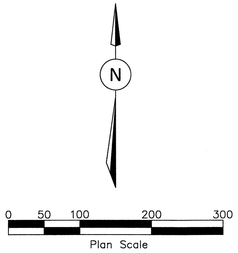
PROFESSIONAL ENGINEER REGISTERED 10821 4.20.16 STATE OF IDAHO KEVIN P. MCCARTHY

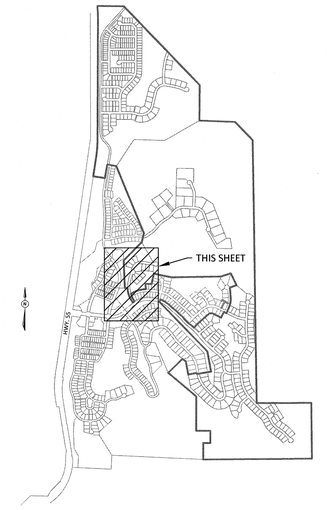
DATE: 7-15-2015
PROJECT: 14-105
SHEET NO. C14

AVIMOR VILLAGE 1
REVISED PRELIMINARY PLAT
ADA COUNTY, IDAHO
JULY 2015

MATCH LINE - SEE SHEET C14







KEY MAP
NTS

AVIMOR VILLAGE 1
SITE AND UTILITY PLAN - PLANNING AREA C
ADA COUNTY

REVISIONS

NO.	ITEM	DATE
1	PRELIMINARY PLAT REVISIONS	4-20-2016

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

PROFESSIONAL ENGINEER
REGISTERED
10821
4-20-16
STATE OF IDAHO
KEVIN P. MCCARTHY

DATE: 7-15-2015
PROJECT: 14-105
SHEET NO.
C15

AVIMOR VILLAGE 1
REVISED PRELIMINARY PLAT
ADA COUNTY, IDAHO
JULY 2015

MATCH LINE - SEE SHEET C17

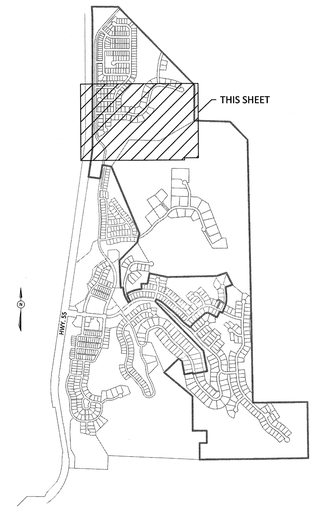
W. ARDOSSAN ST.
N. EDIN WAY
W. DALCROSS CT.
W. BOWMORE CT.
W. DALCROSS DR.
S. GLENGARRY PL.
N. MCLEOD WAY
N. SPRING VALLEY CREEK

PRELIMINARY PATHWAY
COMMON
BLOCK 27
BLOCK 32
BLOCK 26
BLOCK 13
BLOCK 12

MATCH LINE - SEE SHEET C14

N

0 50 100 200 300
Plan Scale



KEY MAP
NTS

AVIMOR VILLAGE 1
SITE AND UTILITY PLAN - PLANNING AREA D
ADA COUNTY

REVISIONS

NO.	ITEM	DATE
1	PRELIMINARY PLAT REVISIONS	4-20-2016

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

PROFESSIONAL ENGINEER REGISTERED 10821 4.20.16 STATE OF IDAHO KEVIN P. MCCARTHY

DATE: 7-15-2015
PROJECT: 14-105
SHEET NO. C16

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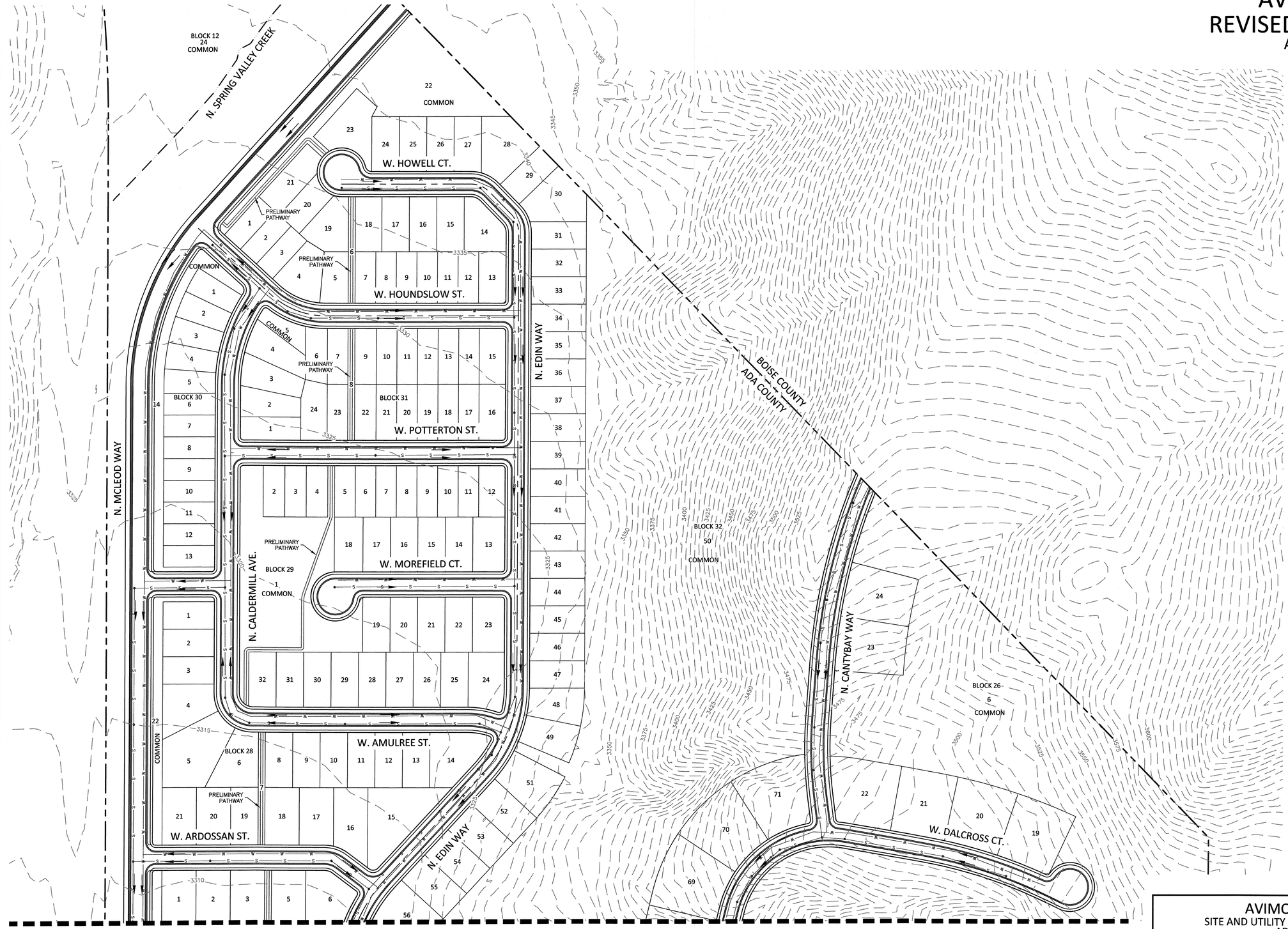
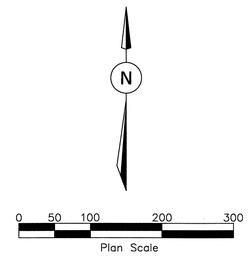
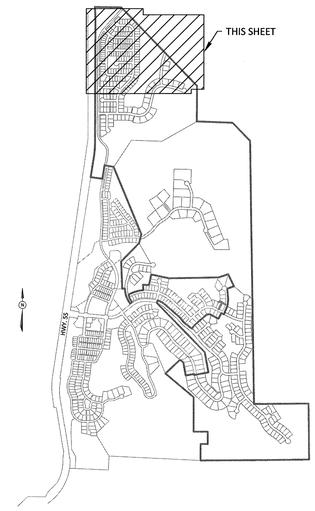
AVIMOR VILLAGE 1
REVISED PRELIMINARY PLAT
ADA COUNTY, IDAHO
JULY 2015



MATCH LINE - SEE SHEET C16





KEY MAP
NTS

AVIMOR VILLAGE 1
SITE AND UTILITY PLAN - PLANNING AREA D
ADA COUNTY

REVISIONS

NO.	ITEM	DATE
1	PRELIMINARY PLAT REVISIONS	4-20-2016

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

PROFESSIONAL ENGINEER REGISTERED 10821 4.20.16 STATE OF IDAHO KEVIN P. MCCARTHY

DATE: 7-15-2015
PROJECT: 14-105
SHEET NO. C17

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km ENGINEERING 9233 WEST STATE STREET | BOISE, ID 83714 | 208.639.6939 | FAX 208.639.6930

April 17, 2016
Project No. 14-105
Avimor Village 1
Revised Preliminary Plat
Legal Description

LEGAL DESCRIPTION

A parcel of land situated in a portion of the East 1/2 of Section 7, a portion of the West 1/2 of the Southwest 1/4 of Section 8, a portion of the East 1/2 of Section 18, and the West 1/2 of the West 1/2 and the Southeast 1/4 of the Southwest 1/4 of Section 17, Township 5 North, Range 2 East, Boise Meridian, Ada County, Idaho (Includes Avimor Subdivision Nos. 1-4) and being more particularly described as follows:

Commencing at a found aluminum cap marking the north 1/4 corner of said Section 7, which bears N89°15'36"W a distance of 2,609.16 feet from a found brass cap marking the northeast corner of said Section 7, thence following the northerly line of the Northeast 1/4 of said Section 7, S89°15'36"E a distance of 177.28 feet to a point on the easterly right-of-way line of State Highway 55 and being the **POINT OF BEGINNING**.

Thence following said northerly line S89°15'36"E a distance of 626.37 feet to a point being the intersection of the Ada/Boise County line and the northerly line of said Northeast 1/4 of Section 7;
Thence leaving said northerly line and following said Ada/Boise County line S44°03'42"E a distance of 2,581.21 feet to a point being the intersection of said Ada/Boise County line and the easterly line of said Northeast 1/4 of Section 7;
Thence leaving said County line and following said easterly line, S00°19'21"W a distance of 839.80 feet to a found aluminum cap marking the east 1/4 corner of said Section 7;
Thence leaving said easterly line and following the northerly line of the Southwest 1/4 of said Section 8, S88°00'30"E a distance of 846.43 feet to a point being the intersection of the Ada/Boise County line and the northerly line of said Southwest 1/4 of Section 8;
Thence leaving said northerly line and following said Ada/Boise County line, S44°04'52"E a distance of 595.05 feet to a point being the intersection of said Ada/Boise County line and the easterly line of the West 1/2 of the Southwest 1/4 of said Section 8;
Thence leaving said County line and following said easterly line, S00°54'11"E a distance of 2,225.26 feet to a found 5/8-inch rebar marking the southeast corner of said West 1/2 of the Southwest 1/4 (West 1/16 corner Sections 8 and 17);
Thence leaving the easterly line of said West 1/2 of the Southwest 1/4 of Section 8 and following the easterly line of the West 1/2 of the Northwest 1/4 of said Section 17, S00°54'11"E a distance of 2,661.41 feet to a point being the southeast corner of said West 1/2 of the Northwest 1/4 (C-W 1/16 corner Section 17);
Thence leaving said easterly line and following the easterly line of the Northwest 1/4 of the Southwest 1/4 of said Section 17, S00°54'12"E a distance of 1,329.23 feet to a found 5/8-inch rebar marking the southeast corner of said Northwest 1/4 of the Southwest 1/4 (SW 1/16 corner Section 17);
Thence leaving said easterly line and following the northerly line of the Southeast 1/4 of the Southwest 1/4 of said Section 17, N89°43'21"E a distance of 1,292.35 feet to a found 5/8-inch rebar marking the northeast corner of said Southeast 1/4 of the Southwest 1/4 (C-S 1/16 corner Section 17);

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EXHIBIT 21
Page ___ of ___
Project # 20160140

Exhibit F

Thence leaving said northerly line and following the easterly line of said Southeast 1/4 of the Southwest 1/4, S00°39'09"E a distance of 1,322.57 feet to a found aluminum cap marking the south 1/4 corner of said Section 17;
Thence leaving said easterly line and following the southerly line of said Southwest 1/4 of Section 17, S89°25'41"W a distance of 2,573.04 feet to a found aluminum cap marking the southwest corner of said Section 17;
Thence leaving said southerly line of said Southwest 1/4 of Section 17 and following the southerly line of the Southeast 1/4 of Section 18 and the subdivision boundary of Avimor Subdivision No. 1, N87°17'17"W a distance of 2,168.19 feet to a found 5/8-inch rebar;
Thence leaving said southerly line of said Southeast 1/4 of Section 18 and following said subdivision boundary, S02°42'43"W a distance of 330.00 feet to a found 5/8-inch rebar;
Thence following said subdivision boundary, N87°17'17"W a distance of 919.72 feet to a point on the easterly right-of-way line of State Highway 55;
Thence following said subdivision boundary and said easterly right-of-way line, the following courses:

1. 238.92 feet along the arc of a non-tangent curve to the left, said curve having a radius of 1,225.92 feet, a delta angle of 11°09'58", a chord bearing of N02°39'30"E and a chord distance of 238.54 feet;
2. S87°04'31"W a distance of 15.00 feet;
3. 257.09 feet along the arc of a spiral curve to the left having a chord bearing of N07°03'46"W and a chord distance of 256.95 feet;
4. N09°10'29"W a distance of 530.28 feet;
5. S80°49'31"W a distance of 5.00 feet;
6. N09°10'29"W a distance of 534.91 feet;
7. 243.46 feet along the arc of a spiral curve to the right having a chord bearing of N07°07'10"W and a chord distance of 243.33 feet;
8. 102.03 feet along the arc of a circular curve to the right, said curve having a radius of 1,085.92 feet, a delta angle of 05°23'01", a chord bearing of N00°13'59"W and a chord distance of 101.99 feet;
9. 243.46 feet along the arc of a spiral curve to the right having a chord bearing of N06°39'13"E and a chord distance of 243.33 feet;
10. N81°17'28"W a distance of 19.93 feet;
11. N08°42'04"E a distance of 1,715.79 feet;

Thence leaving said subdivision boundary and following said easterly right-of-way line the following courses:

1. N08°42'04"E a distance of 3,600.85 feet;
2. 292.96 feet along the arc of a circular curve to the left, said curve having a radius of 1,974.86 feet, a delta angle of 08°29'59"E, a chord bearing of N04°27'05"E and a chord distance of 292.69 feet;
3. N00°12'06"E a distance of 2,925.84 feet;
4. 296.08 feet along the arc of a circular curve to the left, said curve having a radius of 2,929.79 feet, a delta angle of 05°47'25", a chord bearing of N02°41'37"W and a chord distance of 295.96 feet to the **POINT OF BEGINNING.**

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Said parcel contains 919.3 acres, more or less.

This legal description describes the proposed boundary of the revised Avimor Village 1 Preliminary Plat. A portion of this description is based upon an on the ground survey and survey by others. The Ada/Boise County line is based on found mile post markers set by the Ada County Surveyor. This description shall be used for informational purposes only and it shall not be used for conveyance purposes.

4·17·2016

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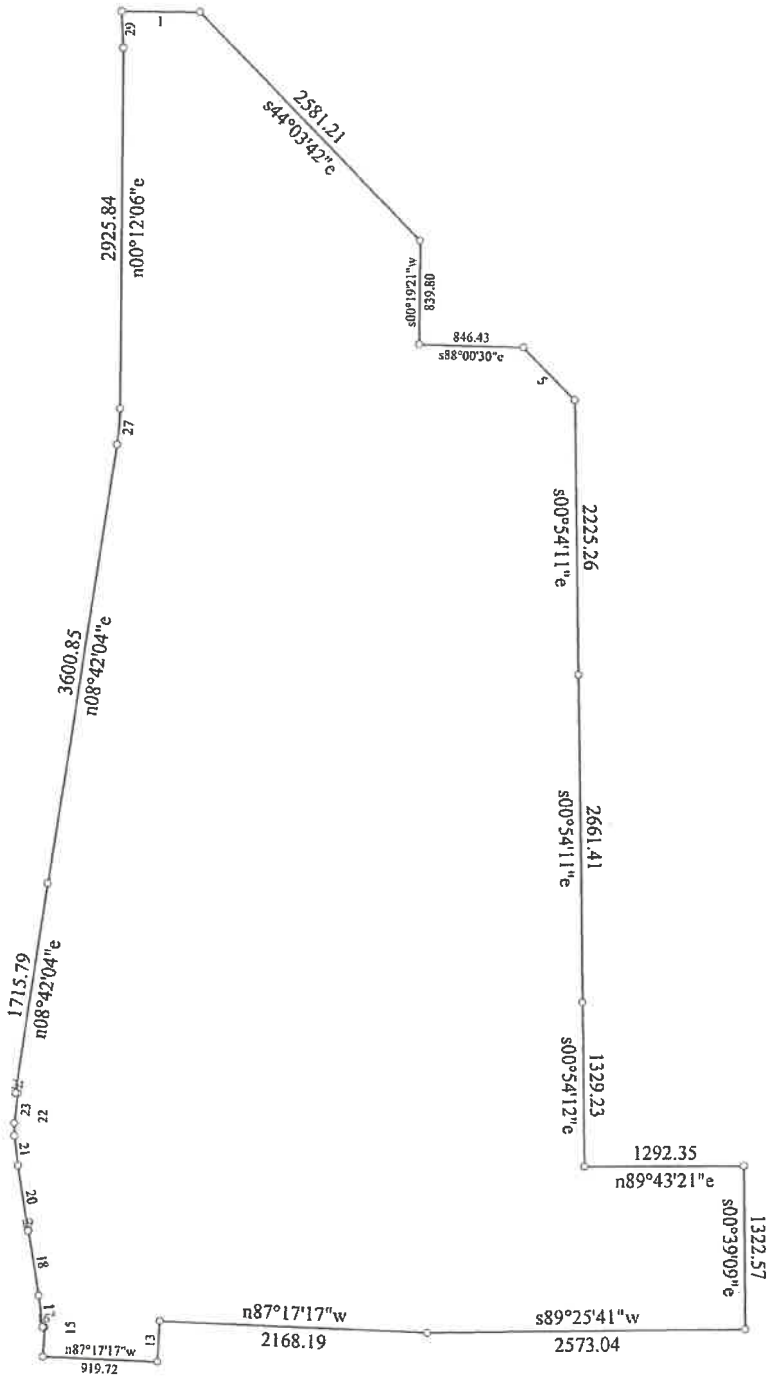

Title:	Date: 04-17-2016
Scale: 1 inch = 1500 feet	File:

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DEVELOPMENT SERVICES

Data and Deed Call Listing of File:

Tract 1: 919.313 Acres: 40045289 Sq Feet: Closure = s81.5529e 0.04 Feet: Precision =1/820035: Perimeter = 31332 Feet

001=s89.1536e 626.37
002=s44.0342e 2581.21
003=s00.1921w 839.80
004=s88.0030e 846.43
005=s44.0452e 595.05
006=s00.5411e 2225.26
007=s00.5411e 2661.41
008=s00.5412e 1329.23
009=n89.4321e 1292.35
010=s00.3909e 1322.57
011=s89.2541w 2573.04
012=n87.1717w 2168.19
013=s02.4243w 330.00
014=n87.1717w 919.72
015: Lt, R=1225.92, Delta=11.0958
Bng=n02.3930e, Chd=238.54
016=s87.0431w 15.00
017=n07.0346w 256.95
018=n09.1029w 530.28
019=s80.4931w 5.00
020=n09.1029w 534.91
021=n07.0710w 243.33
022: Rt, R=1085.92, Delta=05.2301
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023=n06.3913e 243.33
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025=n08.4204e 1715.79
026=n08.4204e 3600.85
027: Lt, R=1974.86, Delta=08.2959
Bng=n04.2705e, Chd=292.69
028=n00.1206e 2925.84
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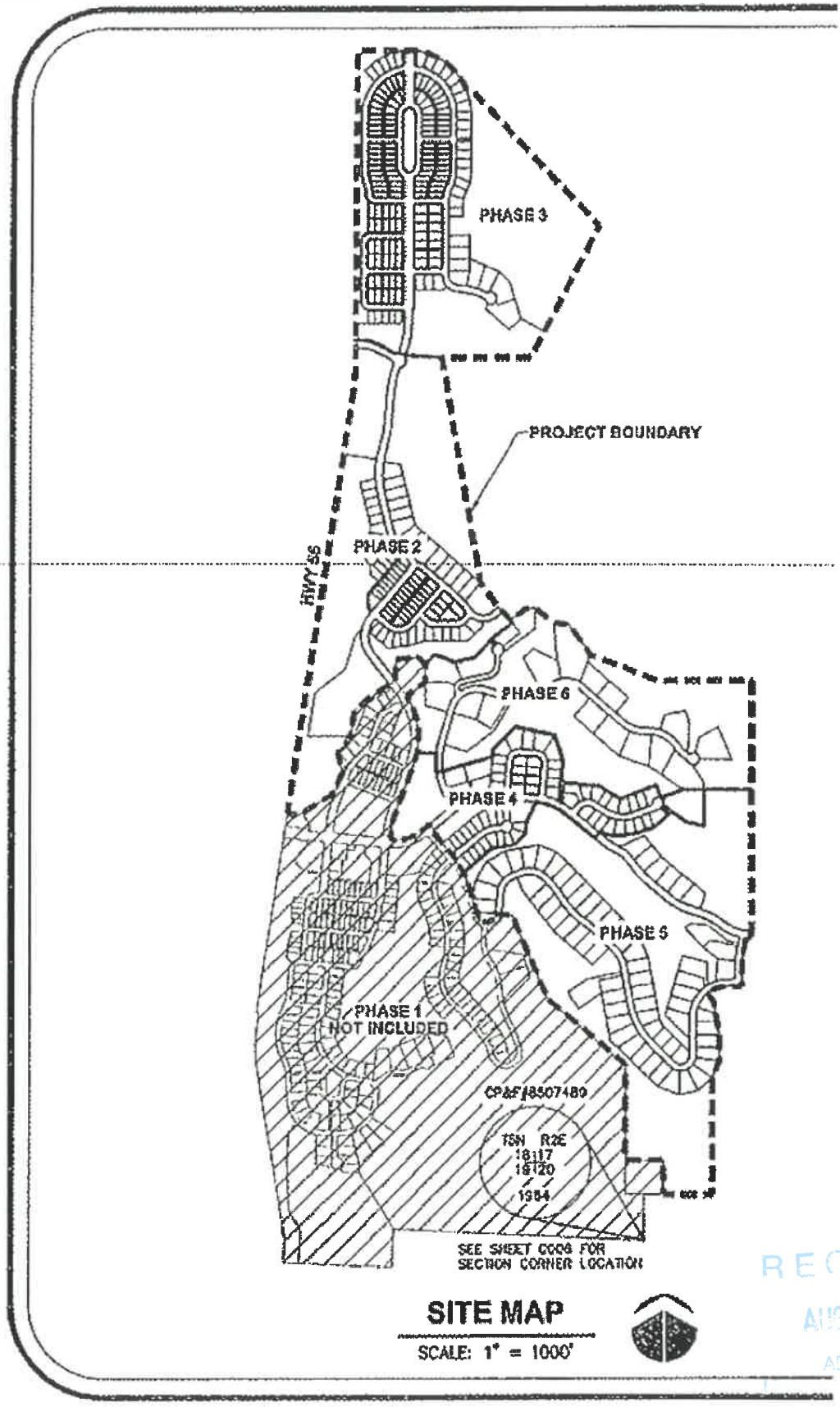

SITE MAP

SCALE: 1" = 1000'

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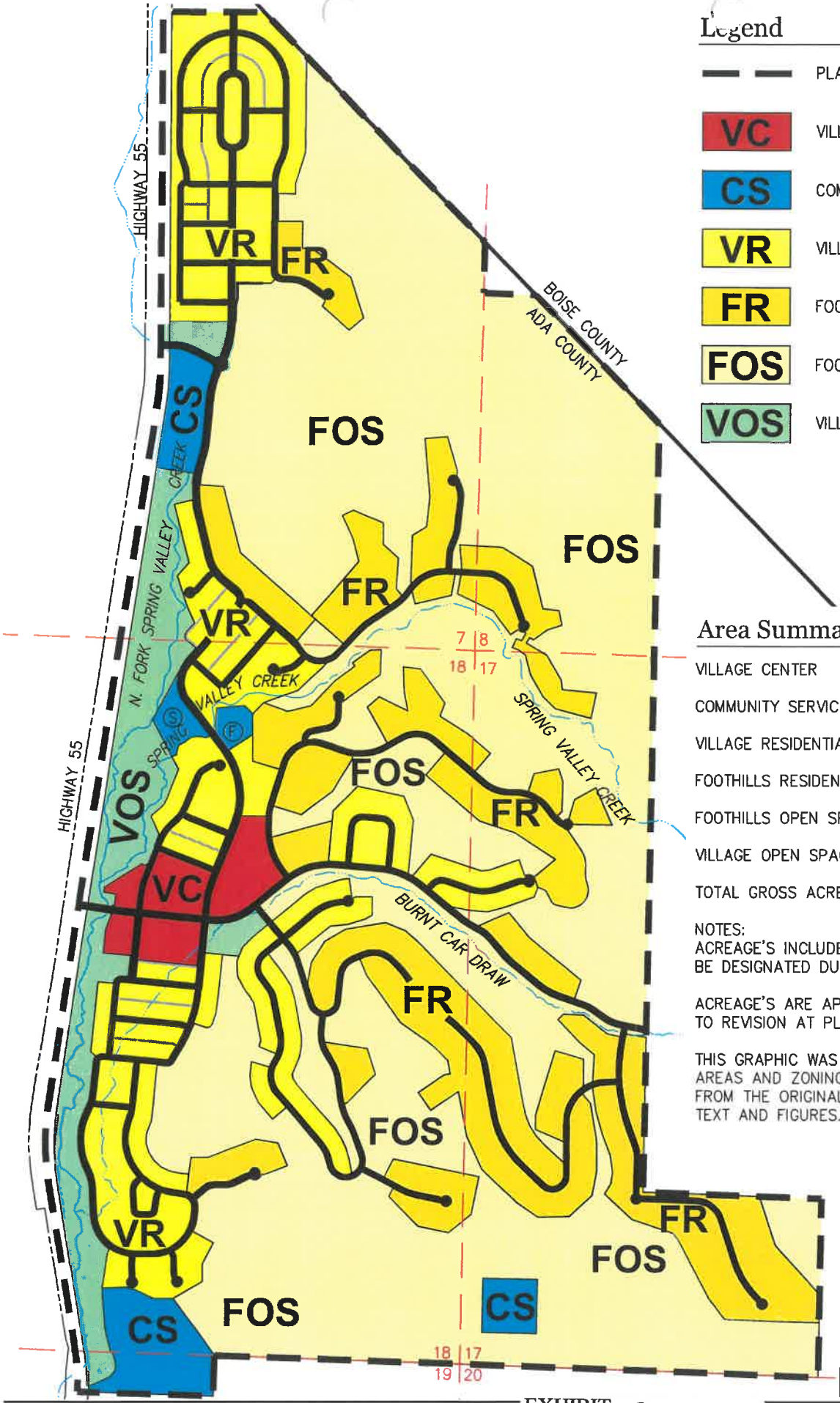
Exhibit G

EXHIBIT 22
Page ____ of ____
Project # 201601401



Legend

- PLANNED COMMUNITY BOUNDARY
- VC — VILLAGE CENTER
- CS — COMMUNITY SERVICES
- VR — VILLAGE RESIDENTIAL
- FR — FOOTHILLS RESIDENTIAL
- FOS — FOOTHILLS OPEN SPACE
- VOS — VILLAGE OPEN SPACE

Area Summary

VILLAGE CENTER	19 AC	2.3%
COMMUNITY SERVICES	27 AC	3.2%
VILLAGE RESIDENTIAL	141 AC	17.0%
FOOTHILLS RESIDENTIAL	151 AC	18.2%
FOOTHILLS OPEN SPACE	444 AC	53.5%
VILLAGE OPEN SPACE	48 AC	5.8%
TOTAL GROSS ACRES	830 AC	100%

NOTES:
ACREAGE'S INCLUDE PUBLIC OPEN SPACE TO BE DESIGNATED DURING THE PLATTING PROCESS

ACREAGE'S ARE APPROXIMATE AND SUBJECT TO REVISION AT PLATTING

THIS GRAPHIC WAS REVISED OCT 20, 2005. AREAS AND ZONING BOUNDARIES DIFFER FROM THE ORIGINAL P.C. APPLICATION TEXT AND FIGURES.

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ADA COUNTY
DEVELOPMENT SERVICES

0 250 500 1000

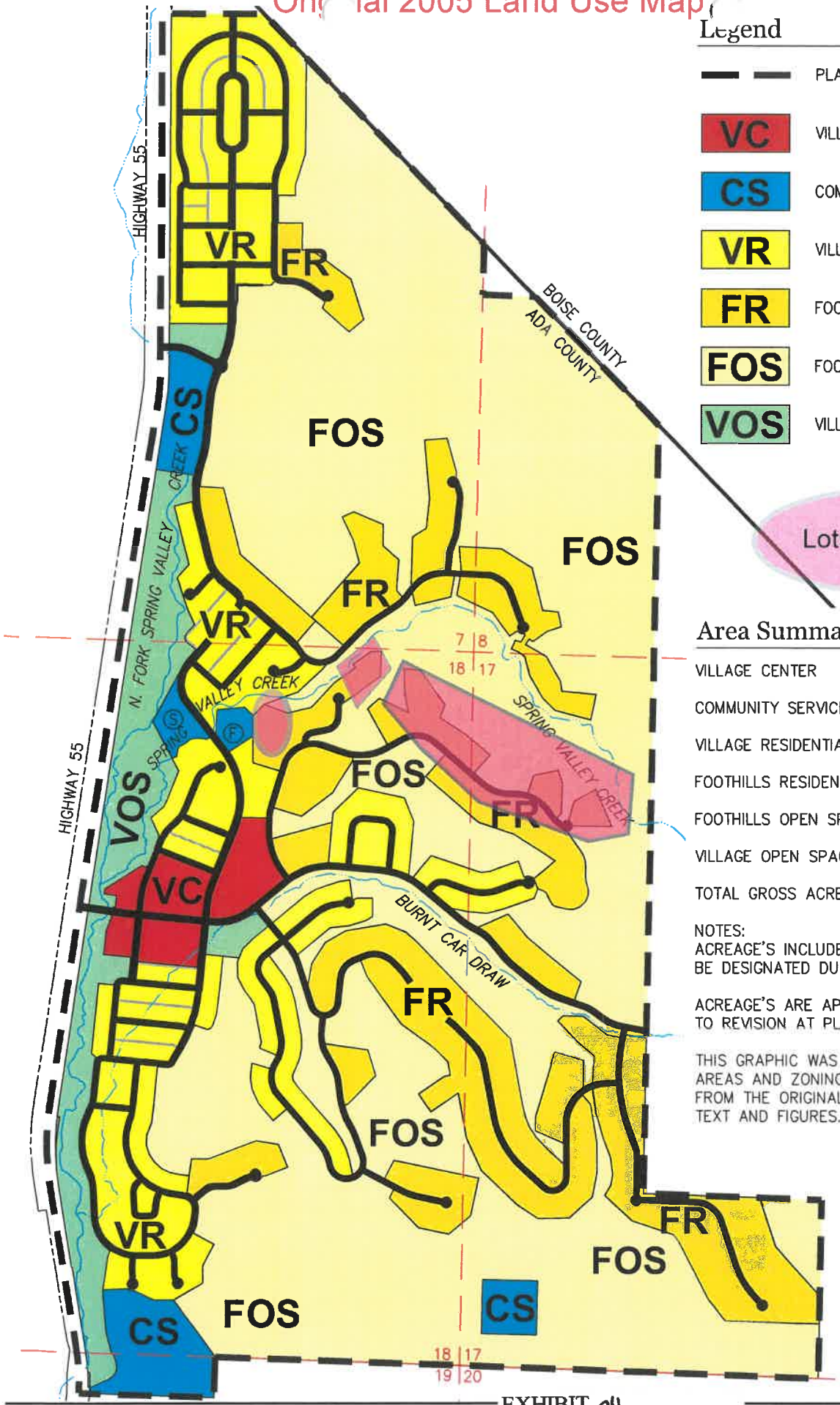
Exhibit "H"

Land Use District Map

A SunCor Planned Community

EXHIBIT 23
Page ___ of ___
Project # 20160140

Original 2005 Land Use Map



Legend

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- FOS — FOOTHILLS OPEN SPACE
- VOS — VILLAGE OPEN SPACE

Lots Removed

Area Summary

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Exhibit "I"

Land Use District Map

A SunCor Planned Community

EXHIBIT 24
Page ___ of ___
Project # 20160101

A-1: COMMUNITIES
OLD, NEW, SMART GROWTH, AND MASTER PLANNED COMMUNITIES

Old

The 1897 edition of the USGS "Idaho Boise Sheet" map depicts only one city in the Ada County portion of the Boise Valley. At that point, only 30 years old, Boise had grown beyond its original townsite plat, adding approximately 75 city blocks to the original 136 blocks. Thus, within its first generation, Boise had grown by 55 percent adding new "fabric" to the quilt of the community.

Today, that growth would be termed "sprawl" by some; others would describe it as community building. The simple reality is that communities grow and expand with each generation. The founders and succeeding generations of Boise, or any other viable community, had to be forward-looking, toward the day their children and grandchildren would inhabit the landscape.

Such is the history of the Boise Valley. At the date of publication of the 1897 map, only Boise was an incorporated city. Other "communities" also existed, or were emerging, such as Meridian (incorporated 1903) and Star (incorporated in 1905; disincorporated in 1929; reincorporated in 1997) which show only as dots on the map. There was no such dot for Eagle (Incorporated in 1971) and the Kuna (incorporated 1915) area lies beyond the boundary of the map.

Another "dot" appears on the map. It is 11 miles northwest of Boise, just across the Boise County line. That dot, labeled "Howell," was the center of a small ranching community in Spring Valley (see **Figure 4** Spring Valley Ranch Historical Overview, Section A-2, which follows) and was located on the route to the mining district of Pearl and the future community of Horseshoe Bend.

In retrospect, the last 100 years has witnessed extensive community building as Boise has expanded across the Boise River floodplain and valley farmland. In due course, Meridian, Kuna, Eagle and Star have followed suit. Over time, those communities will, according to their areas of impact and urban services planning area boundaries, merge and cover the Boise Valley's farmland and flood plain.

New

In the mid 1990's, Ada County officials provided the opportunity for community building in the future by adopting a Planned Community Ordinance. The Planned Community concept moves beyond the expected peripheral growth of existing cities and enables creation of new communities—places with their own identity, infrastructure, and potentially, means of governance. The first community created under the provisions of the ordinance, Hidden Springs, was established in 1997 in the Dry Creek Valley, just 3 miles south of Spring Valley.

Spring Valley Ranch

Like many western ranching families, the McLeod family has maintained ownership of Spring Valley Ranch for a long period—over nine decades. Much like other pioneer families, the land asset that is Spring Valley Ranch represents the economic future in a more complex time for the current and next generation of the family. Many would refer to these land assets as the

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family's 401(k) retirement plan, with the hope to realize value from the sale and development of the land for other uses.

In contrast, many in the general public view these open, scenic private lands that have been protected for decades by these families as public domain where no development should occur and public access should be available.

The conflict between private property rights vs. the public desire can best be remedied by undertaking conservation based plans featuring cluster development; by preserving scenic resources and habitat, allowing public access and recreational uses; and providing the landowner with a return on their long term investment.

Dr. Robert Freilich, the primary consultant working with the local governments in Ada County to prepare the "Blueprint for Good Growth" plan, has commented that cluster development is one way to compensate farmers and ranchers for the "social security" represented by the development value of their land.

The McLeod family has taken a legacy view toward the use and development of their property. As community-spirited stewards of this land since acquiring the initial ranch property in 1916, they have resisted the opportunity to sell off portions for fragmented rural subdivisions. The family preferred instead to hold to a vision of creating a conservation oriented community which would benefit future residents in the region. In July 2003, the family contributed 26,600 acres of their 37,000 acre ranch into a trust in a forward looking development agreement with SunCor Development Company. The goal shared by the McLeod family and SunCor is to craft a series of communities that hold to the McLeod family vision. This vision is outlined in Section B1.

Avimor, the name chosen for the Planned Community at Spring Valley Ranch (aka, Howell), is intended to become the next new community in Ada County. A clear distinction is drawn between the 37,000 acre Spring Valley Ranch (**Figure 1)** and the Avimor Planned Community. At ~~830~~ 919 acres, (**Figure 2**), the Planned Community represents only ~~2.2~~ 2.5 percent of the ranch, which will continue to operate even as the community forms. However, it should be noted that the ranching activities will not interfere with the development of the Avimor Planned Community and vice versa. Avimor falls within the "core area" of the Ranch, along the Highway 55 corridor. **Figure 3** shows the ownership patterns within that area, including Federal (BLM), State of Idaho and nearby private parcels in relation to the ranch and the Avimor Planned Community.

Smart Growth

Initial reaction to news of SunCor's Avimor Planned Community through the media and at community meetings has been positive, but also have included by some the label of "sprawl' and concerns that this is leapfrog development. Sprawl has become an overused, ambiguous and emotional label used by some to oppose development. However, one person's sprawl may be someone else's community….e.g., Eagle, Meridian, Star and so forth.

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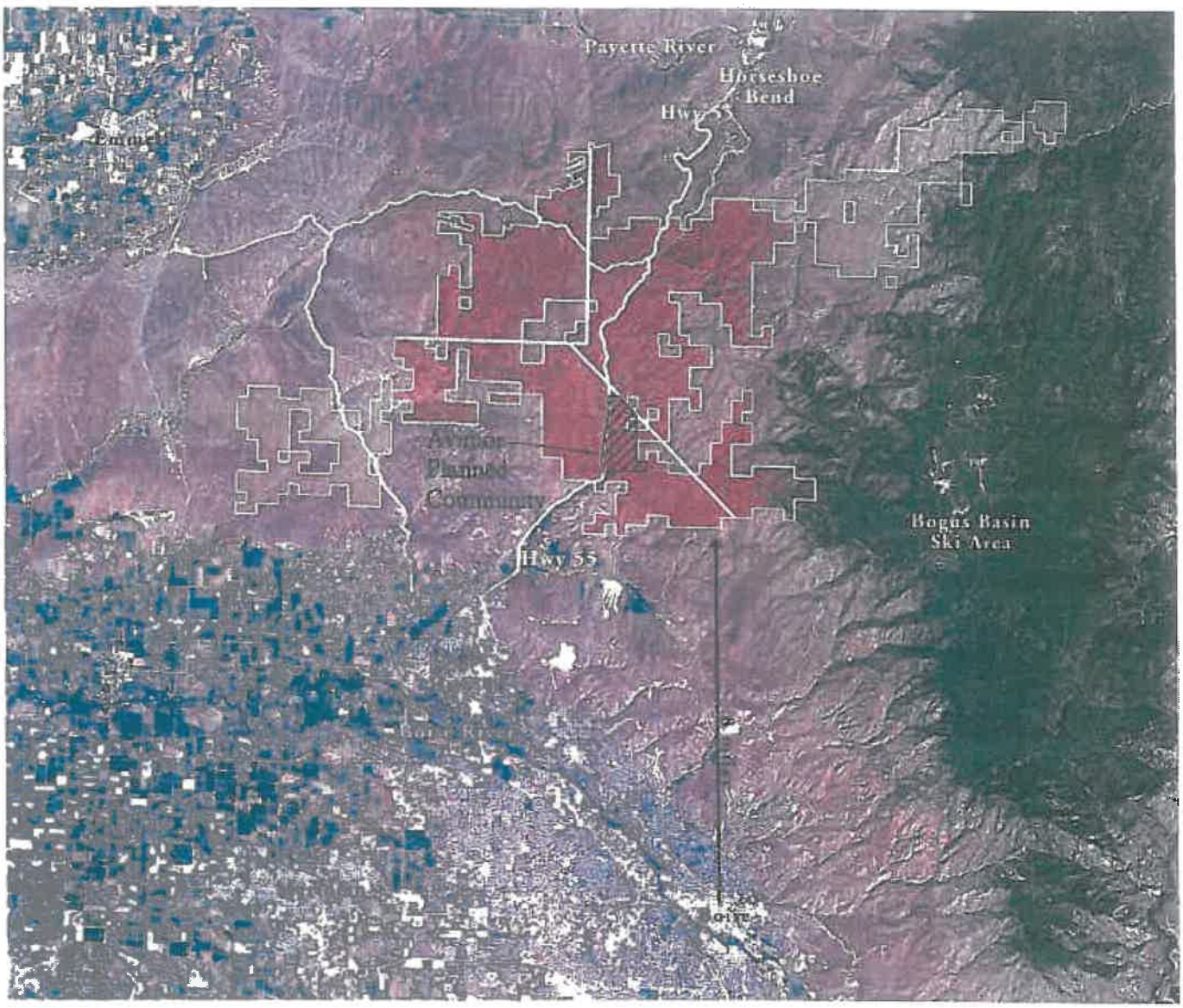

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LANDS IN TRUST

EXCLUDED LANDS

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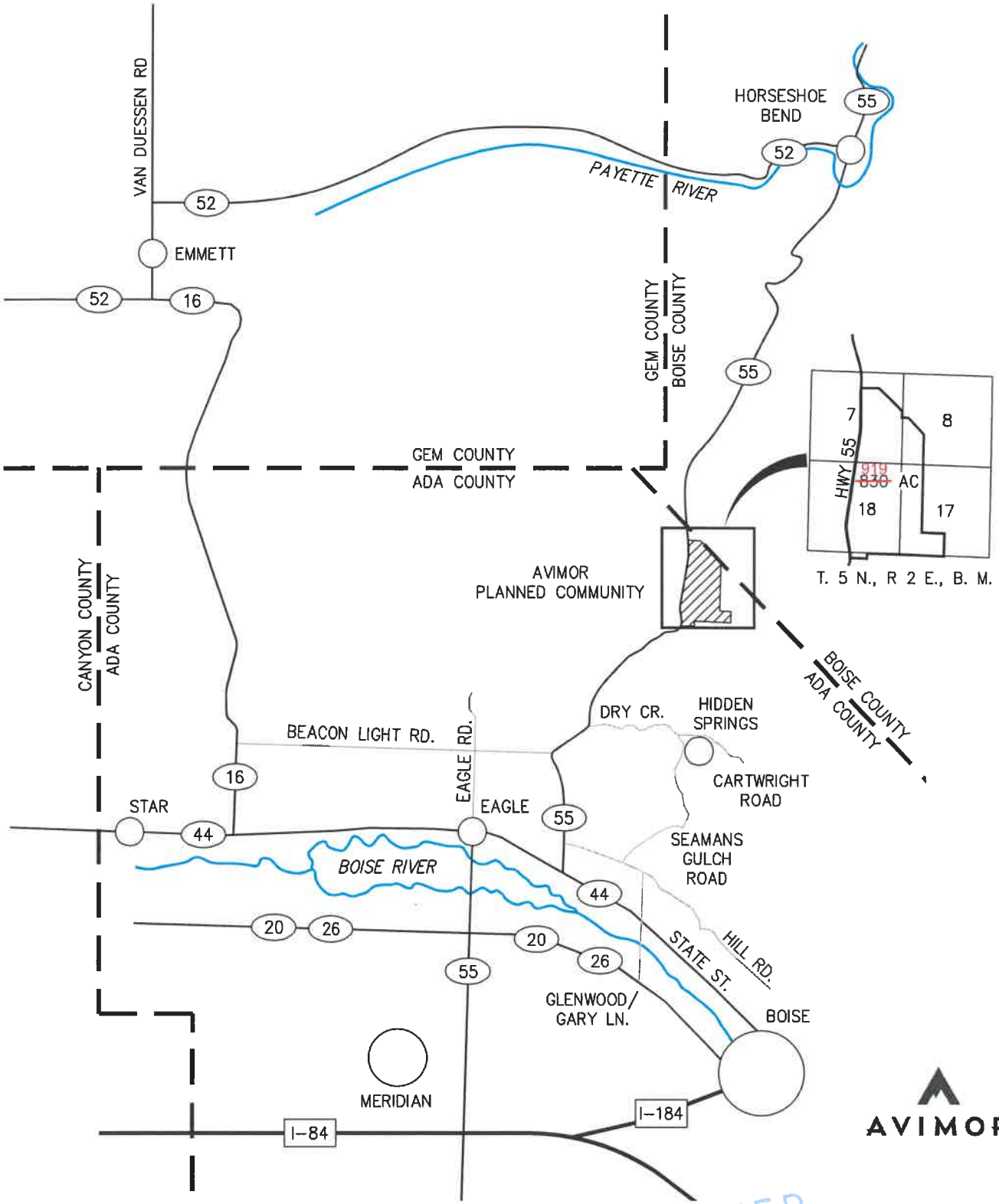
Not To Scale

Figure 1



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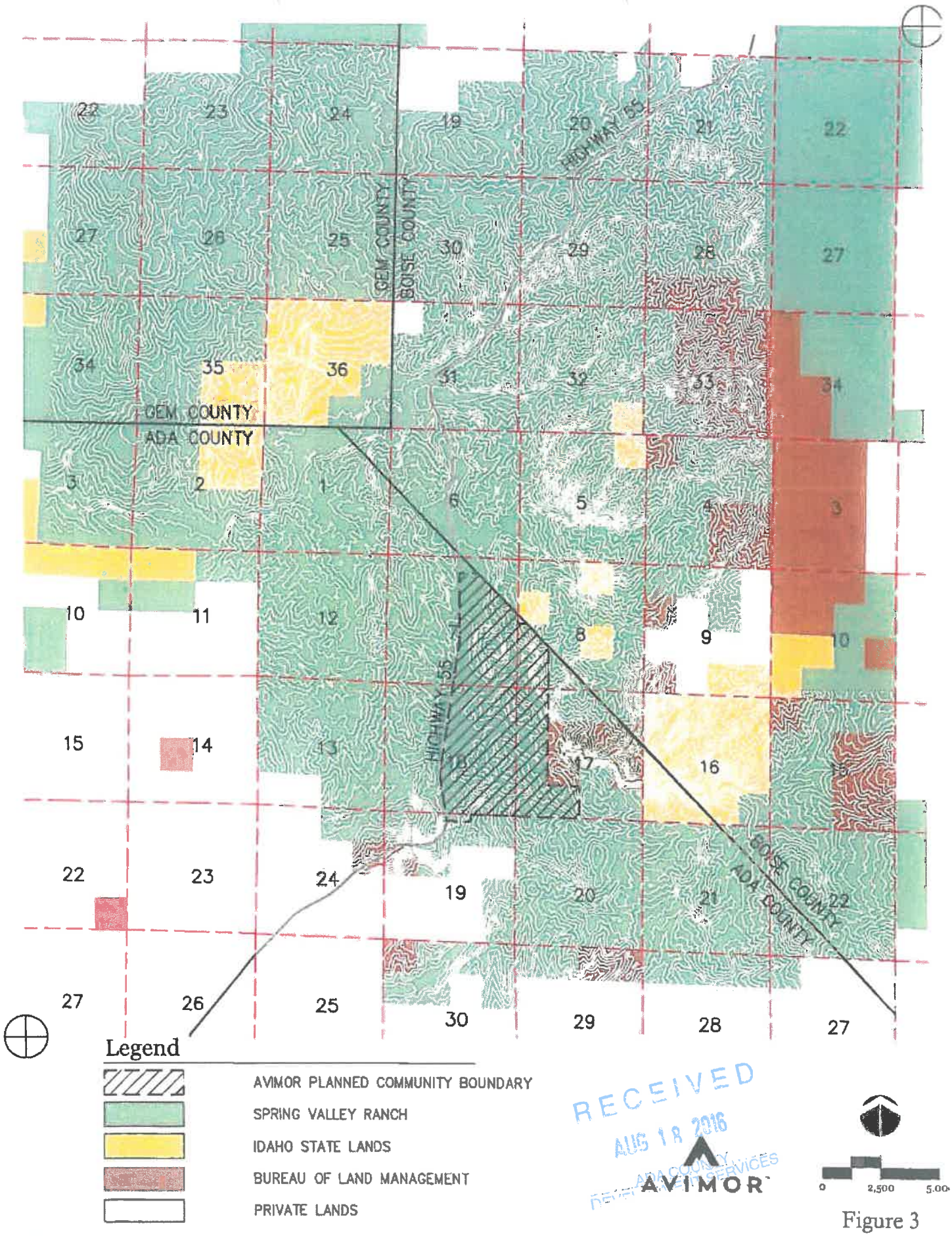
Not To Scale

Figure 2

Vicinity Map


GEM COUNTY
ADA COUNTY
BOISE COUNTY
HIGHWAY 55
Legend
AVIMOR PLANNED COMMUNITY BOUNDARY
SPRING VALLEY RANCH
IDAHO STATE LANDS
BUREAU OF LAND MANAGEMENT
PRIVATE LANDS
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AVIMOR
0
2,500
5,000

Figure 3

What is sprawl?

"Sprawl is indiscriminate and incremental use of open land; low-density residential 'tract' subdivisions; land-consumptive strip commercial development; lack of connectivity among residential and commercial development projects; transportation systems that are exclusively auto-dependent; social homogeneity; and economic segregation." (ULI-Working Paper 2004).

"Sprawl is most often single purpose development vs. varied and highly complex patterns. Sprawl (whatever the description) is artless, whether dense or not." (Vern Swaback, Architect, Planner, Author).

Master planned communities counter the definition of Sprawl and are a reflection of smart growth principles.

As stated, others will comment that masterplanned communities are leapfrog development. By their very nature, masterplanned communities involve large acreages, normally involving several thousand acres, which can only be found on the fringe at reasonable prices. The fear is that these communities prematurely extend services at public expense past closer-in properties, causing added cost from non-contiguous land development. In reality, very little development is perfectly contiguous as there are many reasons why certain properties develop first and others later.

Masterplanned communities pay their way by providing the necessary capital dollars through developer-financed infrastructure and impact fees. Increased tax revenue to local governments, land donations for schools and parks, also mitigate other costs.

In addition, the infrastructure installed normally has a regional benefit as the larger development pays for infrastructure to serve the closer-in land that many times is too expensive for smaller properties. Reasonable non-contiguous development is a trade off for this advantage. This fact, plus the strong image and market acceptance of masterplanned communities, has aided many communities in upgrading their development standards and image. Managing growth, and planning for regional infrastructure. It is also worth noting that masterplanned communities generally reflect the ideal contiguous development pattern. Comprehensive planning for land uses and infrastructure make this possible.

In other western markets that have prior experience with accelerated growth that is now being experienced in the Treasure Valley, applying the term leapfrog development to masterplanned communities is somewhat irrelevant. Given the pace of growth, today's passed-over land is tomorrow's infill.

Master Planned Communities

In spite of the recent development of Hidden Springs, and to some extent, Harris Ranch, the Treasure Valley is still unfamiliar with the form and value of the masterplan community. Since mid-2004, Ada County Development Services Department has undertaken a community outreach program to improve the knowledge of this high quality form of greenfield development.

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In addition, the ULI Idaho District Council collaborated with local governments and the private sector to convene an Urban Land Institute Advisory Services Program in February 2005, the topic being "Planning for Growth in the Treasure Valley." Masterplanned communities, their role and impact on the region, as well as the promotion of infill development were a focus. The panel confirmed the high standards evidenced by masterplanned communities.

In spite of the examples in other western high growth markets where both local government and consumers acknowledge the comprehensive and long term view of masterplanned communities as a preferred form of growth on the fringe, many in the Treasure Valley are unsure of what this form of planned community development is. Some view the concept as merely a bigger subdivision.

Perhaps the best explanation is provided in a 2004 ULI Working Paper on Land Use Policy and Practice entitled "Greenfield Development without Sprawl: The Role of Planned Communities." This research report recognized that while the value of infill development and revitalization of existing inner ring suburbs is highly desired, infill strategies cannot happen quickly enough or create enough housing units to meet the projected U.S. population increase of 60 million through 2020. Perhaps 10% to 25% of new growth will be infill, and the balance will occur in greenfield locations.

Masterplanned communities represent a holistic approach to development not exhibited by typical disconnected suburban development or large lot rural development. The planning and development of masterplanned communities exhibits a long term view and a regional perspective. Well capitalized, experienced developers undertake development and community building from a value-added perspective rather than a quick in-and-out orientation of many subdivision developers. The high up-front capital investment requires patience and staying power and a commitment to quality to achieve financial returns.

The ULI report describes three prerequisites required for sprawl-free greenfield development:

- Treat open space as green infrastructure. Respect the physical environment. Use open space as an organizing element for community design. Think regionally to develop an interconnected system of natural areas and open spaces.

- Enhance mobility and access. Create a multimodal system which recognizes the role of the automobile, but includes other options. Reinforce through a connected community design; pedestrian accessible commercial uses, schools and recreation; and technology that fosters telecommuting and connection. Plan for future transit.

- Provide a range of life and lifestyle choices. Offer a diverse mix of housing options at a broad range of price points within neighborhoods. Establish commercial opportunities to meet residents' daily needs, employment opportunities for primary or secondary jobs, and institutional and cultural uses to add richness to the living experience and to foster community pride.

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Masterplanned communities, because of their scale, are more than the sum of their parts. They also offer the opportunity to interconnect with the region to enhance livability for regional residents, especially through preservation and use of open space, creation of centers for employment and shopping, and affordable housing and transportation mobility.

Avimor

SunCor is an experienced, well-capitalized development company that embraces the principles expressed in the previous section in the planning of Avimor. The Avimor masterplanned community will honor the best practices displayed in notable masterplanned communities across the nation. Not only will Avimor offer places for living, working, playing, educating and worshipping, the community will tie the physical elements together with what has become known as "soft infrastructure." Developers can create the place, but soft infrastructure will make it come alive through innovative community governance structures, a community intranet, educational and activity programming and future proof fiber optic technology to all homes and businesses. Community is more than the swimming pool, it is the swim team. It is more than the park; it is the holiday and family celebrations. It is the chance encounters with neighbors. Avimor will be much more than a real estate commodity; it will be an experience.

The accompanying Avimor Planned Community Specific Plan describes the land, projects a vision and proposes the planning framework for a ~~830~~ 919-acre mixed-use planned community with all essential elements of "Community," including infrastructure, schools, services, recreation and diversity of housing. Thus, Avimor exemplifies smart growth and community building, not Sprawl.

The proposal also illustrates that the Avimor Planned Community actually is contiguous to existing and planned development, both large and small scale, and is not "leap frog."

Avimor will join the communities formed over the past 137 years (Boise, Meridian, Kuna, Eagle, Star and Hidden Springs) as a place where people are able to live, socialize, work and recreate. Given the community-building history of the area, and the potential for other forward-looking visionaries, Avimor may not be the last Planned Community to be formed in Ada County. Time will tell, just as time has been witness to the preceding generations' efforts to provide communities for us.

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Section B – Specific Plan

3. General Land Use Patterns

- Figure 5 – Land Use Patterns
- Figure 6 – Vicinity Development Pattern

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3. GENERAL LAND USE PATTERNS

On-site And Within One Mile

The existing land use within the Avimor Planned Community project boundary as depicted by **Figure 5**, consists of dry-land grazing and limited alfalfa hay agricultural crop production. The current zoning designation of the property is RP, Rural Preservation District, with a 40-acre minimum parcel size for a dwelling. Land use within 1 mile of the Planned Community is primarily dry-land grazing to the north, east, and west.

Beyond One Mile

A transition to "RR" Rural Residential District (RR Zone) with a 10-acre minimum parcel size for a dwelling occurs approximately one mile to the south, along the Highway 55 corridor as it approaches the Boise metropolitan area. A June 2003 aerial photograph (**Figure 6**) shows the pattern of approved and platted projects and the numerous un-platted home sites—and Ada County owned property—that literally fills the gap between Spring Valley Ranch and the cities of Eagle and Boise.

Home sites range from the urban scale of the Hidden Springs Planned Community to 5 and 10-acre lots, to 40-acre parcels. While there are a few remaining undeveloped ownerships, it is clear from the photograph that development has literally reached Spring Valley Ranch. The difference is in the character, services and integrity of the proposed master planned community in sharp contrast to the largely haphazard, rural growth pattern abutting Spring Valley Ranch—a pattern that is consuming the foothills north of Boise, Eagle and Star.

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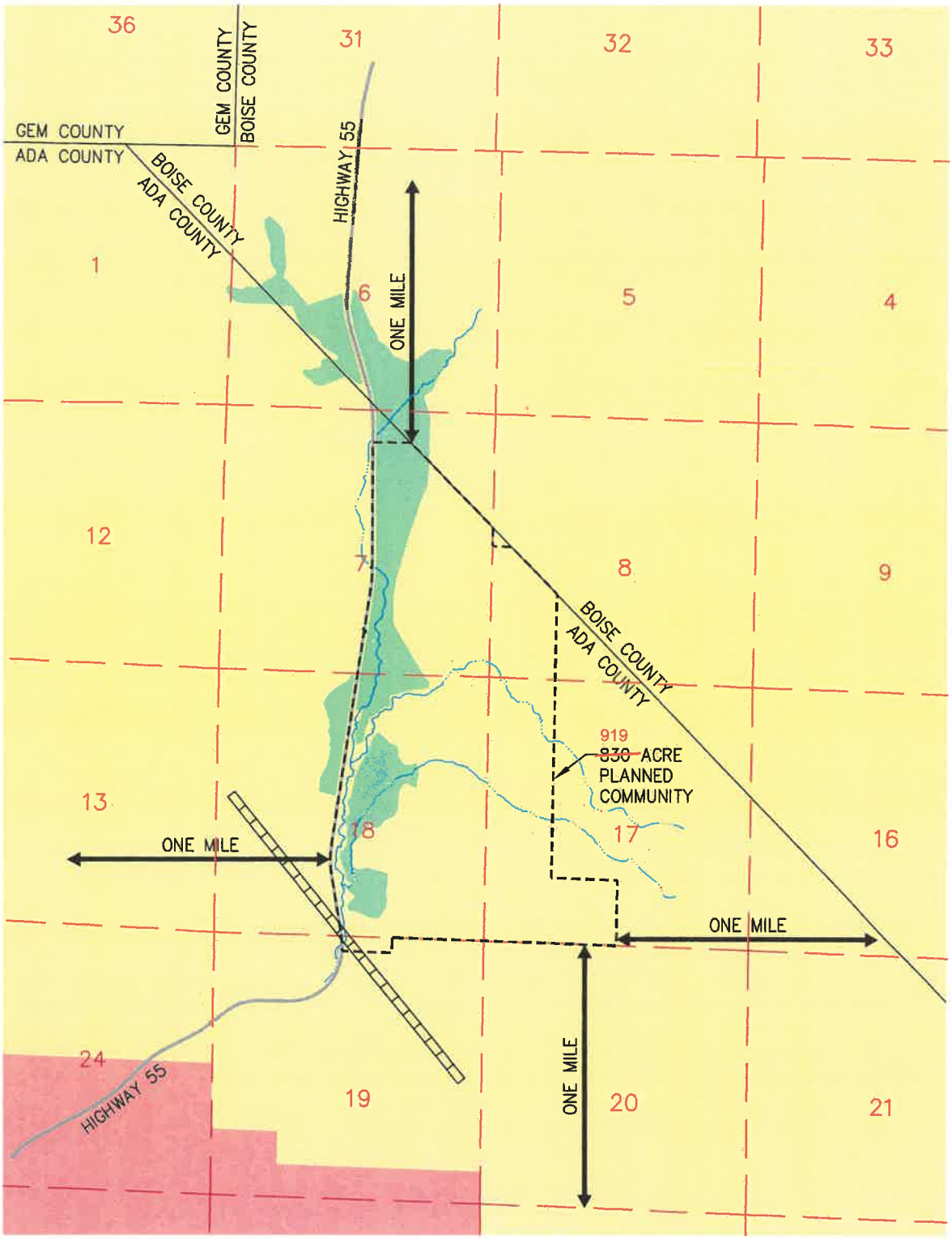

Legend

- DRY LAND GRAZING
- AGRICULTURAL CROPS
- RURAL RESIDENTIAL
- POWER TRANSMISSION LINE AND EASEMENT

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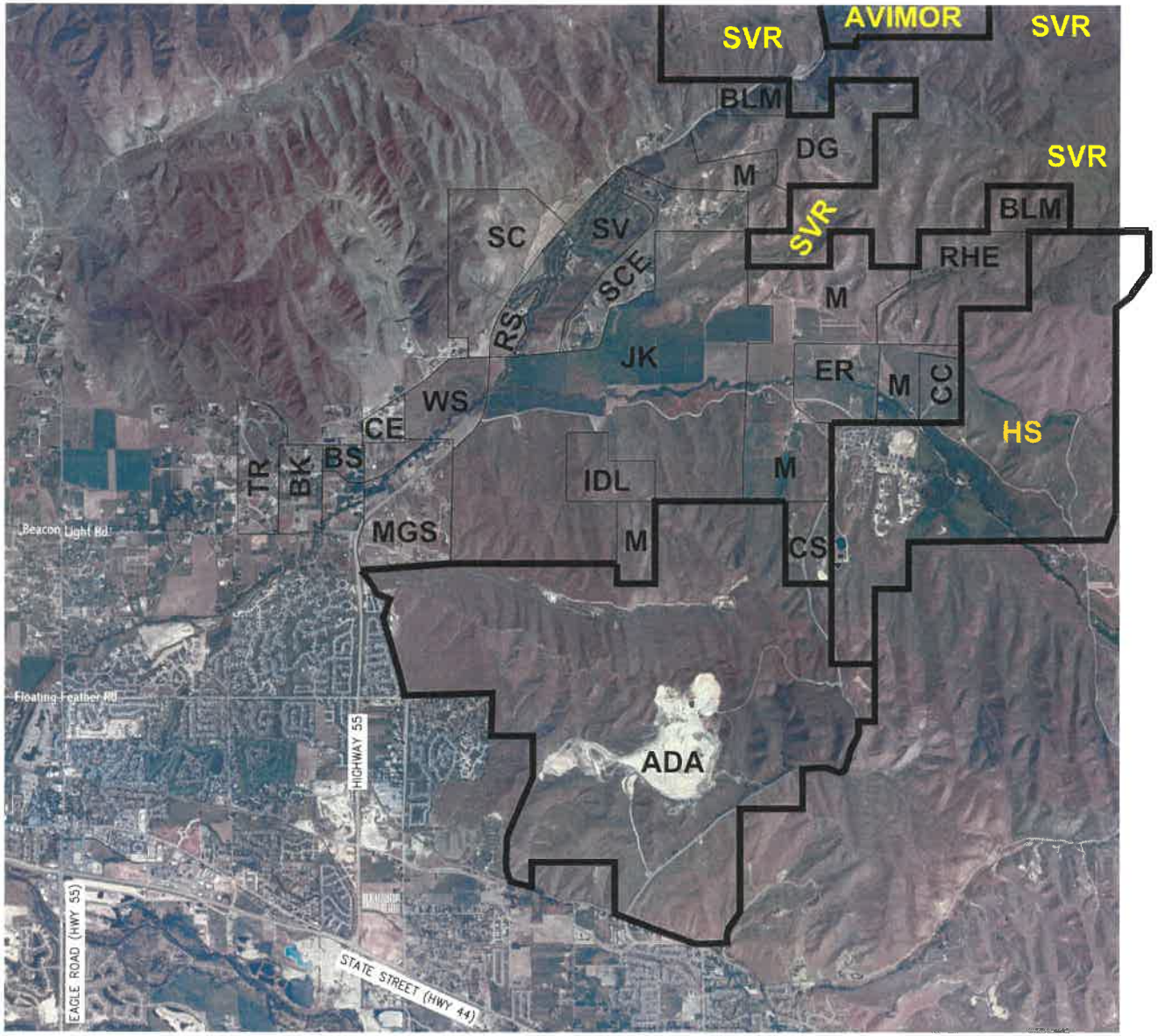
Figure 5



AVIMOR	AVIMOR PLANNED COMMUNITY 919 ~~830~~ ACRES 839 ~~654~~ DWELLING UNITS
ADA	ADA COUNTY PROPERTY
BK	BUCKSKIN SUBDIVISION 15 LOTS
BLM	BUREAU OF LAND MANAGEMENT
BS	BROOKSIDE SUBDIVISION 6 LOTS
CC	CURRANT CREEK 6 LOTS
CE	CAMERON ESTATES 6 LOTS
CS	CIMMARON SPRINGS 7 LOTS
DG	DOUGLAS (UNDEVELOPED)
ER	ECHANOVE RANCH 15 LOTS
HS	HIDDEN SPRINGS PLANNED COMMUNITY 1724 ACRES 915 DWELLING UNITS
IDL	IDAHO DEPARTMENT OF LANDS
JK	JEKER (UNDEVELOPED)
M	MISCELLANEOUS OWNERS
MGS	MARYGLEN SUBDIVISION 38 LOTS
RHE	REDHAWK ESTATES 18 LOTS
RS	RUBBLE SUBDIVISION 2 LOTS
SC	SOMBRA CANYON 11 LOTS
SCE	SPRING CREEK ESTATES 57 LOTS
SV	SHADOW VALLEY GOLF COURSE 18 HOLE GOLF COURSE
SVR	SPRING VALLEY RANCH PROPERTY
TR	TRIPLE RIDGE 24 LOTS
WS	WEISSHAUPT (UNDEVELOPED)

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AVIMOR

Figure 6

Section B – Specific Plan

4. Natural Features Analysis

a. Hydrology

b. Soils/Geology

- Figure 7A – Hydrology
- Figure 7B – Wetlands
- Figure 8 – Storm Water Drainage Plan
- Figure 9A – Soil Type Distribution
- Figure 9B – Off-site Soil Type Distribution
- Table 1 – Engineering Soils Table
- Figure 10A – Geologic Conditions
- Figure 10B – Off-site Geologic Conditions
- Figure 11 – Geotechnical Characterization

c. Topography

- Figure 12A – Slope Analysis
- Figure 12B – Off-site Slope Analysis
- Figure 13 – Slope Aspect Map
- Figure 14 – Photographic Key Map
- Figure 14A – Northeast View
- Figure 14B – East View
- Figure 14C – Southeast View

d. Vegetation

- Figure 15 – Vegetation

e. Sensitive Plant & Wildlife Species

- Table 2 – Special Status Species

f. Historic Resources

g. Hazardous Areas

h. Impact on Natural Features

- Figure 16A – Cut/Fill Analysis
- Figure 16B – Off-Site Cut/Fill Analysis

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4. NATURAL FEATURES ANALYSIS

Section 8-4A-14 of the Ada County Zoning Ordinance specifically requires a Natural Features Analysis to "*...be submitted with the development application for a master site plan, sketch plat, preliminary plat, and/or planned unit development...*". The term "development," as defined in the Ordinance, implies a specific proposal to construct a building or to change the character or appearance of the land. That will be the case when a preliminary plat is submitted for Avimor, along with all of the required site-specific design information. The Planned Community process—at the Specific Plan level—establishes the general framework for subsequent subdivision plat applications. It does not grant approval to construct a building. That will come at the next step, the platting process.

Nevertheless, in compliance with the intent of the Ada County Planned Community Ordinance, the informational requirements of the Natural Features Analysis are addressed in the following sections:

a. Hydrology

b. Soils / Geology

c. Topography

d. Vegetation

e. Sensitive Plant & Wildlife Species

f. Historic Resources

g. Hazardous Areas

h. Impact on Natural Features

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4.a. Hydrology

Avimor is located along the main channel of Spring Valley Creek (**Figure 7A**) in the lower portion of the Spring Valley Creek Watershed Basin. Approximately 90 percent of the watershed basin develops within or upstream of the Planned Community from several intermittent and ephemeral tributaries. The major drainage channels are comprised of the main channel of Spring Valley Creek and the North Fork of Spring Valley Creek which runs along the West and North side of the existing ranch headquarters. An ephemeral tributary, commonly referred to by the McLeod family as "Burnt Car Draw," drains approximately the southern half of the Planned Community.

Annual runoff generally follows the precipitation pattern which averages 17.4 inches. The greatest runoff volumes are generated in the portions of the watershed having the highest basin elevations. Stream flows for Spring Valley Creek vary seasonally with snowmelt providing the bulk of the runoff in early spring. The lowest flow in streams occurs during late summer and fall, when all streams, including Spring Valley Creek, can become dry in various reaches.

Watersheds

Spring Valley Creek flows from the easterly portion of the Spring Valley Ranch property to the south property boundary. The creek crosses Highway 55 beyond the property boundary and eventually drains into Dry Creek, thence to the Boise River. Spring Valley Creek historically was a gauged stream (USGS Gage Station #13207000) with the stream gage located near the City of Eagle, Idaho. The total drainage basin area for Spring Valley Creek is 19.2 mi^2 according to the USGS technical report. The mean basin elevation for Spring Valley Creek is approximately 4,017 ft. An average basin slope for the Spring Valley Creek basin is 24.3 percent, with approximately 9.3 percent of its slopes facing north.

Preliminary hydrologic analysis (see "Preliminary Drainage Report" in the August 26, 2004 Consultants Studies submittal) of the Spring Valley Creek watershed was conducted to determine the magnitude of the 10-year, 50-year, and 100-year flood events and the extent of their associated floodplains within the Planned Community boundary. Design flows were estimated and the base flood elevation computed using the existing channel geometry. Once established, the base flood elevation was plotted using contours generated from aerial photography. The resulting 100-year floodplain limits and flow volumes at selected locations are illustrated on **Figure 7A.**

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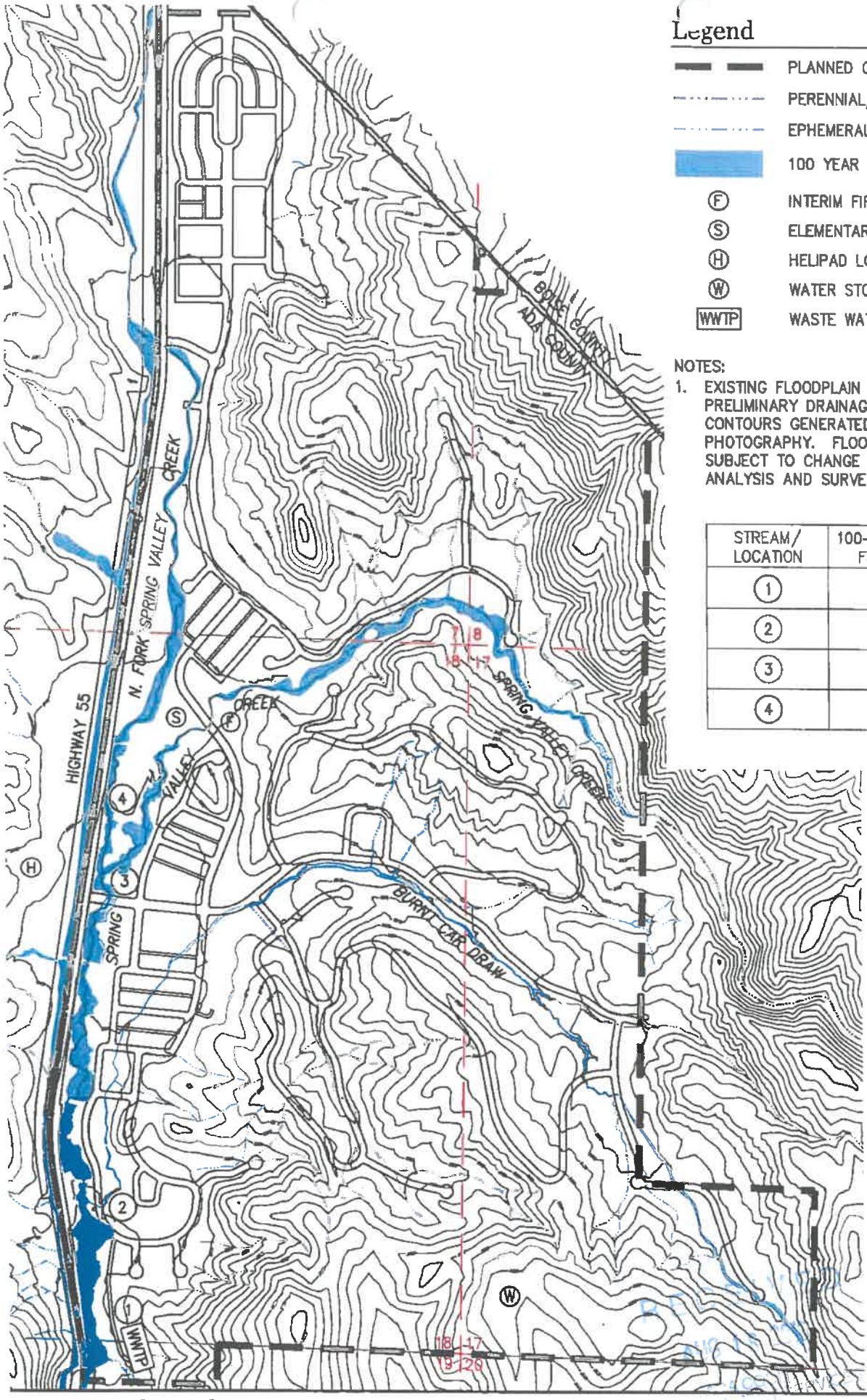

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- PLANNED COMMUNITY BOUNDARY
- PERENNIAL/INTERMITTENT STREAM
- EPHEMERAL STREAM
- 100 YEAR FLOODPLAIN
- (F) INTERIM FIRE STATION
- (S) ELEMENTARY OR CHARTER SCHOOL
- (H) HELIPAD LOCATION
- (W) WATER STORAGE RESERVOIR
- WWTP WASTE WATER TREATMENT PLANT

NOTES:

1. EXISTING FLOODPLAIN LIMITS BASED ON PRELIMINARY DRAINAGE STUDY AND CONTOURS GENERATED FROM AERIAL PHOTOGRAPHY. FLOODPLAIN LIMITS ARE SUBJECT TO CHANGE WITH DETAILED ANALYSIS AND SURVEY.

STREAM/ LOCATION	100-YEAR FLOOD FLOW (CFS)
(1)	541
(2)	28
(3)	374
(4)	109

AVIMOR

0 250 500 1000

Figure 7A

Storm Water Management

A variety of methods will be employed to manage site-generated storm drainage. The developed area adjacent to Spring Valley Creek and the North Fork of Spring Valley Creek are situated on soils not suitable for storm water infiltration. Therefore, these areas will be served by dry detention ponds. The detention ponds will be designed with sufficient storage volume for the 100-year flow event and will attenuate peak flows by releasing storm water to the adjacent stream at the pre-developed flow rate. Detention ponds will be used to create wetland areas where possible and will serve as open space amenities through trail design and detailed landscaping.

In development areas with suitable soils, infiltration techniques will be utilized to manage storm water. These techniques will include the use of retention ponds, bio-filtration swales and seepage beds. All storm water facilities will be placed at strategic locations, as depicted in **Figure 8**, where flows can be easily managed in smaller concentrations. Storm water will be treated for water quality prior to discharge through the use of structural and non-structural methods as approved by the drainage authority, Ada County Highway District. Methods used to treat water may include sumped storm inlets; sand and grease traps; bio-filtration swales; pond design and commercially available pollution control structures.

Water quality during the construction process will be maintained through an aggressive erosion control program. A variety of methods will be employed to minimize erosion impacts, including re-seeding, fabric, hay, straw waddles, silt-sac inlet barriers, settling ponds diversion dikes, slope tracking, check dams, siltation barriers and other industry and agency approved best management practices.

Storm waters and site drainage, when appropriately treated, may be used to augment irrigation resources, including effluent from the waste water treatment plant, for open space, recreation areas and community common areas.

Watershed Protection

A series of structures constructed approximately 50 years ago by the Ada Soil and Water Conservation District have been reviewed on-site with the District Board and the Project Engineer. Subject to appropriate maintenance and cleaning, it is expected that 6 of the 7 structures will be incorporated into site drainage management and flood control plans. One of the structures was "breached" many years ago and is non-functional. Its need will be assessed during design of the adjacent property to determine if it should be replaced, or simply removed.

Existing slopes and developed areas will be protected from the erosive potential of natural streams through the use of enhanced riparian vegetation and slope armoring. Those techniques will

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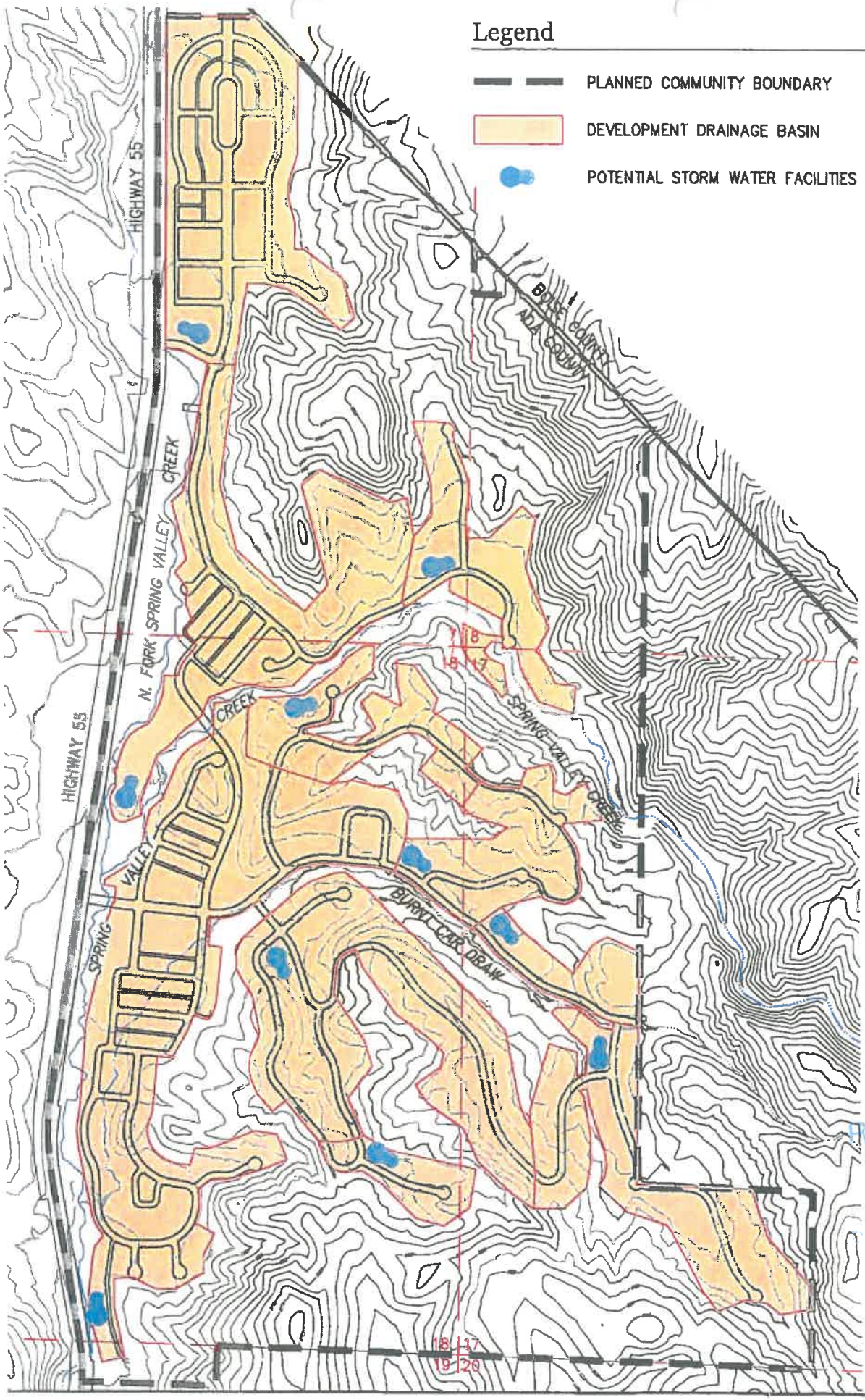

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Figure 8

also be employed to remedy and improve existing erosion problems. Vegetative methods may include the strategic planting of additional trees, shrubs and ground cover. Slope armoring techniques may include the use of gabion baskets, rip-rap or other pre-manufactured erosion control products. Slope armoring, where required, will incorporate the use of landscaping and native vegetation to screen and/or cover the protected slopes. It is emphasized that, while vegetative methods may be used throughout, only select locations will be considered for slope armoring.

The Spring Valley Creek watershed is an area susceptible to the effects of wildfires. The loss of vegetation associated with wildfires can result in increased runoff from streams, a reduction in slope stability, and an increased probability of debris flows. Recognizing the need to mitigate the potential for watershed damage as a result of wildfires, the applicant will to work with adjacent public land managers, Ada County Engineering Staff, Ada County Highway District Staff and the Project Engineer to develop management strategies and to design and construct facilities to mitigate this potential hazard.

Flood Control

The project area and tributary drainages have been modeled to identify flood ways and floodplain impacts. The results of that analysis are contained in the *"Preliminary Drainage Report"* dated August 25, 2004. The hydrologic analysis will be the basis for the design and construction of any flood control facilities which may be required beyond the Storm Water Management program noted above.

The Planned Community has been designed to minimize the number of road crossings required for Spring Valley Creek. Two primary public road crossings are planned which will utilize pre-fabricated arch structures with approximately 16 to 20-foot spans to convey the 100-year flood event underneath roadways. Both structures will be designed to look like small bridges, complete with architectural features, and will be subject to engineering review and approval by the governing jurisdictions.

Other streams, most notably the North Fork of Spring Valley Creek and Burnt Car Draw will utilize storm drainage pipes or box culverts sized for the 100-year flow event to convey flows underneath required roadways. These streams will, for the most part, use the existing natural surface water channels to convey surface water through the site and to Spring Valley Creek.

Approximately 3,400 lineal feet of the ephemeral channel through alfalfa fields that drains Burnt Car Draw will be intercepted by storm conveyance pipes and will be relocated into a new natural channel through the Village Center. Relocation of this segment allows for a more direct route to Spring Valley Creek while providing a natural amenity to the Village Center. The addition of surface water to this channel from existing groundwater well

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sources will mitigate the relocation and improve the overall health of the Spring Valley Creek riparian area. This concept has been discussed with the Army Corps of Engineers and has been approved in principle. However, detailed plans and a permit application are required to obtain the Army Corps of Engineers final approval.

With the exception of stream crossings, the proposed development avoids encroachment of fill slopes into the natural flood ways. Minor encroachments into the existing 100-year floodplain are proposed for the construction of roads, residential lots and storm water detention facilities. It is emphasized that in all cases the proposed roadways and residential lots will be elevated safely above the base flood elevation. Encroachment into the 100-year floodplain will not adversely affect the available flood storage or base flood elevation, rather, it is anticipated that excavation for wetland creation and riparian enhancement activities will result in a net increase of flood storage volumes. All activities proposed within the identified floodplains will be subject to strict engineering and environmental review by the jurisdictional authorities.

Wetlands

Three drainages were identified as having potential wetlands (**Figure 7B**). These are: Spring Valley Creek, a North Fork of Spring Valley Creek, and an ephemeral drainage (otherwise known as Burnt Car Draw). Hillslope drainages on the western side of Spring Valley, while providing some runoff, do not have characteristics that provide sustainable wetlands other than the storage provided by a stock pond.

Spring Valley Creek is a marginally perennial stream with a significantly incised channel. The northerly tributary to Spring Valley Creek is very similar, with less pronounced incised features. The Burnt Car Draw drainage is also incised. The incised features indicate an historical period of pronounced erosion, typical of western mid-elevation watersheds. The incised features reduce any associated ground-water aquifers by increasing the hydraulic gradient of both the surface and ground-water systems. The general wetland and riparian vegetation communities are a result of the interaction of the incised channel morphology and the surface and ground-water systems.

In discussing the wetland and riparian systems of the study area, it is useful to refer to position. Position is a relative term, used to describe the proximity of the active water, whether it be surface or ground water. The lowest position, for example, describes those areas that are very close to the channel bottom or ground water surface. The lowest positions are those areas which are inundated during a normal water year or are inundated or saturated for long periods of time during the year. The middle position include areas considered to be in the active floodplain (an area that floods every other year or so) or are within a foot of the

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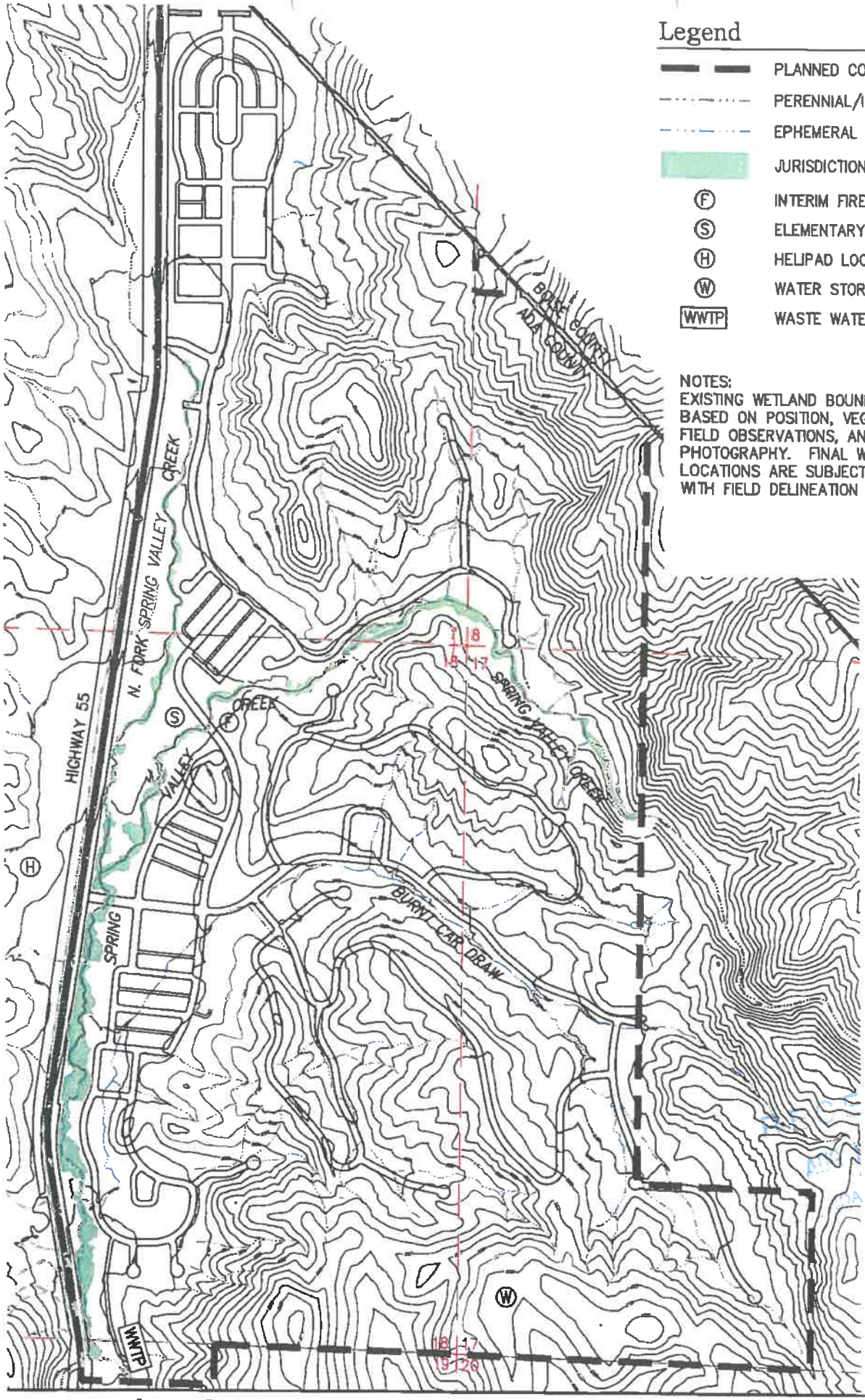

AVIMOR

Figure 7B

normal high ground water. The high positions are still within the channel but are infrequently flooded or are several feet from the normal high ground water.

Those areas in the lowest positions likely possess all of the characteristics of jurisdictional wetland – hydrophytic vegetation, wetland hydrology, and hydric soil. The areas in the middle position are probably wetland, but often are very difficult to determine with great certainty. The middle position communities are certainly riparian and will have an abundance of wetland vegetation but they may not have the same frequency and duration of saturation present in the lower positions. The highest positions will most likely be non-wetland. They may have a reasonable percentage of wetland vegetation, but they are rarely saturated, going for years without significant inundation or saturation.

The wetland determination for the Avimor Planned Community was done using position as a significant guide, in addition to vegetation, hydric soil, and hydrology for judging those areas that are likely to meet all of the jurisdictional wetland requirements. Position was determined by observing the vegetative communities inhabiting the position and evaluating topography.

All of the wetland communities are confined to the bottoms of Spring Valley Creek and its tributary. Burnt Car Draw was found to contain no jurisdictional wetlands, although the lower segment, a ditch through the alfalfa field, is regulated under Section 404 of the Clean Water Act.

Major wetland vegetative communities were identified and mapped representing 19.7 acres. These include:

PSS1J – Palustrine Scrub Shrub, intermittently flooded. These sites are associated with the tributary channel. They are dominated by willow with an occasional tall tree. These areas are in a medium position but include those areas in lower positions.

PSS1A/PEM1C – Palustrine Scrub Shrub (temporarily flooded) /Palustrine Emergent (seasonally flooded) complex. These areas are in a low to middle position and have lots of indicators of inundation. They usually have blocks of cattail and tule among thickets of willow. These sites are very densely vegetated and contain an occasional tall tree.

PSS1A – Palustrine Scrub Shrub temporarily flooded. These areas are dominated by willow. They include the channel but do not have significant amount of cattail which would indicate that there is not significant inundation and standing water. Substrate in these areas is generally coarse. Most of these sites are in the middle to low position and fairly well vegetated.

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PFO1A – Palustrine Forested (temporarily flooded). These areas are a complex of dominant mature cottonwood and willow. Some of these areas are in a high position but the complex usually has more than one channel which makes separation of position impractical. For example, a higher position area will be flanked by low or middle position areas like an island. These areas seem to be associated upstream of channel constrictions (structures) which serve to create backwater on the main Spring Valley Creek. Flood control structures and road culverts have prevented further downcutting of the channel but have eliminated a flushing and erosive function necessary to maintain healthy riparian systems.

Groundwater

Groundwater occurrence within the Spring Valley area is controlled by geology and topography. In general, groundwater is found in permeable sedimentary deposits and fractured rock aquifers. Depth to groundwater varies from more than hundred feet below ridge tops, to near or above ground surface (i.e., flowing artesian) in the valley floor.

Hydrogeology

Major hydrogeologic units within the Spring Valley Ranch property, and the associated groundwater-bearing characteristics of these units, are described below.

Granitic rock of the Idaho Batholith effectively eliminates much of the Spring Valley Ranch property from consideration for public water system well development. This includes not only areas where granite is present at ground surface, but also areas where sediments or volcanic rocks are underlain by granite at relatively shallow depths. A granite ridge between Dry Creek Valley and Spring Valley appears to function as a barrier to groundwater flow out of the Spring Valley.

The valley floor area in Spring Valley is underlain by Idaho Group sediments and volcanic rocks to a depth of approximately 400 feet. Wells completed in these materials at Spring Valley typically yield 20 to 100 gallons per minute (gpm).

In the hills approximately one mile west of the Spring Valley Ranch headquarters, a coarse-grained sand of the Pierce Gulch Formation caps older sediments and volcanics of the lower Idaho Group. A perched aquifer, i.e., the Sandy Hill Aquifer, is present in the base of these materials. A test well completed in this aquifer has been pumped at rates of more than 2,000 gpm.

Groundwater Flow, Recharge, and Discharge

Within the Spring Valley area, groundwater flow is believed to follow topography, with Spring Valley Creek functioning as a drain for the local groundwater system. Recharge of the local groundwater system occurs from infiltration of precipitation, applied irrigation, and leakage from streams.

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Groundwater discharge occurs as base flow to Spring Valley Creek and its tributaries, and from pumping of the irrigation well at Spring Valley Ranch. A hillside spring on the west side of Spring Valley discharges approximately 50 gpm that flows toward Spring Valley Creek. This spring appears to function as the discharge point from the Sandy Hill aquifer.

Existing Groundwater Development

Groundwater has been developed in Spring Valley for irrigation purposes. An existing irrigation well at Spring Valley Ranch produces approximately 100 gpm for irrigation purposes. The ranch house and outbuildings are supplied with water piped from the hillside spring on the west side of Spring Valley. There is no other groundwater currently being used within the project area.

Potential for Developing Groundwater Supplies

Groundwater investigations over the past two years, including more than 8,000 feet of exploratory drilling, have shown that aquifers within the Spring Valley Ranch property have adequate capacity to support the proposed development. The most productive aquifers are located west of Highway 55 and include Sandy Hill. A transmission pipeline will convey water from Sandy Hill to the development area. The well field, reservoir locations and pipe routes are illustrated on **Figures 12A, 12B** and also on **Figure 20A.**

Aquifer Impacts

SunCor will divert water from aquifers in the Spring Valley area to supply municipal needs in the proposed Avimor Planned Community. Diversion of water from these aquifers has little or no potential to impact other water right holders or the main aquifer in the Boise Valley because of the remote and isolated location of the Spring Valley aquifers and the existence of hydro-geological barriers between Spring Valley and the Shadow Valley/Dry Creek/Eagle area.

The closest wells to the Spring Valley project area are found in the vicinity of Shadow Valley Golf Course. These wells are approximately 3 miles to the south of the Sandy Hill Aquifer (primary domestic source), and 2 to 3 miles south of the Spring Valley wells. There are no wells owned by other water users tapping the Sandy Hill or Spring Valley Aquifers.

The Spring Valley Aquifer and Sandy Hill Aquifer are hydraulically isolated from aquifers in the Shadow Valley, Dry Creek and Eagle areas by a northwest trending granodiorite rock mass that is exposed in the canyon between Shadow Valley golf course and Spring Valley Ranch. This rock mass is a portion of the Idaho Batholith and is exposed at the surface for several miles to the northwest of Highway 55. To the southwest of Highway 55, the rock underlies unsaturated Idaho Group sediments. The effect of this low permeability rock unit is to function as a hydraulic barrier for groundwater flow from Spring Valley into Idaho Group aquifers

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further to the south. This conclusion is based on (1) typical low-permeability characteristics of granitic rock and (2) the presence of the Spring Valley Aquifer water levels at an elevation approximately 500 feet higher than groundwater levels in Dry Creek Valley. Thus, pumping of aquifers in Spring Valley will have no interference impact with wells in the Dry Creek, Shadow Valley or Eagle areas.

Spring Valley Creek Impact

Any impact that pumping of the Spring Valley Aquifer may have on groundwater discharge to Spring Valley Creek is expected to be offset by increased irrigation activity from domestic sources on individual lots; by land application of treated wastewater in the irrigation of common areas; and through irrigation of recreational facilities and riparian enhancements along Spring Valley Creek.

It must also be noted that the creek is intermittent and subject to unpredictable climatic factors. In order to assure viability of wetlands enhancements and mitigation, the noted use of the Spring Valley Aquifer may, in fact, be applied directly to the creek to maintain a more consistent moisture level than is currently possible in its uncontrolled condition.

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Soils

There are 16 major soil types within the proposed project area, as described in the Soil Conservation Service May 1980 Soil Survey (USDA, 1980). The majority of the areas scheduled for initial development in Spring Valley Ranch are underlain by three soil units: (1) Brent-Ladd Loams; (2) Goose Creek Loam or (3) the Quincy-Brent Complex.

According to the USDA soil manual, these soils are generally characterized as possessing low strength, high shrink-swell potential, and slow percolation rates. In addition, shallow groundwater (2.5 to 3.5 feet below ground surface) is a possibility in the Goose Creek Loam. The Goose Creek Loam underlies the relatively flat areas along Highway 55 in the middle of the valley. General constraints for development on these and other soils are summarized in the Geotechnical Characterization section. Soil type distribution within the project site is illustrated on **Figure 9A;** "off-site" soils west of Highway 55 are shown on **Figure 9B.**

Table 1, which follows **Figures 9A and 9B**, provides summary-level engineering information related to the general properties of each soil unit as it relates to the design and construction of roads, streets, commercial buildings and residential structures. The engineering properties are based on Unified Soil Classification test data (also known as index tests) using known relationships between soil properties and the behavior of soils in various structure development applications. The tabulated properties are useful in identifying unfavorable soil conditions and aiding in the conceptual selection of designs to mitigate those conditions. It is emphasized that these generalized soil properties are equally useful in guiding site-specific investigations to establish geotechnical design parameters.

Development Suitability

The Avimor Planned Community will occur primarily on three soil units: The Goose Creek Loam, the Brent-Ladd Loam and the Quincy-Brent Complex. All three soil types are suitable for development with appropriate engineered foundation systems and/or soil improvement methods.

Of the three primary soil types underlying the initial development area, the Goose Creek Loam presents the greater challenge with respect to structure support. The Goose Creek Loam generally underlies the low-lying areas adjacent to Spring Valley Creek. These areas typically exhibit relatively shallow seasonal groundwater, and the soils are relatively weak and compressible to depths ranging from 20 to 40 feet below existing ground surface. The soils underlying the soft strata are relatively dense

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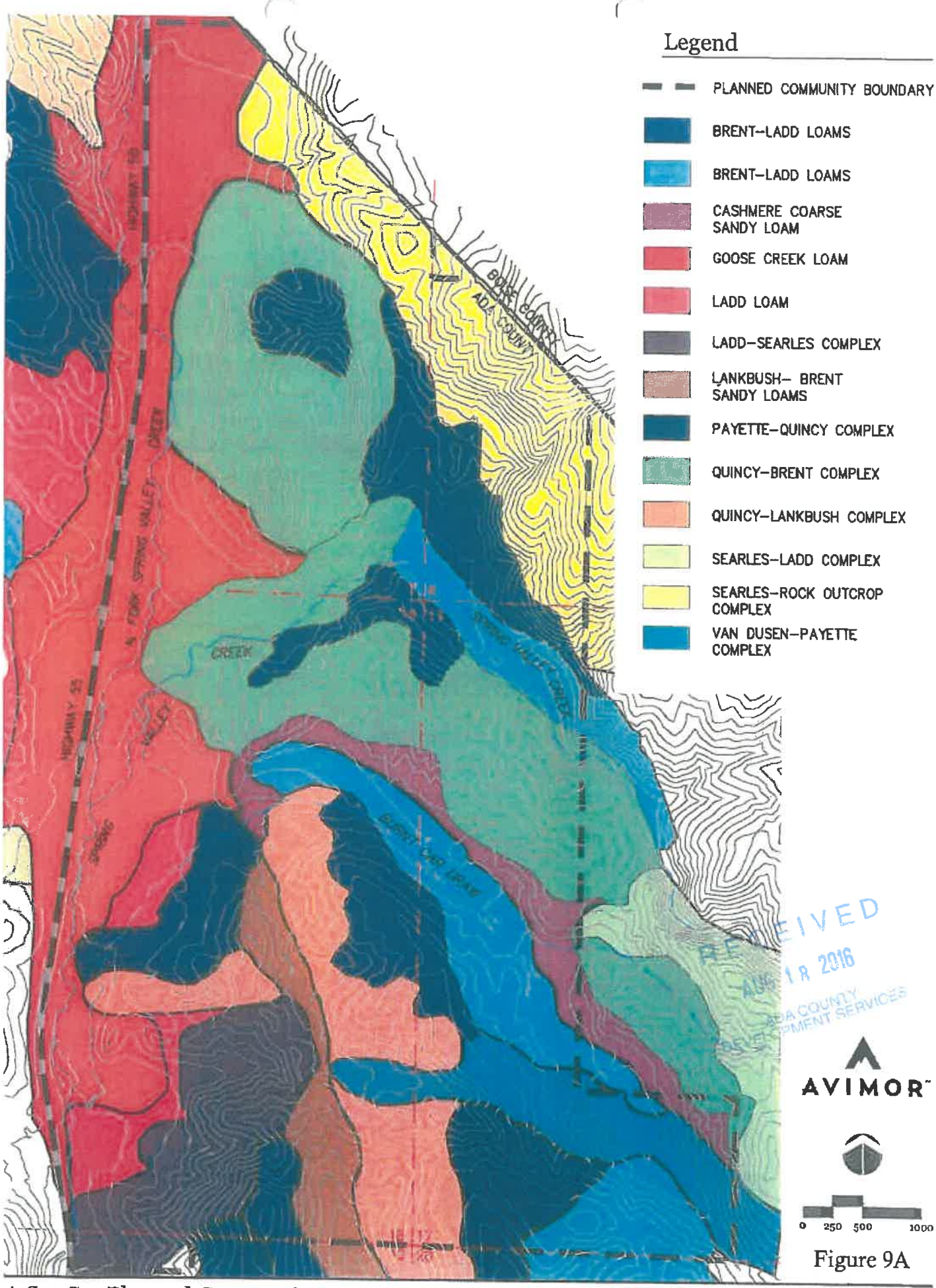

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Figure 9A

A SunCor Planned Community

Soil Type Distribution

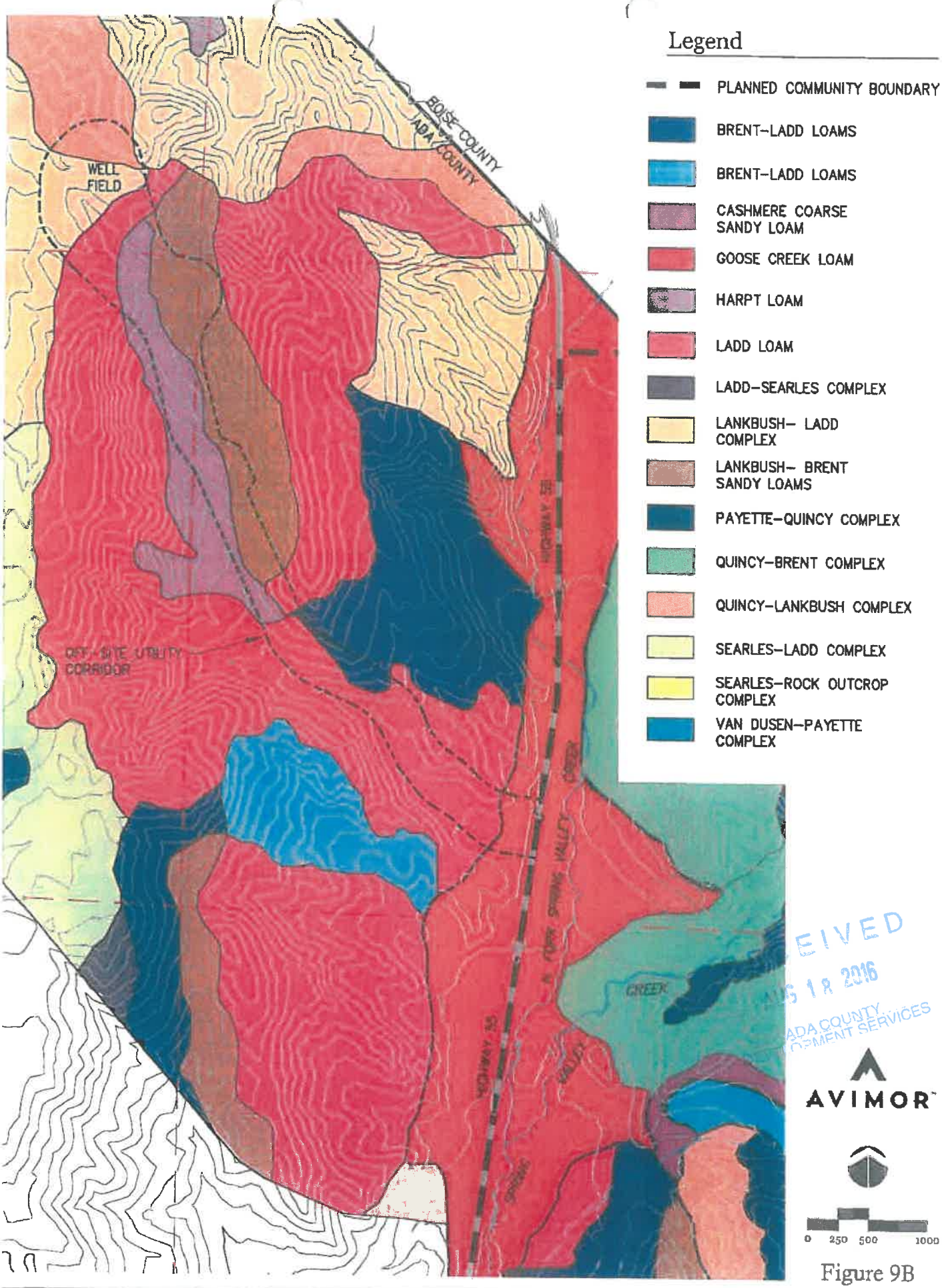

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Figure 9B

Table 1
Engineering Soils Table
Spring Valley Ranch
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Soil Name and (Number)	USDA Texture	Unified Classification	Percent Passing Sieve No. (Avg)				Liquid Limit	Plasticity Index	Permeability in/hr	Soil Reaction pH
			4	10	40	200				
Brent-Ladd Loams (19)										
Brent	Loam, Silt Loam, Clay, Sandy Clay, Clay Loam	CL, ML, CH	100	100	60-100	50-90	20-60	5-40	<0.6-2.0	6.6-84
Brent	Gravelly Clay Loam, Gravelly Silt Loam, Gravelly Loam, Stratified Gravelly Loamy Coarse Sand to Very Gravelly Coarse Sand	CL, GM, GP, SM, SP	40-70	40-70	25-75	5-65	10-45	NP-25	0.2-20	7.9-8.4
Ladd	Loam	ML	100	100	85-95	60-90	20-30	NP-5	0.6-2.0	6.1-7.3
Ladd	Clay Loam, Loam, Sandy Clay Loam, Sandy Clay Loam, Sandy Loam	CL, ML, SM, SC	85-100	85-100	70-100	30-80	20-40	NP-15	0.2-0.6	6.1-7.3
Brent-Ladd Loams (20)										
Brent	Loam, Silt Loam, Clay, Sandy Clay, Clay Loam	CL, ML, CH	100	100	60-100	50-90	20-60	5-40	<0.6-2.0	6.6-8.4
Brent	Gravelly Clay Loam, Gravelly Silt Loam, Gravelly Loam, Stratified Gravelly Loamy Coarse Sand to Very Gravelly Coarse Sand	CL, GM, GP, SM, SP	40-70	40-70	25-75	5-65	10-45	NP-25	0.2-20	7.9-8.4
Ladd	Loam	ML	100	100	85-95	60-90	20-30	NP-5	0.6-2.0	6.1-7.3
Ladd	Clay Loam, Loam, Sandy Clay Loam, Sandy Clay Loam, Sandy Loam	CL, ML, SM, SC	85-100	85-100	70-100	30-80	20-40	NP-15	0.2-0.6	6.1-7.3
Cashmere Coarse Sandy Loam (23)	Coarse Sandy Loam, Fine Sandy Loam, Sandy Loam, Loamy Fine Sand, Loamy Coarse Sand	SM	80-100	80-100	50-75	15-45	NV-30	NP-5	2.0-20	6.1-7.8
Goose Creek Loam (65)	Loam	ML, CL	100	100	85-100	60-85	20-30	5-10	0.2-2.0	6.6-8.4
	Stratified Fine Sandy Loam to Clay	ML, CL	100	100	85-100	55-85	25-40	5-20	0.2-0.6	6.6-8.4

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Table 1
Engineering Soils Table
Spring Valley Ranch
Ada County, Idaho

Soil Name and (Number)	USDA Texture	Unified Classification	Percent Passing Sieve No. (Avg)				Liquid Limit	Plasticity Index	Permeability in/hr	Soil Reaction pH
			4	10	40	200				
Harpt Loam (67)										
	Loam	CL-ML	95-100	95-100	85-95	60-75	20-30	5-10	0.6-2.0	6.1-7.3
	Silt Loam, Loam, Fine Sandy Loam, Sandy Loam	CL-ML, CL, SC, SM-SC, SM	95-100	95-100	70-100	30-90	20-35	NP-10	0.6-2.0	6.1-7.8
	Stratified Coarse Sandy Loam to Clay Loam	SM, ML	90-100	90-100	70-85	40-60	20-25	NP-5	2.0-6.0	6.1-7.8
Ladd Loam (79)	Loam	ML	100	100	85-95	60-90	20-30	NP-5	0.6-2.0	6.1-7.3
	Clay Loam, Loam, Sandy Clay Loam, Sandy Loam	CL, SM, SC	85-100	85-100	70-100	40-80	25-40	5-15	0.2-0.6	6.1-7.3
Ladd-Searles Complex (86)										
Ladd	Loam	ML	100	100	85-95	60-90	20-30	NP-5	0.6-2.0	6.1-7.3
Ladd	Clay Loam, Loam, Sandy Clay Loam, Sandy Loam	CL, SM, SC	85-100	85-100	70-100	30-80	20-40	NP-15	0.2-0.6	6.1-7.3
Searles	Gravelly Loam, Fine Gravelly Coarse Sandy Clay Loam,	CL, ML, GM, GC, SC	55-85	50-75	40-70	15-55	20-35	5-15	0.6-2.0	7.8-7.8
Searles	Very Gravelly Coarse Sandy Clay Loam, Very Gravelly Loam	GP, GC, GM	25-45	25-45	15-40	5-30	20-35	5-15	0.2-0.6	6.6-7.8
Searles	Unweathered Bedrock									
Lankbush-Brent Sandy Loams (91)										
Lankbush	Sandy Loam, Sandy Clay Loam, Clay Loam, Loam	SM, SC, CL, ML	85-100	85-100	55-100	25-80	20-35	NP-15	0.2-6.0	6.6-8.4
Lankbush	Sand, Sandy Loam, Loamy Coarse Sand	SM, SP	85-100	85-100	45-70	5-30	20-25	NP-5	2.0-6.0	7.4-9.0
Brent	Sandy Loam, Silt Loam, Loam, Clay, Sandy Clay, Clay Loam	CL, ML, CH	100	100	60-100	30-90	20-60	5-40	0.6-2.0	6.6-7.8
Brent	Gravelly Clay Loam, Gravelly Silt Loam, Gravelly Loam, Stratified Gravelly Loamy Coarse Sand, Very Gravelly Coarse Sand	CL, GM, GP, SM, SP	40-80	40-75	25-75	5-65	10-45	NP-25	0.2-20	7.4-8.4

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Table 1
Engineering Soils Table
Spring Valley Ranch
Ada County, Idaho

Soil Name and (Number)	USDA Texture	Unified Classification	Percent Passing Sieve No. (Avg)				Liquid Limit	Plasticity Index	Permeability in/hr	Soil Reaction pH
			4	10	40	200				
Lankbush-Ladd Complex (93)										
Lankbush	Sandy Loam	SM, SM-SC	85-100	85-100	55-65	25-40	20-30	NP-10	2.0-6.0	6.6-7.3
Lankbush	Sandy Clay Loam, Clay Loam, Loam	CL-ML, CL, SM-SC, SC	85-100	85-100	70-100	30-80	25-35	5-15	0.2-0.6	7.9-8.4
Lankbush	Sand, Sandy Loam, Loamy Coarse Sand	SM, SP-SM	85-100	85-100	45-70	5-30	20-25	NP-5	2.0-6.0	7.4-9.0
Ladd	Loam	ML	100	100	85-95	60-90	20-30	NP-5	0.6-2.0	6.1-7.3
Ladd	Clay Loam, Loam, Sandy Clay Loam	CL-ML, CL, SM-SC, SC	85-100	85-100	70-100	40-80	25-40	5-15	0.2-0.6	6.1-7.3
Ladd	Sandy Clay Loam, Sandy Loam	SM	85-100	85-100	70-100	30-50	20-30	NP-5	0.2-0.6	6.1-7.3
Payette-Quincy Complex (117)										
Payette	Sandy Loam, Coarse Sandy Loam, Gravelly Coarse Sandy Loam, Coarse Sand, Loamy Sand	SM, GM, GC, ML, CL, SP	60-100	40-100	20-95	0-75	20-30	NP-10	2.0->20	6.6-8.4
Quincy	Fine Gravelly Loamy Coarse Sand	SM	80-90	70-75	50-70	15-30	NV	NP	6.0-20	6.1-8.4
Quincy-Brent Complex (149)										
Quincy	Fine Gravelly Loamy Coarse Sand	SM	80-90	70-75	50-70	15-30	NV	NP	6.0-20	6.1-8.4
Brent	Sandy Loam, Silt Loam, Loam, Clay, Sandy Clay, Clay Loam	CL, ML, CH	100	100	60-100	30-90	20-60	5-40	0.6-2.0	6.6-7.8
Brent	Gravelly Clay Loam, Gravelly Silt Loam, Gravelly Loam, Stratified Gravelly Loamy Coarse Sand, Very Gravelly Coarse Sand	CL, GM, GP, SM, SP	40-80	40-75	25-75	5-65	10-45	NP-25	<0.2-20	7.4-8.4
Quincy-Lankbush Complex (152)										
Quincy	Fine Gravelly Loamy Coarse Sand	SM	80-90	70-75	50-70	15-30	NV	NP	6.0-20	6.1-8.4
Lankbush	Sandy Loam, Sandy Clay Loam, Clay Loam, Loam	SM, SC, CL, ML	85-100	85-100	55-100	25-80	20-35	NP-15	0.2-6.0	6.6-8.4
Lankbush	Sand, Sandy Loam, Loamy Coarse Sand	SM, SP	85-100	85-100	45-70	5-30	20-25	NP-5	2.0-6.0	7.4-9.0

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Table 1
Engineering Soils Table
Spring Valley Ranch
Ada County, Idaho

Soil Name and (Number)	USDA Texture	Unified Classification	Percent Passing Sieve No. (Avg)				Liquid Limit	Plasticity Index	Permeability in/hr	Soil Reaction pH
			4	10	40	200				
Searles-Ladd Complex (169)										
Searles	Gravelly Loam, Fine Gravelly Coarse Sandy Clay Loam,	CL, ML, GM, GC, SC	65-85	65-75	55-70	35-55	20-30	5-10	0.6-2.0	6.6-7.8
Searles	Very Gravelly Coarse Sandy Clay Loam, Very Gravelly Loam	GP, GC, GM	25-70	25-65	15-55	5-35	20-35	5-15	0.2-0.6	6.6-7.8
Searles	Unweathered Bedrock	-								
Ladd	Loam	ML	100	100	85-95	60-90	20-30	NP-5	0.6-2.0	6.1-7.3
Ladd	Clay Loam, Loam, Sandy Clay Loam, Sandy Loam	CL, SM, SC	85-100	85-100	70-100	30-80	20-40	NP-15	0.2-0.6	6.1-7.3
Searles-Rock Outcrop Complex (171)	Stony Loam, Very Gravelly Clay Loam, Very Cobbly Loam	SM, ML	30-80	20-75	20-70	15-55	NV-40	NP-15	0.2-2.0	6.6-7.3
	Unweathered Bedrock									
Van Dusen-Payette Complex (197)										
Van Dusen	Loam, Sandy Clay Loam, Clay Loam, Gravelly Loam, Stratified Sand to Loam	ML, CL, SM, SC, SP	75-100	60-100	50-100	5-85	20-35	NP-15	0.2-20	6.1-7.8
Payette	Sandy Loam, Coarse Sandy Loam, Gravelly Coarse Sandy Loam, Coarse Sand, Loamy Sand	SM, GM, GC, ML, CL, SP	60-100	60-100	35-95	5-75	20-30	NP-10	2.0->20	6.6-8.4

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with low compressibility. Accordingly, the Goose Creek Loam is generally suitable for development with one to two-story, wood-frame structures with proper site preparation. Economic and efficient preparation of the Goose Creek Loam for this type of development will require placement of compacted fill sections up to 3 feet in depth as measured from the base of the footing to bridge the weaker soils and attenuate the potential settlements seated in those soils.

It is emphasized that development with heavier and more settlement-sensitive buildings (such as masonry block, brick or concrete tilt-up walls and/or multi-story structures) is feasible. However, the structure foundations will need to consist of one of several alternatives:

- Deep systems (piles or piers) founded on the dense soils underlying the Goose Creek Loam;
- Stabilization of the weak soils (stone columns) or
- In-place consolidation (ground preloading with vertical drains) of the compressible stratum.

Provided the relatively weak Goose Creek Loam is stabilized or a foundation system selected to mitigate the potential settlements, design and construction of multi-story buildings with heavy wall and column loads can be accomplished by the use of commonly applied foundation engineering techniques. In general, deep foundation systems are applicable to large multi-story buildings (with as many as ten stories), while ground improvement methods are applicable to low to mid-rise structures (three to five stories).

The Brent-Ladd Loam and the Quincy-Brent Complex soils comprise a majority of the soils underlying the upland portions of the initial development area. In general, these soils are medium-dense to dense and of moderate to low compressibility in the native condition, and consist of a large or predominant fraction of granular material (sands and fine gravels). These soils are generally suitable for support of light, single-story structures or heavier multi-story structures. Site preparation for light structures will typically consist of minor subexcavation and replacement of the site soils in a compacted condition. Applying the subexcavation-and-replacement method of site preparation to suitable but greater depths can provide adequate support of heavier and multi-story structures.

The primary exception to these general conditions is present near the Burnt Car and Spring Valley Creek channels. Within these geographically narrow areas, the groundwater is relatively shallow. As a consequence, the saturated Brent-Ladd Loam and the Quincy-Brent Complex soils are relatively weak and compressible. Site preparation within these localized areas can accomplished using the techniques applicable to the Goose Creek Loam soils.

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Geology

The Avimor Planned Community site is underlain by two principal bedrock units: (1) granite and granite-like rocks of the Cretaceous-age Idaho Batholith; and (2) an assemblage of sedimentary and volcanic rocks of the Quaternary/Tertiary-age Idaho Group. The bedrock units are heavily weathered and generally occur as small, inconspicuous outcrops. An illustration of the site's geology is provided on **Figure 10A** and off-site geology is depicted on **Figure 10B**.

Rocks of the Idaho Batholith consist of light to medium gray granite, granodiorite, and meta-granite. All these units weather to grass-covered slopes with occasional gray to dark gray outcrop and residual boulders. Areas underlain by the deeply weathered Idaho Batholith rocks can generally be recognized by the presence of light grayish-brown, sandy soil. This condition is most apparent on the crest of the ridge separating southern Spring Valley Creek bottom land from the upland areas east of the valley. In areas adjacent to faults, the granitic rocks commonly exhibit pock-marked erosional pits and reddish-brown iron staining.

Because of the lack of continuous outcrop, the relationship between the sedimentary and volcanic rocks within the Idaho group is unclear. In the general area of the project site, the Idaho Group consists of light to medium brown mudstone, claystone, and volcanic ash beds divided by medium to dark brown sandstone beds. Based on field observation, the majority of Idaho Group sedimentary rocks consist of the fine-grained units forming smooth hill slopes. The fine-grained units contain occasional petrified wood fragments and snail shells.

Soil derived from the sedimentary units of the Idaho Group is typically medium to dark brown and clay-rich. This readily contrasts with the sandy soil developed over the granite rocks. This transition is apparent in places along the ridge between Burnt Car Draw and Spring Valley Creek, where the light and dark soil types are well exposed adjacent to one another.

The mudstones and claystones of the Idaho Group are divided by volcanic rocks consisting of ash and volcanic mudflows. These volcanic deposits are a result of eruptions from near-by volcanoes that rained down hot ash and wet, ash-rich mud flows. Individual ash and mudflow units within this volcanic series range up to approximately 15 feet thick, but are generally expressed as 3 to 6-foot thick beds within the fine-grained sedimentary units. The volcanic rocks are deeply weathered, and generally outcrop as medium brown to dark greenish brown, soft ledges. Typical exposures of these rocks are the dark colored, low outcrops along the north side of Burnt Car Draw.

The interbedded relationship between the Idaho Group sediments and volcanic rocks is best illustrated on the prominent hillslope immediately north of where Spring Valley Creek emerges from the

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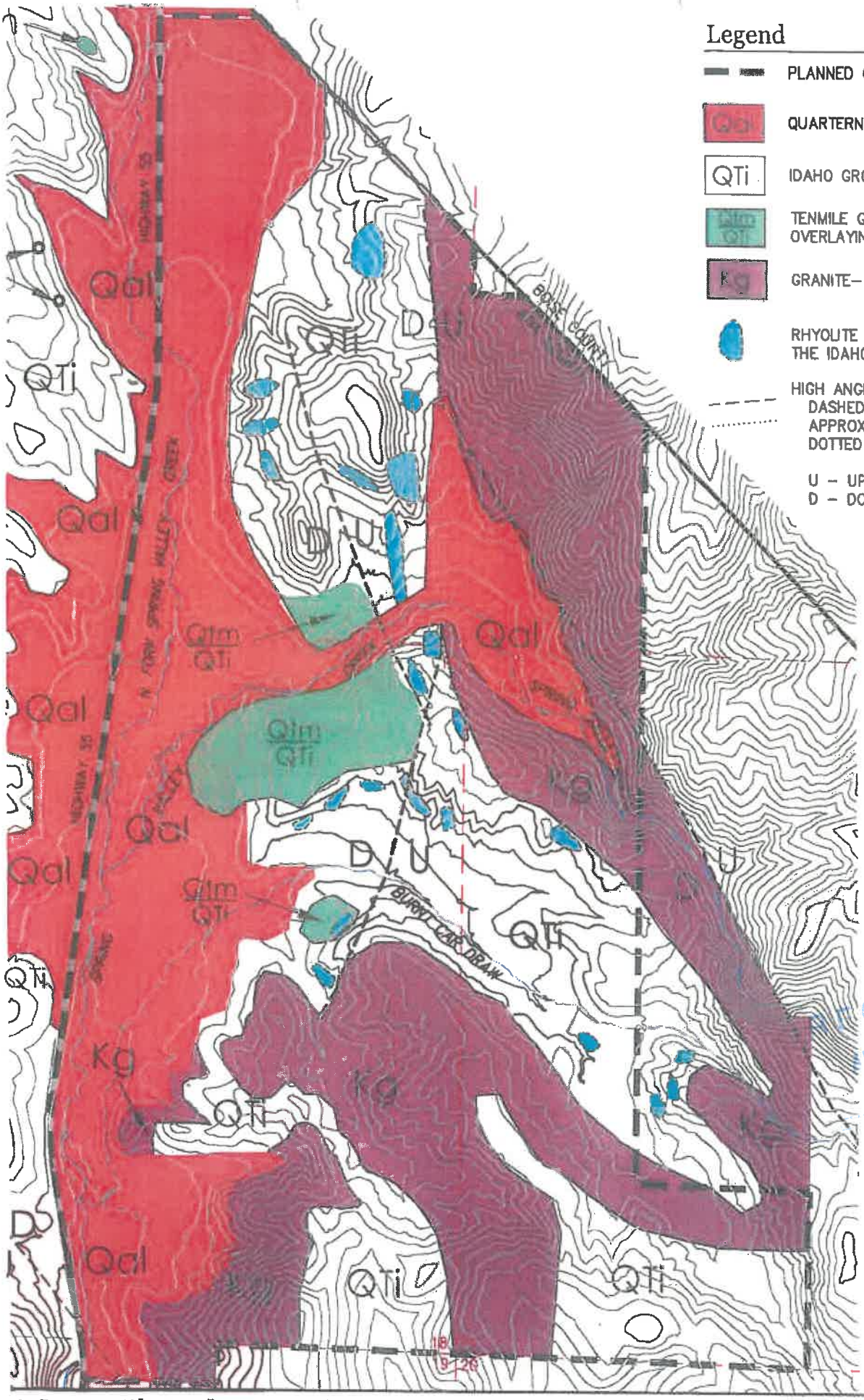

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Figure 10A

A SunCor Planned Community

Geologic Conditions

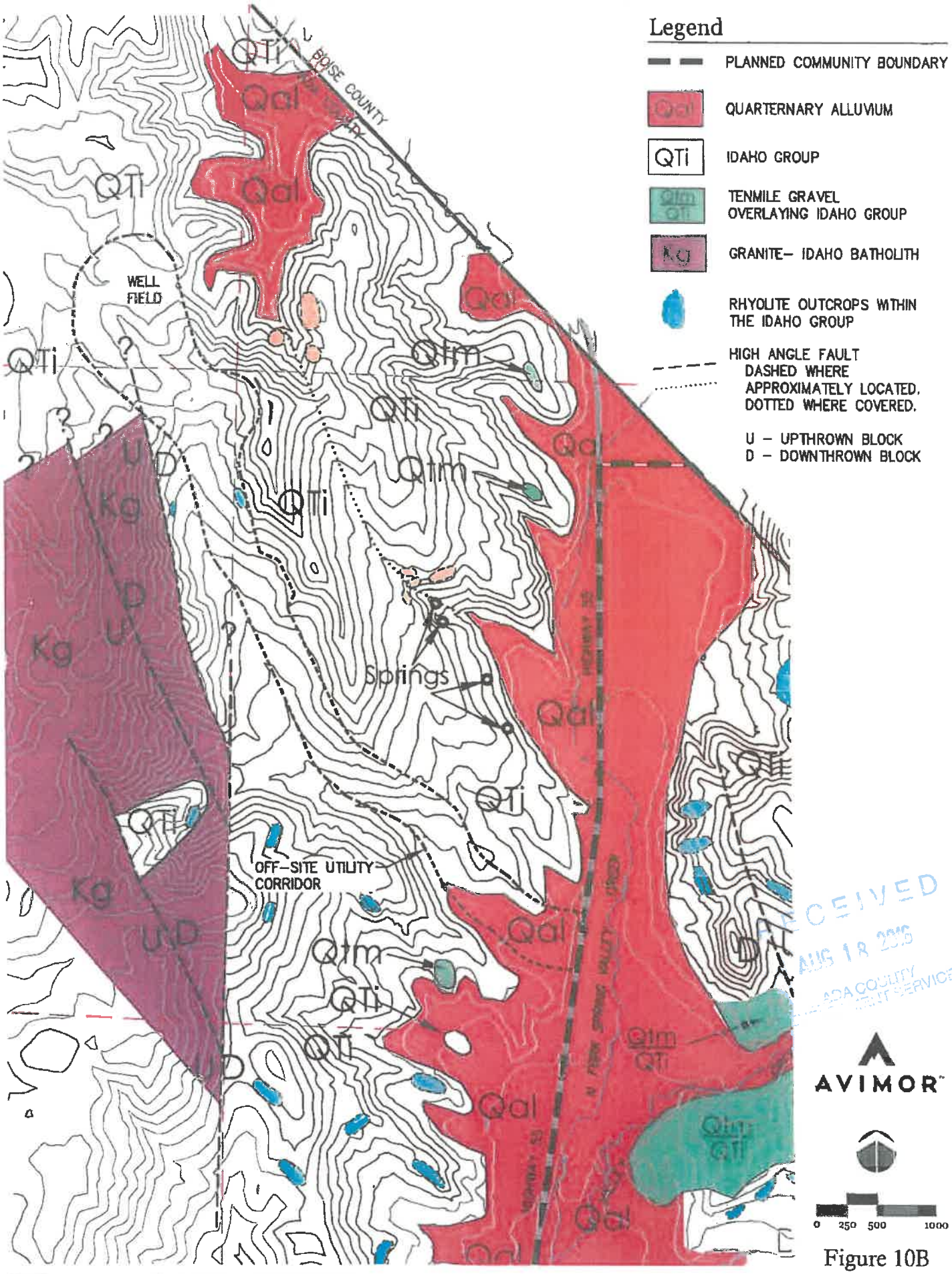

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Figure 10B

confines of the east-west canyon and turns to the south in Spring Valley. At this location the volcanic beds form resistant ribs in the otherwise smooth-weathering fine grained Idaho Group sedimentary units.

Several hill slopes along the eastern side of Spring Valley are covered with cobbles and gravels rich in quartz, granite, and other resistant bedrock materials. These occur at elevations ranging from approximately 3,260 to 3,380 feet, and rest on Idaho Group sediments. These deposits are believed to be remnants of an ancient river terrace system, similar to the prominent, better developed river terraces observed on the south side of the Boise River Valley.

The relatively flat area in Spring Valley is comprised of unconsolidated sediments recently deposited by Spring Valley Creek. These units are predominantly silt and clay, with frequent fine sand layers.

Structure

The most prominent structural elements in the project area are Spring Valley and the steep, granitic uplands to the northeast and south. Northwest trending faults probably account for positioning of older granitic rocks with younger Idaho Group sediments along the ridge lines such as occurs on the south side of Spring Valley Creek canyon, and on the southern end of the property. The mapped faults are illustrated on **Figures 10A and 10B**.

These northwest-trending faults are probably related to the Boise Front Fault system, a series of faults that define the prominent mountain front observed in the Boise River Valley north of Boise.

Less obvious, but likely present, are north-south trending faults defining the east and west margins of Spring Valley. While the western margin is generally linear, the eastern margin is less distinct, with several prominent, unnamed creeks entering the valley on the east side. Taken together, the high-angle faults define a graben, or down-dropped block occupied by Spring Valley surrounded by up-thrown blocks forming the highland areas.

Idaho Group rocks within the graben generally dip gently to the center of the graben. This is best illustrated in the prominently bedded hillside on the north side of Spring Valley Creek, and in the volcanic units outcropping in Burnt Car Draw. In these locations, the beds are tipping downward gently to the west, toward the axis of the Spring Creek valley.

No indications of active faulting such as fault scarps, flatirons or displaced recent strata were observed. No active fault zones have been mapped in the area in state-wide fault zone maps or other sources reviewed for this project. As a result, no mitigation or remedial design will be required for potential fault rupture.

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Seismicity

Probable ground shaking intensity for future seismic events is presented in two scenarios; one for structures located on bedrock, and the second for structures located on overburden soils. For structures on bedrock, Sprenke and Breckenridge (1992) predict a 90 percent probability that a Mercalli magnitude V event will not be exceeded in the next 50 years. For structures on overburden soils, they predict a 90 percent probability that a Mercalli magnitude IX will not be exceeded in the next 50 years.

Based on the geotechnical studies performed at the Avimor Planned Community site, loose saturated sand and silty sand beds may occur in the recent alluvium. These soil conditions are susceptible to seismically induced liquefaction and settlement. Additional exploratory borings for roadway and structure designs will extend to appropriate depths to assess the potential for liquefiable soils. While depth to bedrock is not known in the hill slope areas, these areas may be subject to slope failure. The geotechnical investigations will be adequately designed to provide earth materials stability information for design purposes. All structures will be designed in accordance with appropriate standards for seismic loads.

Properties

Bedrock within the project area is generally deeply weathered and very soft. When located adjacent to fault zones, the bedrock may be fractured and jointed, especially the more brittle rock types like the batholith granite. The sedimentary and volcanic rocks are more flexible, and are more likely to bend into gentle folds when stressed. Due to the deep weathering, either rock type is estimated to exhibit moderate to moderately high compressive strength for structure-bearing purposes.

Soil units derived from the rocks also vary in their properties. Soils derived from the granite bedrock are sandier and better drained than soil developed from sedimentary parent rock. The dark, clay-rich soils from the sedimentary bedrock retain moisture, and are more likely to either shrink or swell with varying moisture content. In addition, they may be more likely to consolidate when pressure is applied to them. Areas considered for construction underlain by these soils will be further investigated by geotechnical engineering methods to accommodate the proposed development.

GEOTECHNICAL CHARACTERIZATION

The geotechnical characterization of the planned community site is intended to aid recognition of soil and groundwater conditions that may potentially affect planning, design, and construction. In general, the site may be characterized by two basic geotechnical constraints: 1) steep slopes, and 2) soft soils with shallow groundwater. The geotechnical characterization map (**Figure 11**) is a generalized compilation of available subsurface information.

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No evidence of active faulting, landslides, or floodplains was observed in the proposed construction areas. Soil and groundwater conditions are the principal concerns for site development. In general, the proposed development areas are underlain by surficial clay- and silt-loams characterized by low strength, slow percolation, low to moderate shrink-swell potential, and relatively high erodibility. The general soil characteristics for the site area are based on a recent geotechnical studies, geologic reconnaissance studies, and the published results of the USDA Soil Conservation Service Soil Survey of Ada County (1980).

Seasonal shallow groundwater is a possibility (USDA, 1980) in the Goose Creek Loam soil underlying the relatively flat, cultivated valley floor, which is traversed by Spring Valley Creek. Nine geotechnical borings were drilled at selected locations near Spring Valley Creek during February and March 2004 as part of an initial elevation of the geotechnical conditions. During the period of drilling and sampling, groundwater levels were encountered at depths ranging from about 3.5 to 14 feet below existing grade.

Permanent piezometers were installed during February and March 2004 in three of the nine borings located along Spring Valley Creek. A reading of these piezometers monthly through the Spring of 2005, revealed groundwater levels ranging from 7 to 15 feet below existing grade. As part of the development planning and design activities, groundwater levels in the piezometers will continue to be read on an approximately monthly basis.

Based on the general characterization of the soils within the project area, building foundation systems will be designed to accommodate relatively weak soils, which may be expansive in the presence of excess moisture or compressible under external loads. Expansive soils encountered below buildings can be readily mitigated by removal and replacement techniques. Accepted and feasible methods to mitigate weak, compressible soils include stone columns, reinforced fill sections, ground preloading, mechanical compaction of the weak soils, and placement of fill sections of sufficient thickness to bridge the weaker soils. It is emphasized that these techniques are widely used to modify and strengthen weaker soils supporting low-rise commercial and residential structures. The construction methods and the long-term performance are well understood. Further discussion on the grading requirements and the grading impact on the natural features are provided below in Chapter 4.h.

In addition, the reportedly erodible nature of the site soils may require that cut and fill slopes, drainage channels, and retention/detention basins be designed to enhance overall stability and to resist the effects of erosion. The predominantly fine-grained surface soils have been characterized with a relatively slow percolation rate. Accordingly, water retention or detention areas may require designs to enhance the soil percolation rate.

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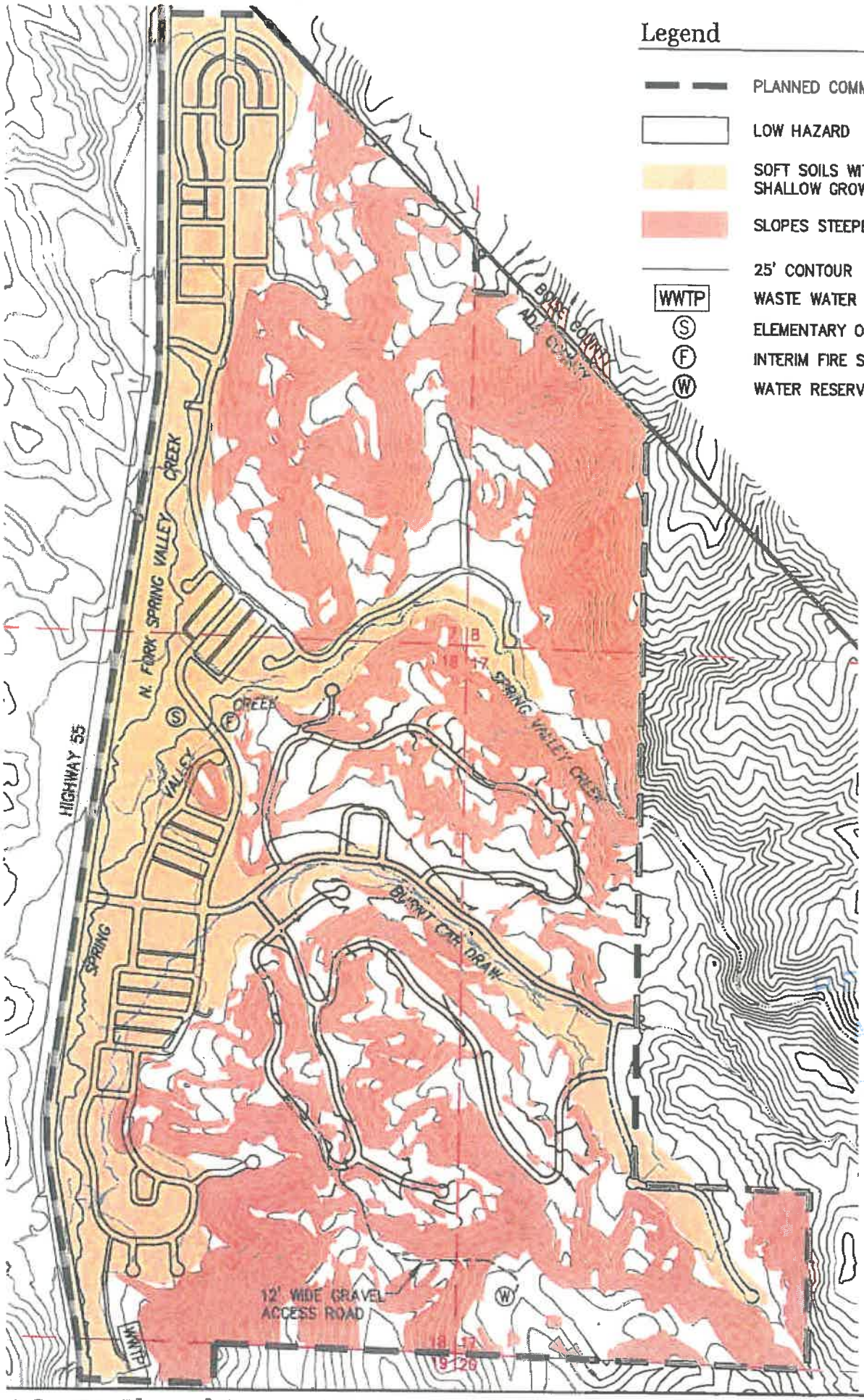

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Figure 11

Landslides And Unstable Ground

No landslides were observed at the site, and no landslides are mapped within the project area mapped by Mitchell and Bennett (1979). Accordingly, no mitigation measures will be needed for this hazard. Soil creep was observed in Idaho Group sediments within areas generally characterized with steep slopes. Soil creep and slumping may occur if the subsurface becomes saturated due to rainfall or snowmelt, improper drainage, or during severe earthquake events. Increased soil moisture levels may occur due to lawn and landscape sprinkling, and waste water detention practices. Avoidance of steeper and potentially unstable slopes, as well as slope protection methods, will be incorporated into the design construction for enhanced long-term performance. Roadway and structure design will provide for adequate drainage and not allow water to pool upgradient of any structures. Movement of the underlying bedrock is not considered a significant risk to the project.

The initial development areas are located in the Spring Valley graben. Faults in the area are considered inactive, but may contain structurally weak rock zones. Measured bedding planes within the Idaho Group sediments are gentle, usually less than 15 degrees. Ground instability due to bedding plane failure is not considered a constraint in this area.

The current stage of planning has included further detailed study of subsurface conditions at the development site, including sampling and testing of the subsurface soils to develop a quantitative range of soil characteristics. Understanding the engineering properties of the soils allows refinement of the magnitude of potential problems the soils present to design and construction of development features. Additionally, and more importantly, quantifying the soil properties provides the data necessary to develop site-specific methods for mitigation and design.

As discussed previously, expansive soils encountered below buildings can be readily mitigated by removing the native material and replacing it with non-expansive structural fill. Feasible methods to mitigate weak, compressible soils include stone columns, reinforced fill sections, ground preloading, mechanical compaction of the weak soils, and placement of fill sections of sufficient thickness to bridge the weaker soils. It is emphasized that these techniques are widely used to modify and strengthen weaker soils supporting low-rise commercial and residential structures. Design and construction methods for potentially unstable slopes will include avoidance, control of surface runoff and slope protection. Limited disturbance of slopes exceeding 25 percent is anticipated. Design and construction methods in these areas will require engineered grading that minimizes the use of fill slopes, provides for surface runoff and incorporates slope protection elements.

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As summarized above, the site soil characteristics will have design implications for all the proposed construction activities, including structure foundations, roadways, utility trenching, and stormwater and wastewater management. Development on these soils will proceed with appropriate geotechnical engineering assessment and recommendations.

4. c. TOPOGRAPHY

The site of the Avimor Planned Community features a variety of topographical features (**Figure 12A**) from relatively flat, cultivated fields and pasture along Highway 55, to mild creek drainage valleys and steep side hills. Rock outcroppings occur along an ephemeral tributary to Spring Valley Creek, commonly referred to as Burnt Car Draw. The principal slope of the site is to the west, toward Highway 55 and to the main channel of Spring Valley Creek, which flows south through the property. The ridges and draws descend from the east from the foothills in a generally northwesterly direction, and then gradually shift back to the southwest prior to opening into the valley's fields and pastures. **Figure 12B** depicts topographic features and slopes within the offsite well field and water transmission pipeline corridor and Idaho Power substation site west of Highway 55. Those facilities are discussed in Section's 9.c and e, which follow.

On-site Slope Aspect

Views within the ~~830~~ 919-acre Planned Community area, generated from the fall of 2004 aerial photography and topographic mapping update, are depicted on **Figure 13**. The graphic illustrates the diverse character of the site's valleys, draws and ridges which have been factored into the planning of the project.

Off-site Visual Perspective

The primary public viewing opportunity of the Avimor Planned Community is afforded by vehicle travel along Highway 55. Avimor is located within the Payette River Scenic Byway Corridor, a federally recognized corridor that begins just north of Highway 44 and extends through the communities of Cascade, Donnelly, and McCall north of Boise. The Corridor Management Plan's mission is to "enhance the cultural, archeological, historical, recreational, scenic and natural experiences of residents and travelers as they live along and travel the Payette River Scenic Byway." Currently SunCor is working with the Byway Council to gain a formal recommendation for the Ada County Board of Commissioners. The significant visual features of the project site are identified on **Figures 14A, 14B, 14C**. Photo reference locations are indicated on **Figure 14.**

As indicated in the photo references, motorists entering the valley from either the north or south have long valley views and distant glimpses of Stack Rock and its associated Boise Front ridgeline. The foreground experience includes the tilled fields and alfalfa fields of the ranching operation, and the Idaho Power 230kv transmission line which crosses Highway 55 at the south end of the valley.

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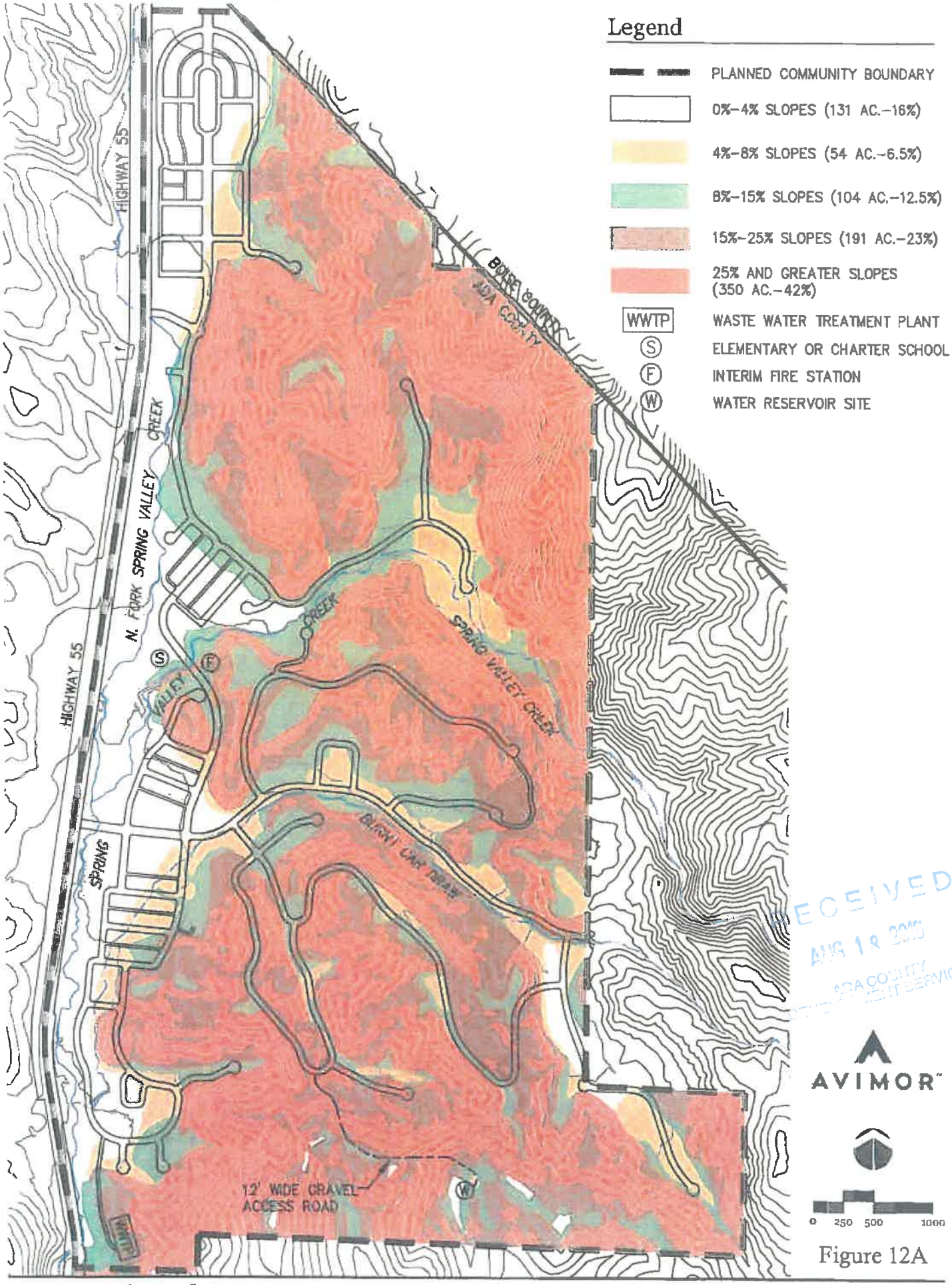

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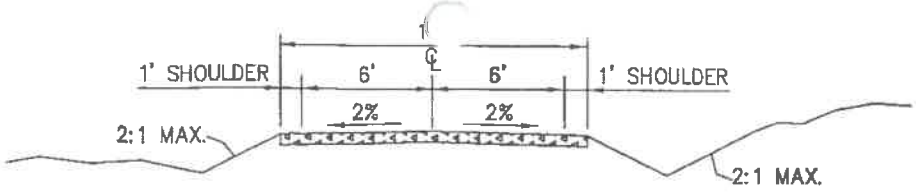
Figure 12A



TYPICAL OFF-SITE UTILITY ACCESS ROAD

N.T.S.

Legend

- PLANNED COMMUNITY BOUNDARY
- 25' CONTOUR
- 5'–10' FILL 1.41%
- 0'–5' FILL 15.93%
- 0'–5' CUT 64.12%
- 5'–10' CUT 17.22%
- 10'–20' CUT 1.32%

NOTE: CUT AND FILL AREAS AND DEPTHS DEPICTED ON THIS EXHIBIT ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING ACTUAL DESIGN. PERCENTAGES SHOWN IN EACH CUT/FILL CATEGORY ARE BASED ON THE DISTURBED AREA SHOWN ON THIS EXHIBIT.

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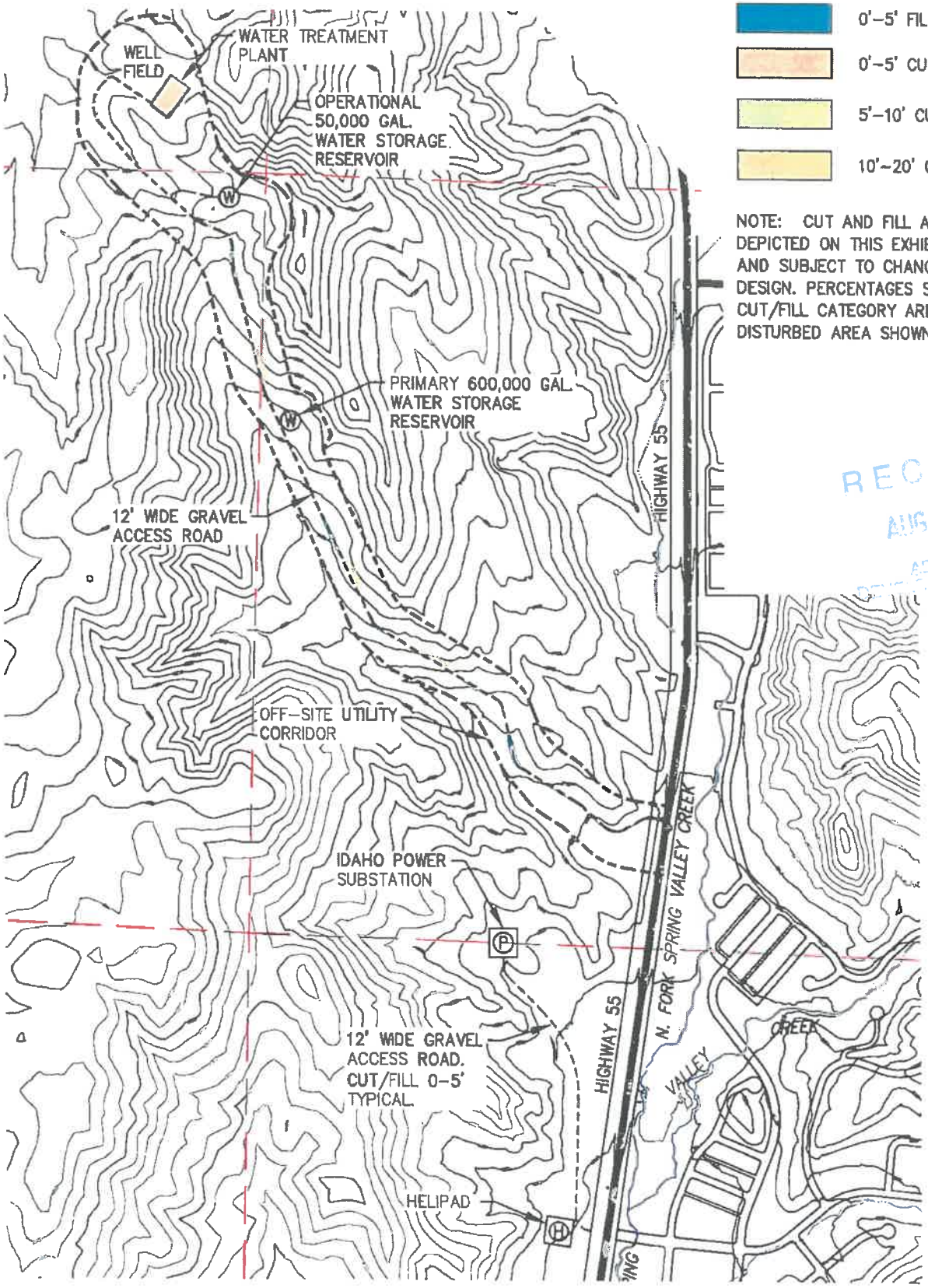

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Figure 16B

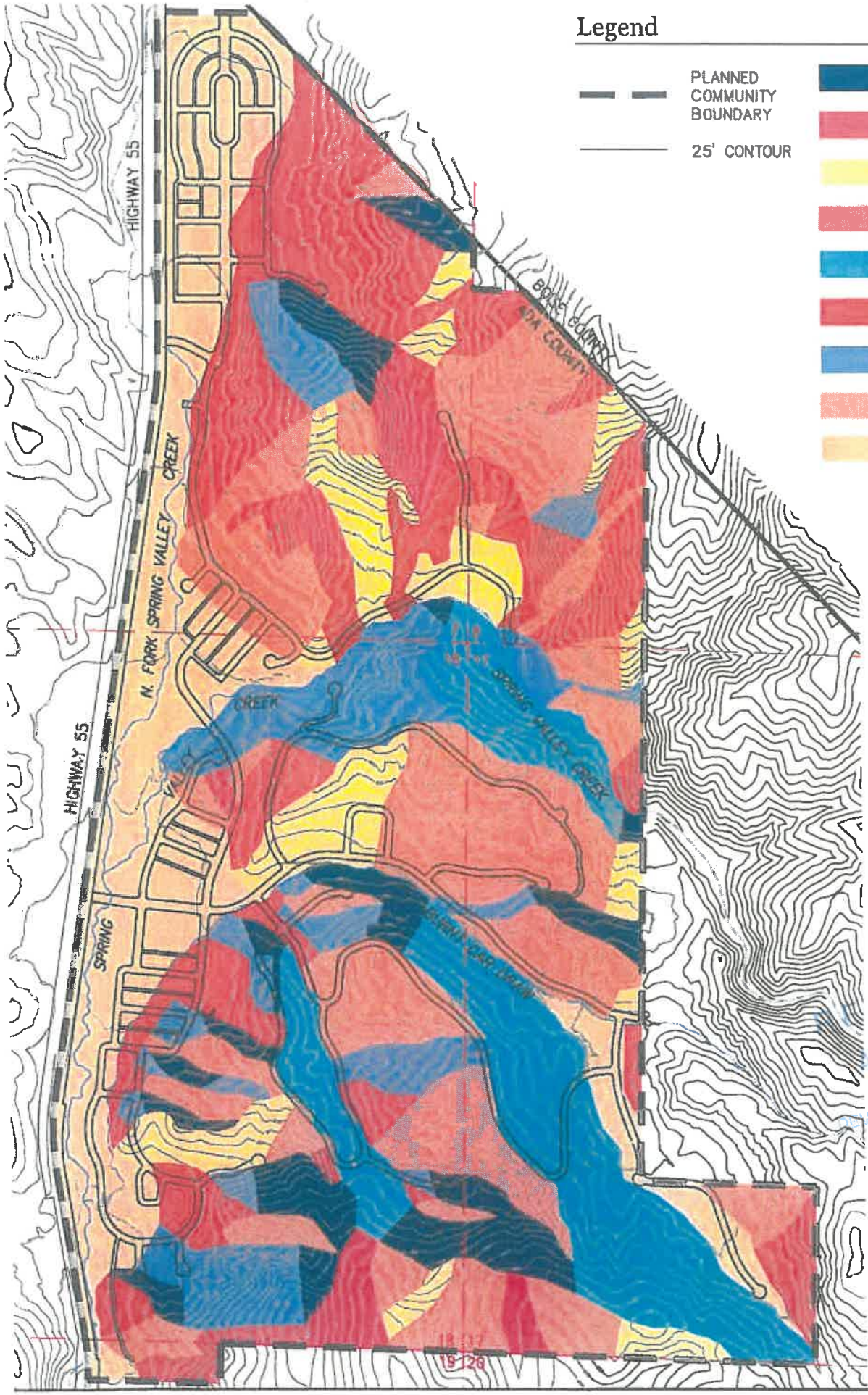

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Figure 13

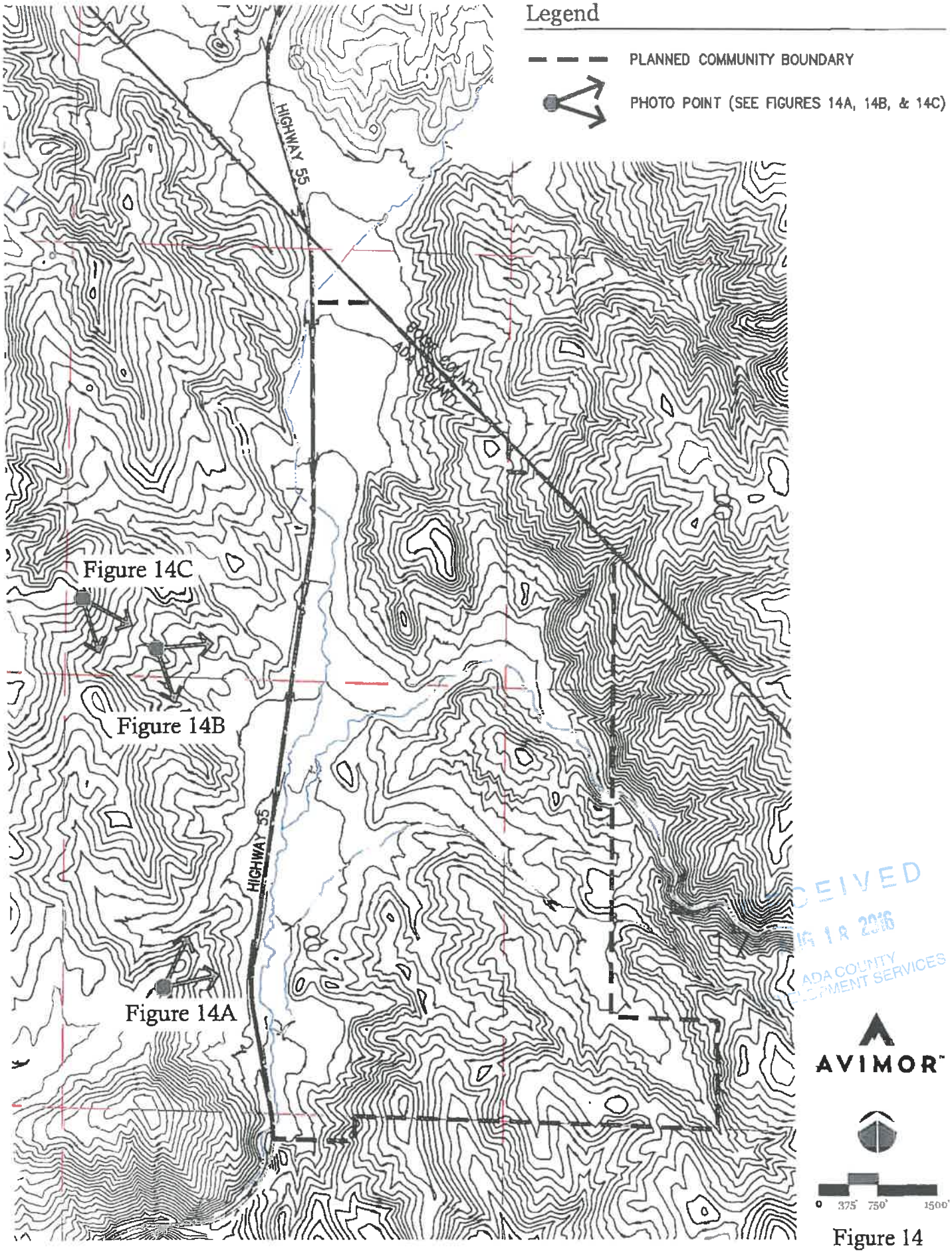

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Figure 14

VIEW LOOKING NORTHEAST TOWARD PLANNED COMMUNITY

1. RANCH HEADQUARTERS (BOISE COUNTY)
2. HIGHWAY 55 (PRIMARY PUBLIC VIEWING LOCATION)
3. SPRING VALLEY CREEK CORRIDOR (VARIOUS CHANNELS)
4. ALFALFA FIELDS (ELEVATION 3,200'–3,400')
5. ROCK OUTCROPPINGS
6. PROMINENT RIDGE LINE (ELEVATION 3,800'–4,200')
7. ENCLOSED VALLEY
8. MINOR KNOLLS AND RIDGES
9. PROMINENT RIDGES ON WEST SIDE OF HIGHWAY 55
10. BURNT CAR DRAW

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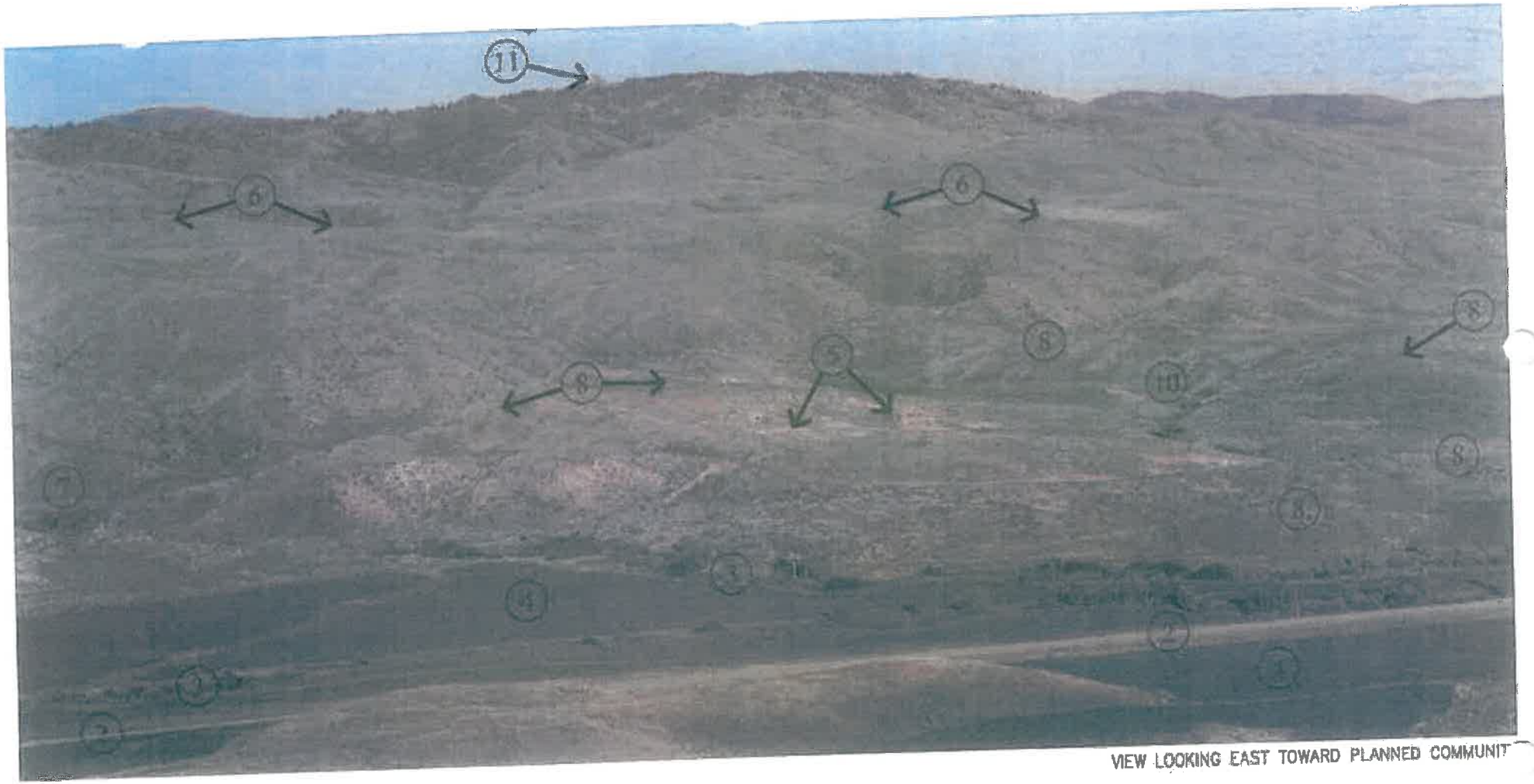
Figure 14A

Northeast View



VIEW LOOKING EAST TOWARD PLANNED COMMUNIT

2 HIGHWAY 55 (PRIMARY PUBLIC VIEWING LOCATION)

3 SPRING VALLEY CREEK CORRIDOR (VARIOUS CHANNELS)

4 ALFALFA FIELDS (ELEVATION 3,200'–3,400')

5 ROCK OUTCROPS

6 PROMINENT RIDGE LINE (ELEVATION 3,800'–4,200')

7 ENCLOSED VALLEY

8 MINOR KNOLLS AND RIDGES

10 BURNT CAR DRAW

11 STACK ROCK

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Figure 14B

East View

West of Highway 55, ridges rise abruptly 300 feet above the valley floor, creating a visual barrier. Foreground views are primarily the Spring Valley Ranch alfalfa fields and the cottonwood and willow tree riparian zone along Spring Valley Creek.

The Spring Valley Ranch headquarters, the major cultural feature of the 2.5 mile-long valley, is situated in Boise County, just north of the Planned Community.

4.d. VEGETATION

General Vegetation Classifications

The Spring Valley Ranch property is composed of three general vegetation zones (**Figure 15**):

- The moderate to steep slopes, ridges and gulches that are dominated primarily by sagebrush (Artemisia tridentata ssp. tridentata), grass (Bromus tectorum and Poa secunda) and assorted forbs;
- The valley bottomland, which has been converted primarily to agricultural (alfalfa) use; and
- The narrow riparian zones along Spring Valley Creek.

The narrow riparian zones consist of a primary intermittent or seasonal stream (Spring Valley Creek) fed by several unnamed ephemeral streams. The riparian areas associated with the valley bottomland are dominated by large woody species including cottonwoods, birch, and various willows. Chokecherry, hawthorn, and several current species inhabit riparian slopes and adjacent hillsides. Forbes and grasses are found in all three zones while sedges and rush species are only found in or near the riparian zones. The dominant species found in the area are those commonly found in the Boise foothills environment.

4. e. SENSITIVE PLANT AND WILDLIFE SPECIES

Rare Plants

A sensitive species survey was conducted as part of the site analysis for the proposed Avimor Community. This survey was conducted in June 2003 and covered only the northern portion of the planned community application area. Subsequent surveys, covering the southern portion of the area and off-site utility corridor, were conducted in April 2004 and again in May 2005, during the flowering period of potentially present rare plant species.

The 2003 rare plant survey examined the potential presence, population, and distribution of two rare plants known, or suspected, to have habitat within the project area (**Table 2**). The proposed species, slickspot peppergrass (Lepidium papilliferum), and sensitive species Aase's onion (Allium aaseae), have been documented in or near the project area by the Idaho Conservation Data Center (CDC). The results of the 2003 survey indicated that

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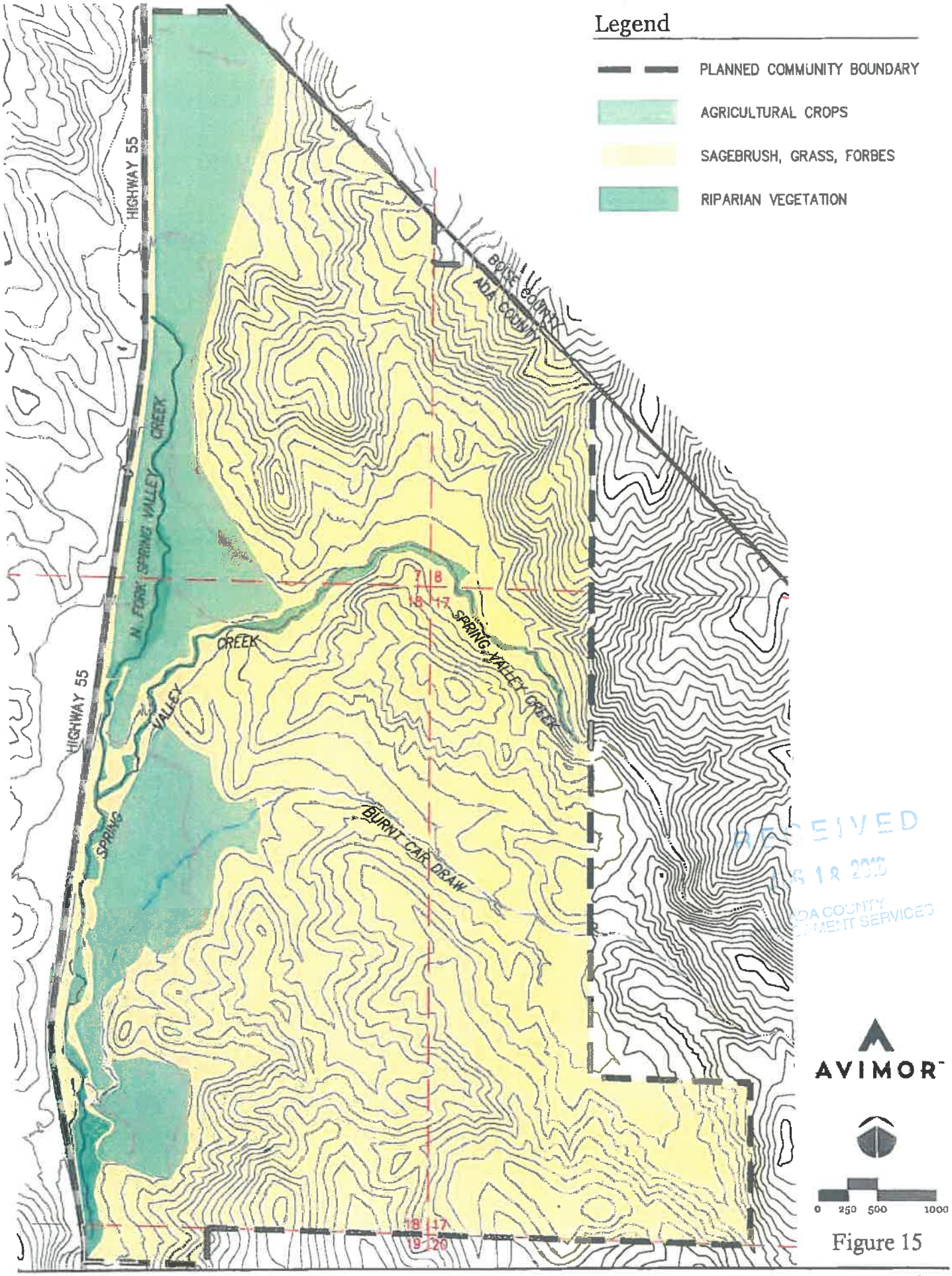

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Figure 15

A SunCor Planned Community

Vegetation

potential habitat for both species was found within the project area, but after a visual inspection of the site no specimens were found; nor were any found during the 2004 and 2005 field inspections.

Wildlife

Wildlife has been sighted throughout the Spring Valley Ranch and surrounding foothills area. However, long-term observations indicate that big game sightings occur only sporadically in or near the Planned Community. This is likely due to the proximity of Highway 55. Small game species are abundant. A general overview of wildlife resources follows.

Big Game

Mule deer, elk, and pronghorned antelope have been observed within the area at different times of the year. Mule deer are generally the most abundant big game species. They are normally found grazing on the surrounding slopes and lowland agricultural lands, or using surrounding riparian areas for shade and water. Areas of Spring Valley Ranch serve as winter range for mule deer and elk, depending on the severity of the winter. Elk herds are less likely to be sighted near the planned community area in comparison to mule deer, while pronghorn antelope are seldom seen at all.

Much of the surrounding grasslands have been taken over by invasive species and noxious weeds, i.e. cheat grass, medusa head, rush skeleton weed, etc. These species normally have lower forage value than native species so large wild ungulates may be less likely to use these sites. In addition, domestic livestock using the same resources can affect site use and distribution of big game species.

Upland Game

Upland game species include quail, pheasants, morning doves, chuckars, and gray (Hungarian) partridge. They are found in various habitat types and population trends may change on a seasonal basis. Pheasants and quail are primarily found in the lowland agricultural sites, while dove, chukar, and partridge are found in the surrounding sagebrush slopes.

Non-game

Raptors, such as red-tailed hawks, northern harriers, various owl and bat species, and kestrels may hunt in or near the property and may nest along Spring Valley Creek. Many passerines and other small bird species inhabit these areas as well, including several species that only use the site while migrating.

In addition to birds, fox, coyote, jackrabbits, and other small mammals are also found throughout the property in all habitat types, as are reptile and amphibian species. The amphibian

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species most likely will be associated with the riparian areas, while the reptiles will be found in drier rockier sites. These species, along with smaller mammals, are an important food source for the raptors and other predators found in the area.

A majority of the species within the project area will be found in the riparian zones along Spring Valley Creek. Theses sites not only provide water and shade, but a greater variety of plant species to be used as escape cover, nesting, food, and migration corridors.

Threatened, Endangered, Sensitive (TES-Animals)

The Idaho CDC has identified a list of threatened and endangered wildlife species that have been recorded to occur, or have potential habitat within the planned community (**Table 2**). Currently, there is only one threatened or endangered species included on the list: the bull trout. The CDC has mapped potential habitat for this species along Willow Creek located north of the application area. However, current habitat conditions within Willow Creek would likely preclude the occurrence of bull trout from this stream.

Only threatened or endangered species have any protection under the Endangered Species Act (ESA). Although these species are not protected, they are being considered in early planning considerations, because candidate species could be listed as threatened or endangered during the planning period, and would be protected under the ESA.

Table 2: Special Status Species within Spring Valley Ranch Property

Common Name	Scientific Name	Status	Plant/Animal
Trout, Inland Columbia Basin Redband	Oncorhynchus mykiss gairdneri	Species of Special Concern	Vertebrate Animal
Trout, Bull	Salvelinus confluentus	Threatened	Vertebrate Animal
Aase's Onion	Allium aaseae	Species of Special Concern	Vascular Plant
Woodhouse's Toad	Bufo woodhousii	Species of Special Concern	Vertebrate Animal
Long-billed Curlew	Numenius americanus	Species of Special Concern (Protected)	Vertebrate Animal
Northern Leopard Frog	Rana pipiens	Species of Special Concern	Vertebrate Animal
Mountain Quail	Oreortyx pictus	Species of Special Concern	Vertebrate Animal
Pygmy Rabbit	Brachylagus idahoensis	Candidate Species	Vertebrate Animal
Slick Spot Peppergrass	Lepidium papilliferum	Proposed Endangered	Vascular Plant

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4.f. Historic Resources

An archeological and background check was done on the proposed Avimor project area. The purpose of the study was to determine if any areas were likely to contain archeological remains that may be affected by project construction.

The background check included a literature review at the Idaho State Historical Society (ISHS) and State Historic Preservation Office (SHPO), Boise, Idaho, along with a limited reconnaissance survey of the property. The record search and literature review showed the extent of previous archaeological inventory in the area and the presence of archaeological sites within the property. The report also reviewed historic Government Land Office (GLO) maps to determine the extent of historic land use in the area to identify potential historic sites.

The reconnaissance survey examined all previously recorded sites in this area, as well as any areas that may be considered highly sensitive based primarily on topographic features commonly associated with archaeological sites. These sites are generally desirable for both prehistoric and historic habitation, such as along waterways, rock outcrops or areas with protected views of the valley floor.

Cultural and prehistoric resources are expected to be in the area, based primarily on previously recorded sites, data provided on historical maps and ethnographic information. Cultural resources include historic mining sites, historic roads and trails, historic homesteads, and historic temporary camps. Prehistoric resources include lithic scatters, possible Traditional Cultural Places (TCP), and temporary habitation sites, particularly in those areas adjacent to water sources.

Although cultural sites are expected within the Spring Valley Ranch property, the presence of archaeological materials should not be seen as necessarily prohibitive of development. The consideration of significant cultural resources in the planning of a residential development may be advantageous when these resources contribute to the inherent value and sense of history of an area and may be viewed as an asset to development. Some relevant examples might be the planned use of historic trails for hiking or equestrian trails, or interpretive signage at locations of important historic sites. A mutually beneficial relationship may thus be achieved between residential development and the protection of historic resources.

A site-specific cultural resource review will be conducted in conjunction with the planning and construction design of each development phase.

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4.g. Hazardous Areas

Site "hazards" are discussed at length in the preceding sections. In general, the potential hazards associated with the site are limited to steep or potentially unstable slopes and waterways.

Extensive analysis, particularly of soils and geology, concludes that, through avoidance of geologic hazards, limited slope disturbance, engineered grading, appropriate soils handling techniques, structural fill, and site management, there are no constraints to development of the site as planned. Specifically:

- Weak or compressible soils conditions can be readily mitigated by compaction, or by removal and replacement techniques (see Geotechnical Characterization, above.)
- There is no evidence of active faulting or landslides within proposed construction areas;
- Potentially unstable slopes and geologic hazards are avoided;
- Disturbance to slopes exceeding 25 percent is limited and subject to engineered grading and slope protection.
- Encroachment into the 100-year floodplain is limited. The creation of additional wetland areas within the riparian area will result in a net increase in flood storage volume. All roadways and developed areas will be safely elevated above the base flood elevation.
- Waterways, wetlands and springs on the property are avoided to the greatest extent possible through site design. Wetlands permanently impacted will be replaced on site at an average ratio of 5 acres of new wetland for every 1 acre impacted.
- Potential high groundwater areas are being monitored through three (3) piezometers installed in the Spring of 2004. Initial concerns for shallow water along Spring Valley Creek have been tempered by observation of minimum depths of 7.2 feet, 10.7 feet and 13.7 feet in the three monitoring wells between March 2004 and the Spring of 2005.

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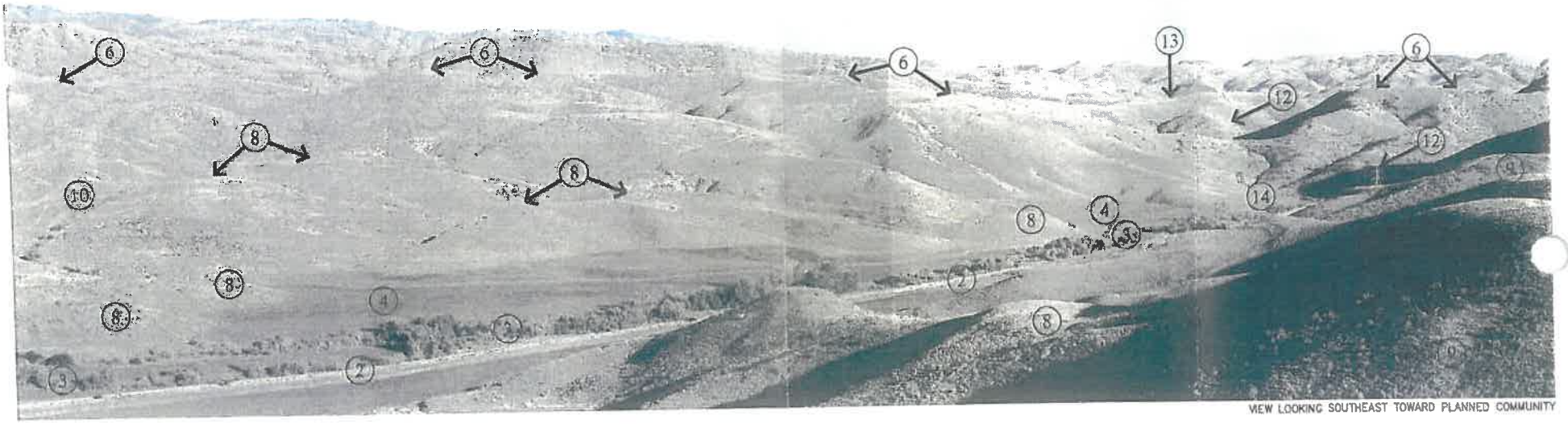

VIEW LOOKING SOUTHEAST TOWARD PLANNED COMMUNITY

2 HIGHWAY 55 (PRIMARY PUBLIC VIEWING LOCATION)

3 SPRING VALLEY CREEK CORRIDOR (VARIOUS CHANNELS)

4 ALFALFA FIELDS (ELEVATION 3,200'–3,400')

6 PROMINENT RIDGE LINE (ELEVATION 3,800'–4,200')

8 MINOR KNOLLS AND RIDGES

9 PROMINENT RIDGES ON WEST SIDE OF HIGHWAY 55

10 BURNT CAR DRAW

12 POWER LINE

13 DRY CREEK VALLEY (BEYOND RIDGE TO SOUTH)

14 WASTEWATER TREATMENT PLANT SITE

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Figure 14C

Southeast View

4.h. Impact on Natural Features

SunCor has taken great care to, *first,* identify, *second,* study and, *third,* address all natural feature issues of concern as discussed at length in the preceding sections.

Through careful site design and planning, SunCor believes that the impact on the natural features of the site has been minimized. Recognizing that development in general impacts the natural environment, SunCor has worked toward minimizing that impact, and where necessary, provided mitigation to lessen the impact. A discussion of selected impacts follows:

Site grading typically has the greatest impact on the natural features. Avimor is no exception. As previously discussed, the Goose Creek Loam areas of the valley floor requires placement of compacted fill sections up to 3 feet in depth to bridge the weaker soils and attenuate the potential settlement of those soils. This grading condition requires that suitable structural fill material be imported from adjacent areas to meet that requirement. The upland areas adjacent to the valley floor contain granular soils that are well suited as structural fill.

Figures 16A and **16B** which follow depict proposed cuts and fills by area and magnitude. The grading plan proposes to use small knolls and lower ridges near the valley floor and on the south side of Burnt Car Draw to generate the fill material required to "bridge" the weaker valley soils. These areas were selected due to their location, soil type, and the opportunity to use conventional earth moving equipment such as scrapers to economically excavate, transport, and place the fill material. Additionally, excavation of the lower knolls and ridges provide areas suitable for housing and neighborhood parks to partially offset the earthmoving expense.

The site plan and the associated grading focus the majority of the development into the lower valley areas previously disturbed by ranching operations. Development areas east of the valley floor are tucked into smaller valleys or are located on lower ridges which maintain the views of the prominent ridgeline backdrops. The use of grade-adaptive housing and deed restricted building envelopes in foothills areas will further reduce the grading required to provide building areas. The use of lower ridges and knolls to generate fill materials will limit disturbance to selected areas which will ultimately convert to neighborhoods and parks, thus limiting disturbance to the overall site. Finally, off-site impacts will be limited to gravel access roads and minimal utility facility footprints.

The site layout protects riparian corridors by incorporating them into open space, village transitions, and neighborhood edges. Minimizing road crossings and encroachments into wetland areas further protects the riparian areas and will be mitigated through

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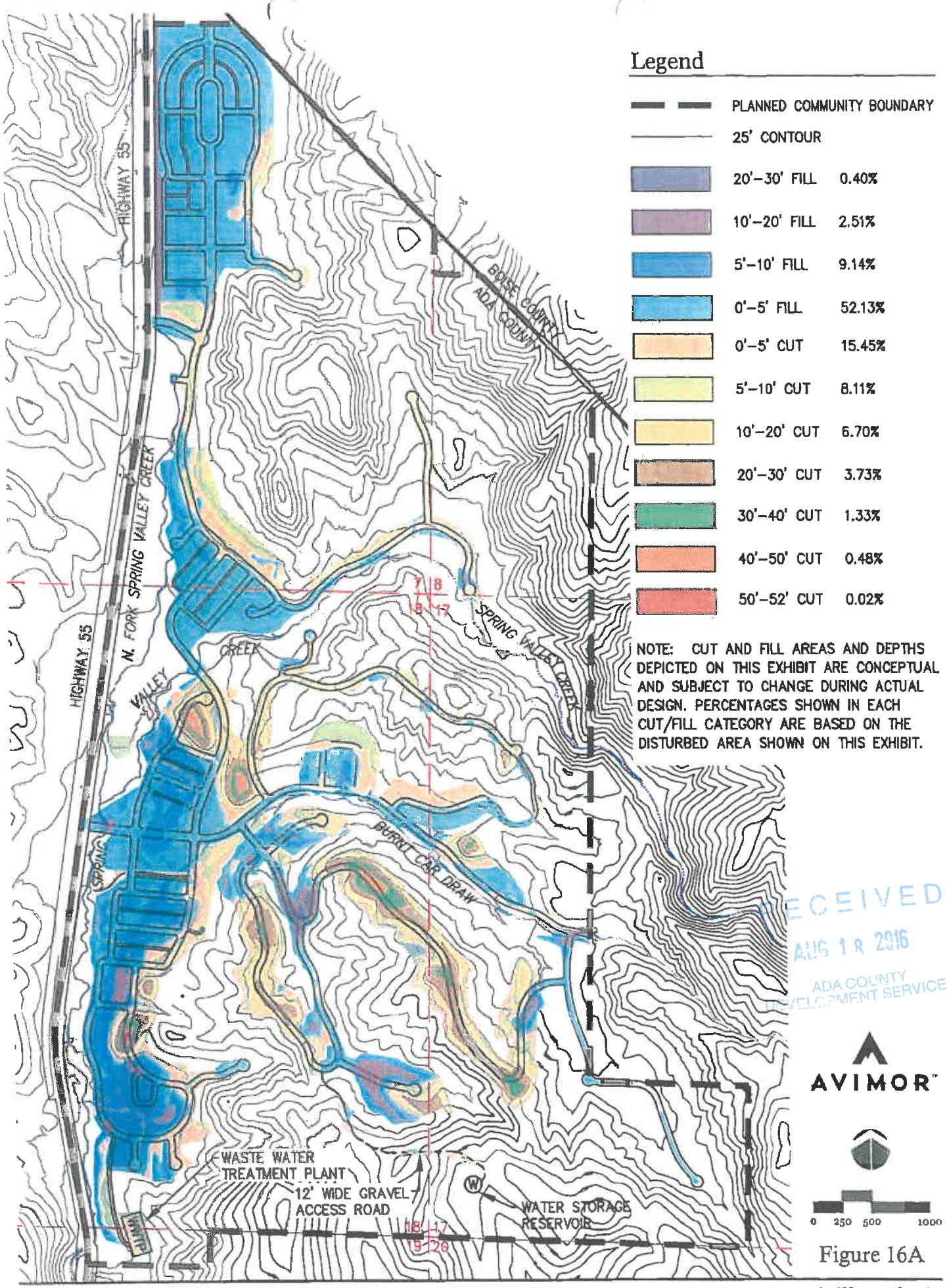

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Figure 16A

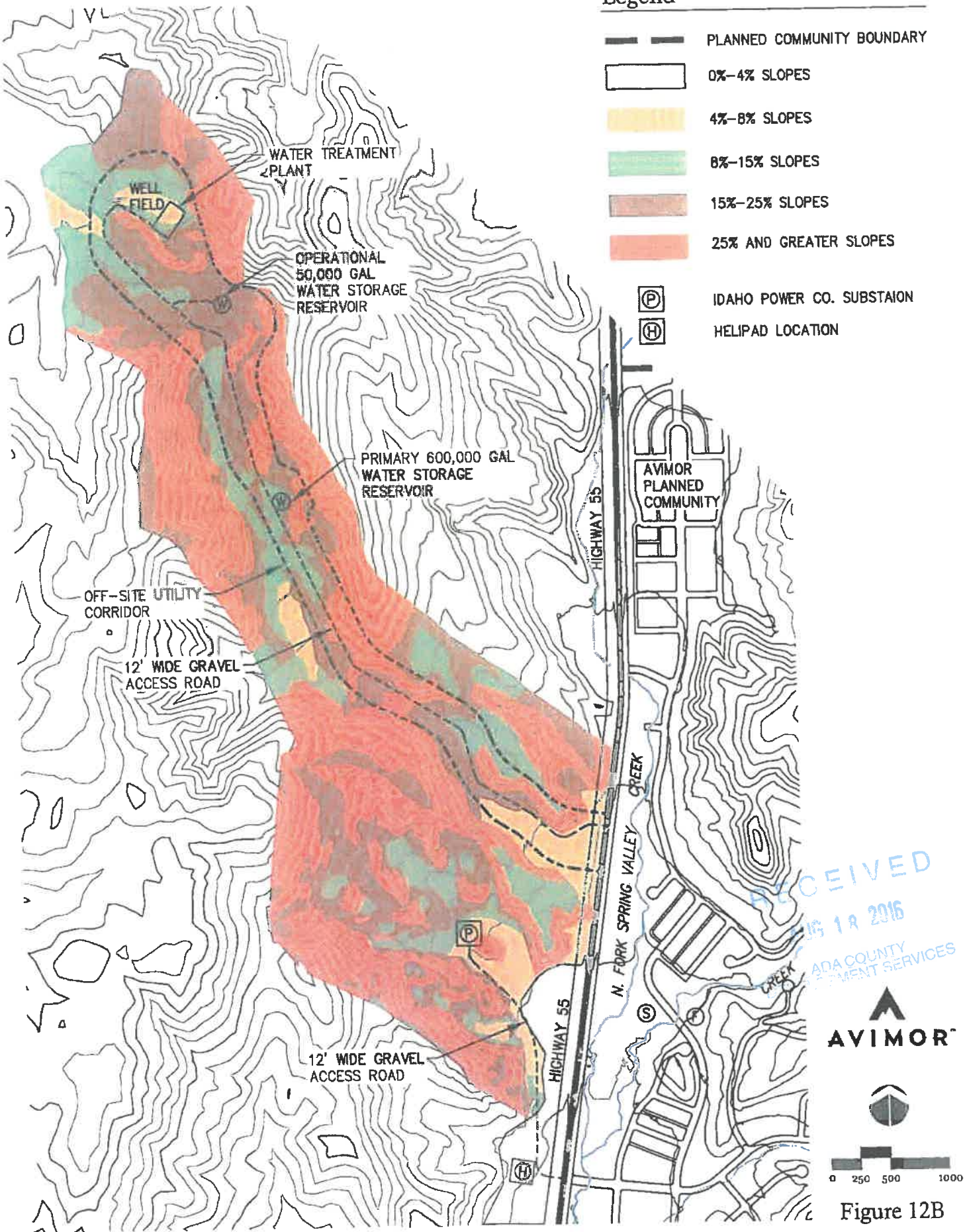

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Figure 12B

riparian enhancement and creation of larger wetland areas. Vegetation improvements, the addition of surface water from irrigation wells, and the creation of additional wetland areas will improve the value and functionality of the existing riparian corridors.

Impacts to views and wildlife corridors are mitigated by clustering dwellings and the provision of open space corridors throughout. The site layout limits development to the lower ridges and valleys thus preserving the prominent ridges and backdrops. Revegetation of disturbed slopes, slope blending, building materials and colors, and landscaping will allow the development to blend into the natural environment.

Site design, in the form of the preliminary plat which will follow approval of the Specific Plan and adoption of the regulating ordinance through the subdivision "development" application process, will address all of these issues in site-specific detail, as required.

There have been no "natural features" impacts identified that cannot, or will not, be thoroughly addressed as required and allowed under the Hillside Overlay District of the Ada County Zoning Ordinance, Section 8-3H-5B subject to a demonstration that cited "*limitations can be overcome in such a manner as to prevent hazard to life, hazard to property, averse effects on the safety, use or stability of a public way or drainage channel and adverse impact on the natural environment.*" This includes the location of, and access to, off-site water and wastewater facilities, as discussed and illustrated in Sections 9.c and 9.d which follow.

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5. Density/Intensity of Proposed Land Uses

- Figure 17 – Mixed-Use Village Concept

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5. DENSITY/INTENSITY OF PROPOSED LAND USES

The Avimor Planned Community will feature a mixed-use core of residential, retail, office, recreational and convenience services, surrounded by diverse single-family and multi-family residential lifestyle choices. More than ~~61~~ 60 percent of the total project area (~~510~~ 548 acres) will remain in open space. Additional Open Space can be found in improved parks, green belts, and playgrounds throughout Village One, increasing the overall open space to approximately 61% of the entire Village One area. This will provide a natural backdrop for the community, with transitional corridors between the more intensely developed valley and clustered home sites in the adjoining hills and gulches.

Development of the remaining ~~320~~ 371.3 acres (~~38.6~~ 40 percent of the project total) as depicted on **Figure 23A** (at page 83), will include a 19-acre village center, with up to 75,000 square feet of mixed-use retail and office space, a community center and optional live/work or second-story housing over office/retail; ~~624~~ 779 low to medium-density dwellings; up to 60 high-density attached or multi-family dwellings; and a school, fire station and multiple park sites.

Residential Uses

The range of residential options to be offered within the Avimor Planned Community is illustrated by the following:

Area	Lot Size	Number of Lots	% of Total
Village Residential	45' x 110'	~~153~~ 135	~~22.5%~~ 16%
Village Residential	60' x 120'	~~160~~ 284	~~23.5%~~ 34%
Village Residential	75' x 125'	~~132~~ 169	~~19%~~ 20%
Foothills Residential	Estate (varies)	~~179~~ 191	~~26%~~ 23%
Village Center Multi-family or attached townhomes, lofts, live/work, apartments, condos		60	~~9%~~ 7%
	Total	~~684~~ 839	**100%**

Note: Lot size and dwelling unit counts are subject to revision at the submittal of the preliminary plat. The total number of dwelling units may vary (increase or decrease) by 10 percent and still be compliant with the approved Avimor Specific Plan.

The density summary on the General Land Use Map, **Figure 18**, which follows in Section 6, shows that the Village Center and Village Residential net density is ~~4.8~~ 3.7 dwellings per acre. Foothills Residential net density is ~~1.1~~ 1.2 dwelling units per acre.

Village Center Vision

The Village Center will be the heart of the Avimor Planned Community and its primary public realm. It is here that residents and non-residents will be able to avail themselves of the activities and experiences one would associate with small town centers, old and new. It will be the community gathering place for strolling, enjoying festivals and holiday celebrations, shopping, working, and recreating. It will be the place for fostering resident interaction and community identity.

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These quality of life features and services in combination with the planned elementary school, parks, playfields, trails and open space on Avimor will reduce the need to travel elsewhere in the region, reduce transportation costs and most importantly, add to personal time.

Conceptual Development Plan

The 12.67 acre (net) Village Center has been designed along a traditional pedestrian friendly main street that is connected to adjacent residential neighborhoods with trails and tree-lined streets and walkways. Approximately two-thirds of the Avimor residents will be within a 10 minute walk or short bike ride to the Village Center destination.

Figure 17 illustrates a conceptual village center site plan that includes a significant mix of commercial, employment, recreational and housing uses, which could develop as the community matures. The plan is a representation of possible uses and the spatial arrangement of those uses.

Inherent in the Village Center Land Use District and Zoning Matrix outlined in Section C is flexibility to adapt the design of the Village Center to the market conditions and opportunities that will appear over time and to allow for adaptive reuse. Rather than a plan with specific zoned uses, on specific parcels, most parcels have been configured to accommodate a variety of building forms while providing for appropriate access and parking.

The Zoning Matrix uses the design tool Floor Area Ratio (F.A.R.), which requires that the design achieve a desired building massing and mixed-use. A minimum of 25 percent of the total building square footage is required to be attached residential, although the nature of the housing product is flexible.

An important element needed to provide flexibility with uses is the concept of shared parking where parking areas can be used for multiple purposes depending on time of day or day of the week. An exception to this is the requirement to provide dedicated parking for certain housing unit types, such as lofts that do not have parking attached to the unit.

An attractive entry to Avimor will be designed at the Spring Valley Creek crossing just east of Highway 55. Residents and visitors will cross the creek on a bridge-like structure. Entry icon features, textured sidewalk and roadway treatments, special lighting and landscaping will continue through the Village Center to the town lake, weaving together the street scene elements and the fine grain of uses in a charming scale.

Structures along main street are typically two stories with parking areas at the rear. On-street parallel parking serves to provide commercial patrons with convenient parking and to function as a traffic calming technique. Ten foot sidewalks, with tree wells and

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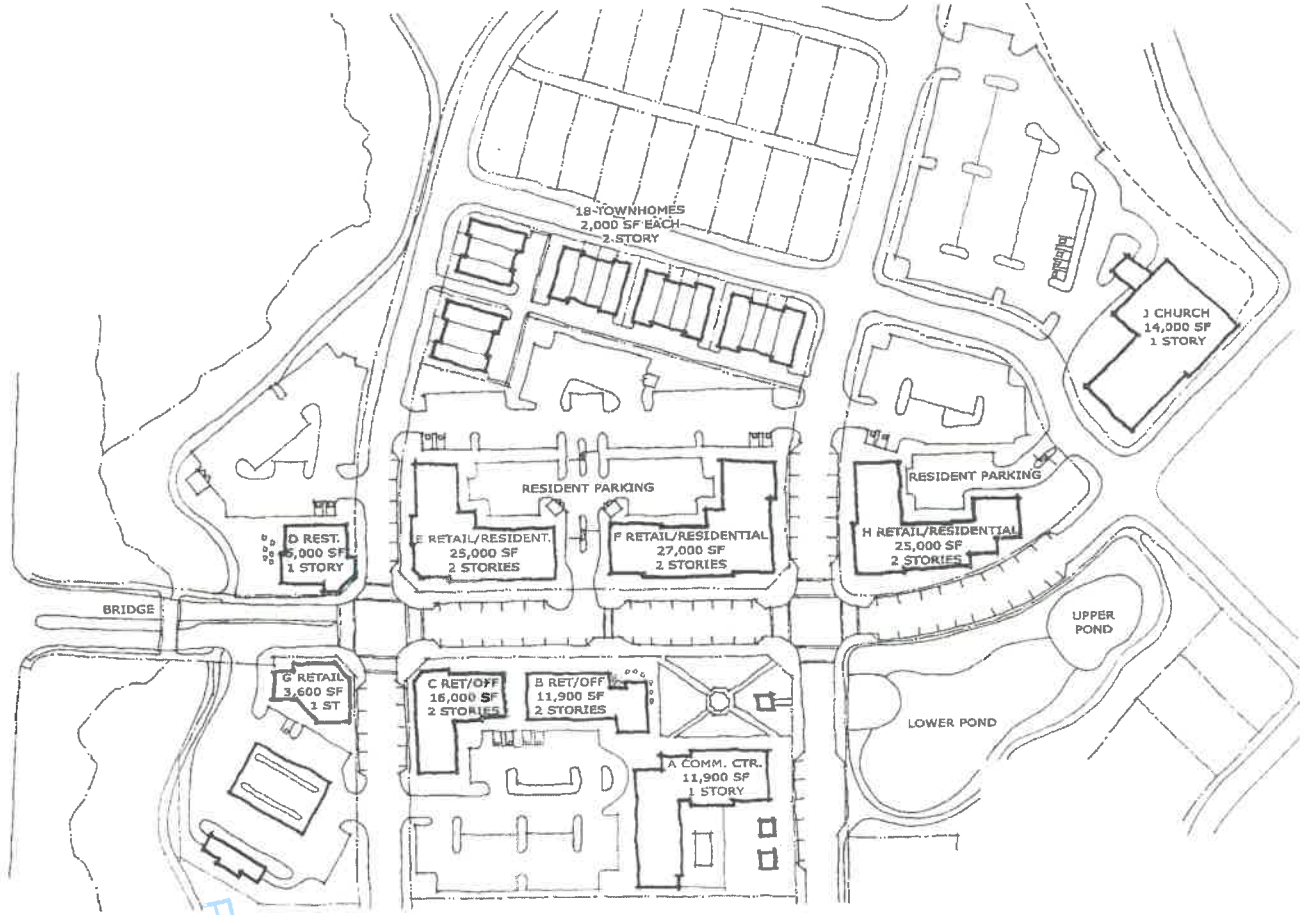

AVIMOR

VILLAGE CENTER
SUMMARY OF TABULATIONS

nelsen architects
INC

BUILDING	CARS REQ'D	GROSS FLOOR AREA
BUILDING A		11,900 SF
COMM. CENTER 11,900 SF/200 SF=	59.5 CARS	
BUILDING B		11,900 SF
RETAIL 4,500 SF/250 SF=	18 CARS	
OFFICE 5,950 SF/300 SF=	19.8 CARS	
RESTAURANT 1,450 SF/120 SF =	12 CARS	
BUILDING C		16,000 SF
RETAIL 8,000 SF/250 SF=	32 CARS	
OFFICE 8,000 SF/300 SF=	26.7 CARS	
BUILDING D		5,000 SF
RESTAURANT 5,000 SF/120 SF=	41.6 CARS	
BUILDING E		25,000 SF
RETAIL 10,500 SF/250 SF=	42 CARS	
RESTAURANT 2,000 SF/120=	16.6 CARS	
RESIDENTIAL 12,500 SF 8 UNITS		27,000 SF
BUILDING F	54 CARS	
RETAIL 13,500 SF/250 SF=		
RESIDENTIAL 13,500 SF 9 UNITS		3,600 SF
BUILDING G	14.4 CARS	
CONV. STORE 3,600 SF/250 SF=		25,000 SF
BUILDING H	50 CARS	
RETAIL 12,500 SF/250 SF=		
RESIDENTIAL 12,500 SF 8 UNITS		
BUILDING J		14,000 SF
CHURCH 14,000 SF/100 SF=	140 CARS	
TOTAL COMMERCIAL& MIXED USE:	**527 CARS**	**139,400 SF**
TOWNHOMES-18 @ 2,000 SF EA.		36,000 SF
GRAND TOTAL:		**175,400 SF**

CARS PROVIDED FOR COMMERCIAL BUILDINGS: 512 CARS
** SHARED PARKING WITH ALL USES EXCEPT RESIDENTIAL**
GROSS SITE AREA: 12.99 ACRES OR 565,844 SF
FAR 175,400 SF/ 565,844 SF = .310

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Figure 17
Mixed-Use Village Concept

seating and pedestrian crossing bulb-outs will encourage walking and pedestrian safety. Main street buildings will "turn the corner" to extend the office/retail north and south and help frame side streets.

Village Center Residential

Loft type housing (shown as 25 units) is proposed for the 2nd story of several main street buildings to provide "eyes on the street" and enhance a 7-day a week activity in the area. Other residential units would be provided in townhome or live/work units (18 shown) which will also add to the energy of the street scene. In the plan illustrated in **Figure 17,** approximately 42 percent of the building square footage is housing. Actual unit counts and ratios will vary depending on market conditions.

Townhouse and live/work units are somewhat interchangeable building forms and will enable these units to progress from housing units, to housing with employment, to all employment or the reverse. Live/work units would offer Avimor residents the opportunity to develop home-based businesses, would add to the support for commercial uses, and would reduce off-site trips.

Other Uses

Other separate site uses could include a restaurant with an outdoor patio near a mature cottonwood stand along the creek, a convenience mart with gas and car wash, a small church and the Community Recreation Center.

Community Recreation Center

The approximately 12,000 square foot Community Recreation Center will be the community activity focus and will feature an indoor 75-foot swimming pool, spa, children's splash pool, fitness area, youth game room and expandable class or meeting rooms equipped with a small kitchen.

Outdoor uses at the Community Center would include an outdoor children's pool with shade structure and perhaps a volleyball, and barbeque area. Large sliding glass doors or roll up garage doors/windows would open the indoor pool to the outdoor activities and patio.

Residents and their guests, or non-residents on a fee basis, could hold family events and celebrations (e.g. birthday parties, small weddings and concerts) at the center. During good weather, these meetings or celebrations could spill out into the formal landscaping of the village green for receptions or meeting breaks.

The approximately 1,500 square foot meeting rooms would also provide the location for Avimor Community Association meetings, and educational speakers.

The village green and the adjacent town lake and plaza would be the venue for small concerts, art shows and holiday festivals, or relaxing with a coffee or other beverage from a coffee/deli

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operation at the Community Center or adjacent office/retail building.

Next to the Community Center is a planned 11,900 square foot, two-story office/retail building, which will be home to the SunCor/Avimor development team, the Avimor Design Center, Sheriff's office, and other office and retail tenants. The outdoor spaces between the buildings adjacent to the village green will be designed to integrate all 3 elements in a festive manner.

Commercial Market Demand

Development and phasing of the Village Center as shown in **Figure 17** will be subject to change as market conditions are studied. While Highway 55 provides exposure from the traveling public, the Avimor project will expand the primary commercial trade area with each home closing. Certainly helpful will be the strong recreational features in the community, which would attract non-resident customers.

Within 12 months of Specific Plan approval, SunCor will conduct market research to identify the commercial, office and housing opportunity at the Village Center and will develop a strategy for attracting tenants and for partnering with others who have strong local market success. A result of that effort will be the preparation of Development Standards and Design Guidelines for the Mixed-Use Village Center as described in Section B.13 of this Plan. However, the Village Center will be "seeded" with the construction of the 11,900 square foot Community Recreation Center (building "A"), the adjacent 11,900 square foot office retail (building "B"), main street entry features and the full Village Center infrastructure and landscaping. These components will be constructed as part of the first phase of Avimor community development during 2006-2007.

Village Center Employment

Until a detailed market study is undertaken following adoption of the Specific Plan, the mix and extent of uses cannot be predicted along with corresponding employment opportunities. Over time, the Village Center will provide employment opportunities whether for primary or secondary jobs, part-time employment for adults or youth, and home-based businesses. Other jobs in Avimor will result from housing or commercial construction, from the future elementary school operation and from Avimor Community Association facilities.

Village Center Trip Reduction

In order to assess both the on-site and off-site transportation needs associated with the proposed planned community, trip generation estimates for the conceptual planned community land use plan were developed. There are many factors affecting how many trips a development will generate and when those trips will occur on the transportation system. For mixed-use developments such as Avimor, some of these factors are:

- *Proximity to a mixture of uses (employment, shopping, recreation;*

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- *Demographics; and*
- *Accessibility.*

Land uses generate different types of vehicular trips. In development of transportation models, trips are typically categorized as "home-based-work", "home-based-other", or "non-home based." Generally, between 10 to 30 percent of travel consists of "home-based-work" trips. The 2002 Treasure Valley Travel Survey, by COMPASS, identified that approximately 15.1 percent of the travel in Ada County was related to work and the rest of travel was for other reasons. While the home-based work trips are a significant portion of the daily and peak hour trips on the transportation system, most trips are not related to commuting to work. These types of trips can be substantially effected by land use and development design.

It is clear that a mixture of uses, such as those proposed for Avimor, will reduce trips and that age and lifestyle impact both trip generation as well as when travel occurs. The reduction of trips generally ranges between 10 to 30 percent depending on the mix of uses, demographics, and the size of the development. Land uses such as schools, retail with daily household items, and recreation facilities are key elements that increase the capture of trips within a development.

The proposed Avimor development plan provides shopping, recreation, employment and other support opportunities within the site, reducing the need to travel on Highway 55 for minor shopping items or for recreation needs. The most significant travel reduction benefits would occur as future development phases include a greater amount and diversity of shopping and recreation uses, as well as employment opportunities. Due to the limited size of this development application, the impact of the mixture of uses is not expected to reach the upper ranges documented in some studies, but is expected to produce trip reductions of 15-17 percent related to specific on-site uses, including the proposed elementary school.

The compact village form with a majority of residents within a 10 minute walk to the Village Center creates the future opportunity for Avimor transit ridership if a system extension on Highway 55 occurs. In the interim, the Village Center parking areas offer park and ride locations for private car pools or van pools.

Village Center Summary

Market demand will determine the actual square footages and uses within the Village Center. A key consideration in planning is the need for flexibility as the community forms, and opportunities for services or alternative housing are determined and accommodated. Village Center uses will meet the social and recreational needs of the community and provide some of the basic, daily services required by residents. But more importantly, the retail and office space will not only expand the availability of

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products and services, but also create employment opportunities for residents, with a resulting decline in vehicle trips leaving the site.

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Section B – Specific Plan

6. General Land Use Map

- Figure 18 – General Land Use Map

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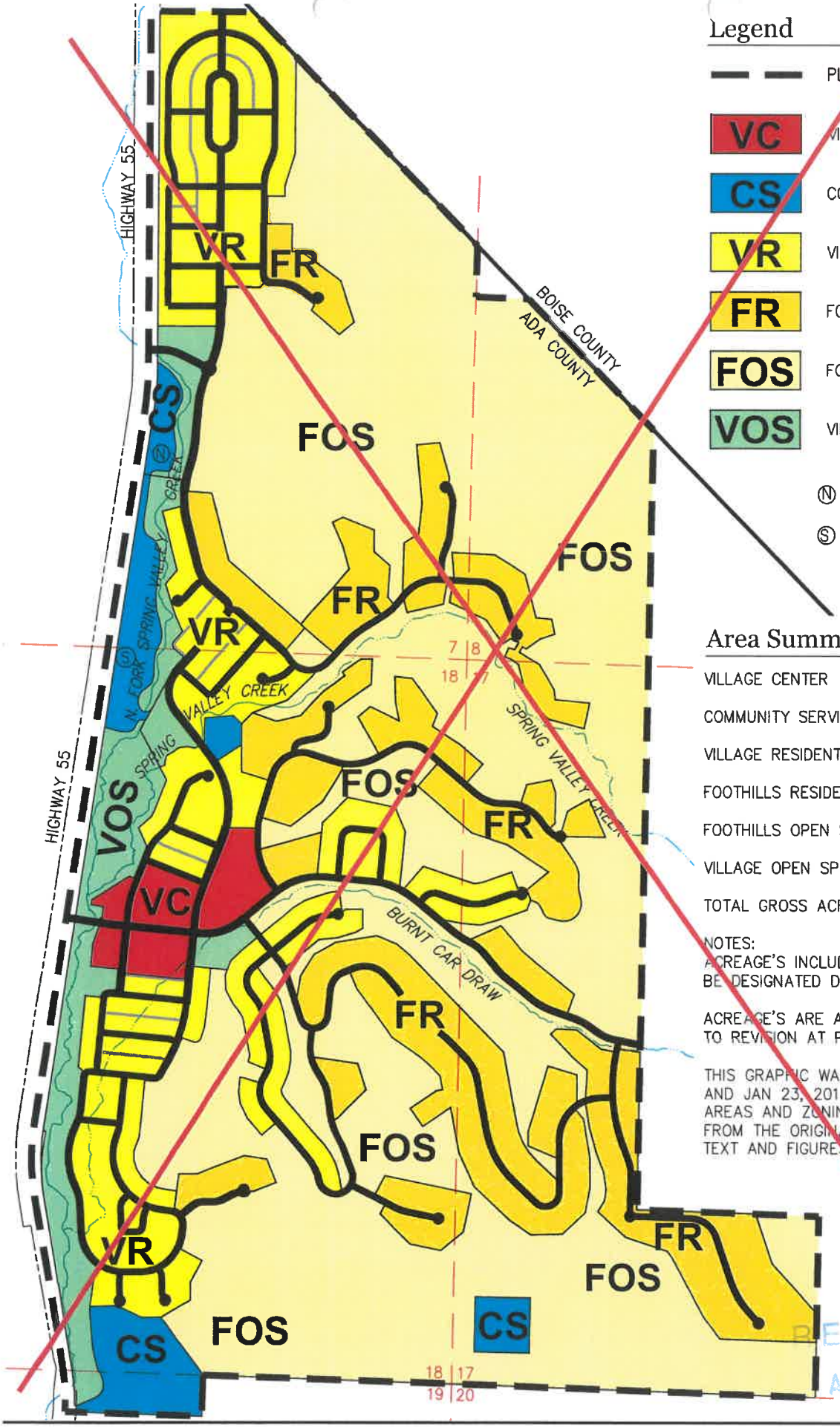

Legend

- PLANNED COMMUNITY BOUNDARY
- VC — VILLAGE CENTER
- CS — COMMUNITY SERVICES
- VR — VILLAGE RESIDENTIAL
- FR — FOOTHILLS RESIDENTIAL
- FOS — FOOTHILLS OPEN SPACE
- VOS — VILLAGE OPEN SPACE

Ⓝ Plant Nursery

Ⓢ Elementary or Charter School

Area Summary

VILLAGE CENTER	19 AC	2.3%
COMMUNITY SERVICES	28 AC	3.3%
VILLAGE RESIDENTIAL	141 AC	17.0%
FOOTHILLS RESIDENTIAL	151 AC	18.2%
FOOTHILLS OPEN SPACE	444 AC	53.5%
VILLAGE OPEN SPACE	47 AC	5.7%
TOTAL GROSS ACRES	830 AC	100%

NOTES:
ACREAGE'S INCLUDE PUBLIC OPEN SPACE TO BE DESIGNATED DURING THE PLATTING PROCESS

ACREAGE'S ARE APPROXIMATE AND SUBJECT TO REVISION AT PLATTING

THIS GRAPHIC WAS REVISED OCT 20, 2005, AND JAN 23, 2014.
AREAS AND ZONING BOUNDARIES DIFFER FROM THE ORIGINAL P.C. APPLICATION TEXT AND FIGURES

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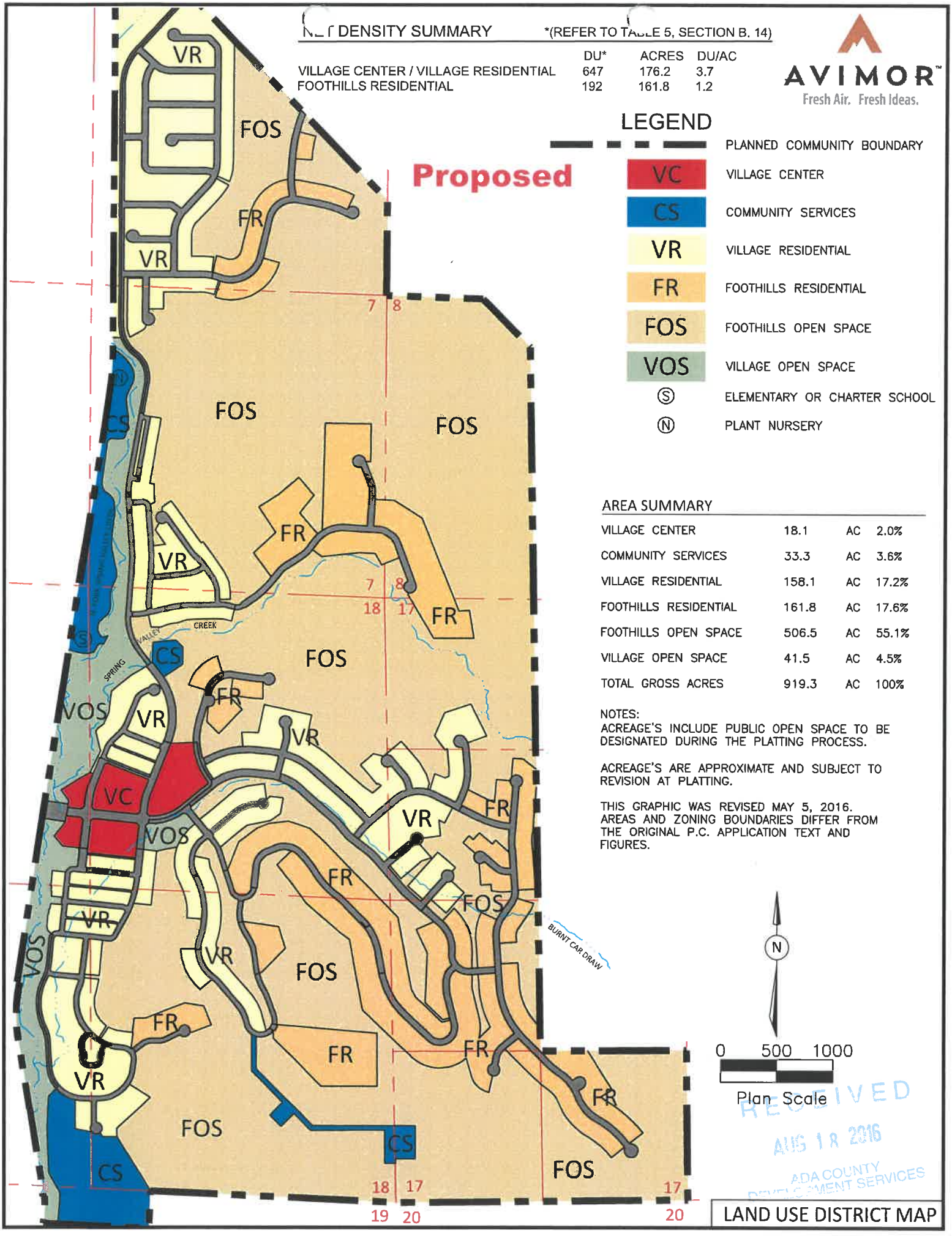
Land Use District Map



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LAND USE DISTRICT MAP

Section B – Specific Plan

8. Assessment of Development and Population Trends

a. Development Outside Areas of Impact

b. Projected Population and Households

- Table 3A – Projected Housing Units, Households and Population
- Table 3B – Projected School Age Population
- Table 3C – Projected Total Number of Households
- Table 3D – Projected Number of Households by Household Size
- Table 3E – Projected Number of Households by Age of Head of Household
- Table 3F – Forecasted Population by Age Cohort and Sex

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8. ASSESSMENT OF DEVELOPMENT AND POPULATION TRENDS

a. Development Outside Areas of City Impact

According to COMPASS' demographic forecast for the *Destination 2030 Regional Transportation Plan* up-date, Ada County's population will increase by more than 220,000 in the next 25 years, requiring more than 100,000 new housing units. Growth projections predict that at least 5 percent of those households will be constructed in rural Ada County, outside of existing cities and their areas of impact.

With the single exception of the Hidden Springs Planned Community (the only project approved to-date under the planned community provisions of Ada County's Comprehensive Plan and Zoning Ordinance), rural development in the County has generally been very low density; on acreage parcels without central sewer and water; at great distance from services and employment; and so scattered that the provision of basic functions of education and public safety is inefficient and costly.

Figure 6 in Section 3, above, illustrates those development patterns to the south of Spring Valley Ranch. That includes Hidden Springs, the only clustered development with services, schools and public safety facilities. The remainder of the area includes acreage subdivisions with lots ranging from one to 40 acres and numerous remnant parcels. Those land-consumptive development patterns, are common in the foothills of Ada County and block public access and provide neither public open space nor recreational facilities.

Not only is construction of rural housing in the foothills expected to continue, the *Boise City Foothills Policy Plan*, as adopted by the City Council in March 1997, encourages such development in the vicinity of Avimor in order to preserve the wildlife-sensitive eastern foothills. The City's plan designates the "*Western Foothills (Highway 55 to 36th Street)...the first priority area for development...*" Portions of Spring Valley Ranch in Sections 27, 28, 29 and 30, Township 5 North, Range 2 East, are within Boise's foothills development "priority area." Thus, the City's Foothills Plan supports development at the Avimor Planned Community's doorstep.

Choices

Preceding sections of this Specific Plan, including the Vision Statement, Goal, Policies and Objectives, and Proposed Land Uses, clearly outline the choices to be made for development in rural Ada County. Will well-planned, mixed-use communities with diversity and character, cost-effective public infrastructure, services and education, and publicly-accessible open space be encouraged? Or will the under-served, land-consumptive 10 to 40-acre subdivisions—which are "allowed" uses under current

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County zoning–continue to spread across Ada County's western foothills?

Avimor will provide only a small portion of Ada County's projected rural housing demand. However, it will do so in compliance with the County's planned community requirement that a "community" be formed – with character; with infrastructure and services; with social and economic diversity; with employment; with provisions for education and public safety; and with an opportunity for the public to access preserved open space through a system of pathways and trails.

Avimor not only conforms to Ada County's Comprehensive and Zoning Ordinances for planned communities, it also provides an opportunity to achieve many of the recreational, open space, and public access objectives of county foothills planning, even the Boise City *Foothills Policy Plan*, which designates Avimor's setting as its "first priority" area for foothills development.

b. Projected Population and Households

In August 2016, DPFG, Inc., updated the 2005 Economic Impact Analysis performed by Idaho Economics, Inc. regarding future population and household growth associated with the Avimor Planned Community. The 2005 analysis remains directly below. The updated 2016 analysis is appended to the Specific Plan in ***Section E - Economic Impact Analysis.***

Projections of the future population residing in households within the proposed Avimor Planned Community residential development have been completed. These population projections were performed by John Church of Idaho Economics, in order to provide a profile of the expected future population and household growth associated with the Avimor Planned Community.

The projected population and households within Avimor are not assumed to add, in total, any new households to the Boise MSA (Ada and Canyon counties). In other words, the anticipated future growth of households and population in Ada Canyon counties is unchanged with the development of Avimor. The population and households that will occupy this Planned Community would have been established elsewhere in Ada or Canyon counties if the housing opportunities that this development provides were not available.

Future population in the Avimor Planned Community was determine by an examination of the population and household characteristics in other similar residential developments within Ada County.

The choice of these "surrogate" residential areas was based upon them having residential housing of newer vintage, housing with the characteristics of similar size and value, and within residential developments with some degree of amenities that may be comparable to those that will be found in Avimor. The selected "surrogate" residential areas were then examine using data from the 2000 US Census to develop a profile of the population and households therein. These profiles were then utilized to construct a future of the population growth and household characteristics of Avimor.

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The future Avimor population and households shown below are the projected values at year-end after the initial move-in of the first residents to the development.

Within the 5 five years of the Avimor development nearly 684 single-family housing units will be constructed. The population and demographic forecast predict that nearly 204 residential housing units will be in place and occupied at Avimor at the end of the first full year after the sale and occupancy of the first home. In the second year the population forecasts assume that 173 additional housing units will be occupied, with another 137 in the third year, and 108 and 58 housing units added in the fourth and fifth years, respectively.

Table 3A - Projected Housing Units, Households, and Population Residing in Avimor at Year-end after Commencement of Home Sales

Year	Projected Housing Units: Total Housing Units	Projected Housing Units: Occupied Housing Units	Projected Housing Units: Vacant Housing Units	Total Number of Households	Projected Total Population
1	208	204	3	204	603
2	381	375	6	375	1,097
3	518	510	8	510	1,483
4	626	616	9	616	1,789
5	684	674	10	674	1,952

In comparison, 2004 brought nearly 4,487 new single-family residential housing units in Ada County. The projected 684 housing units anticipated over the first 5 years of the Avimor development would represent only 3.2 months of residential building permits issued by the City of Meridian during 2004. And, over the last five years, 2000 through 2004, the 5-year total of the Avimor development would have only accounted for only 3.7 percent of the 18,620 single-family residential building permits issued in Ada County.

At year-end of the fifth year the population forecast predicts that nearly 1,950 of Ada County's citizens will reside in Avimor. Out of the 684 housing units projected to be in place by the end of the fifth year, it is probable that some of the housing units will be vacant at any one time. After an analysis of other residential areas, encompassing both new and established single-family residential developments, a vacancy rate of 1.5 percent was adopted as a likely future vacancy rate for the residential housing units in Avimor. In contrast, at the 2000 Census shows nearly 4.3 percent of Ada County's residential housing units were vacant. Of course Ada County's rental housing had a much higher vacancy rate – 5.1 percent – nevertheless, owner occupied housing units in the county had a vacancy rate of 1.8 percent.

With a projected 1.5 percent vacancy rate it is projected 10 housing units to be vacant out of the 684 housing units expected

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to be in place in the Avimor Planned Community at the end of the fifth year. In the remaining 674 occupied housing units it is predicted that nearly 545 of these will be family households, with the remaining 129 units classified as non-family households. The average household size for the family households is projected to be nearly 3.2 persons per household. Non-family households are expected to have a smaller average of 1.7 persons per household.

It is also projected that at the end of the fifth year, Avimor will be home for nearly 93 single person households. Another 157 housing units are expected to house two-person households. Together one and two person households are expected to constitute close to 13.8 percent and 37 percent respectively of the 674 occupied housing units in the Avimor Planned Community at the end of the fifth year.

The households in Avimor are projected to have nearly 470 children of school age at the end of the fifth year. It is expected that nearly 92 percent or 430 of those children will attend public schools. The projected growth in the school age population and the projected number of children attending public and private schools from Avimor is detailed below.

Table 3B - Projected School Age Population from Avimor Attending Public and Private Schools at Year-end after Commencement of Home Sales

Year	School Age Population	Children in Public Schools	Children in Public Schools			Children in Private Schools
			Elem.	Middle School	High School	
1	149	136	70	38	29	12
2	268	246	123	70	52	23
3	361	330	164	94	71	31
4	433	396	196	114	86	37
5	471	431	212	124	94	40

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The average household size at the fifth year of the Avimor development, counting both family and non-family households, is projected to be 2.9 persons per household. However, household sizes will vary. It is projected that 93, or 13.8 percent, of the projected 674 households in Avimor will be single person households. Two person households are expected to account for another 37.5 percent of the households. In total, at the end of the fifth year one and two person households will occupy nearly 50.9 percent of Avimor's 674 occupied housing units. The three, four, and five person households are projected to account for another 44.6 percent of the households. Household sizes larger than five people are expected to account for less than 4.5 percent of the development's total households.

The projected year-end number of households in Avimor by size of the household for the years one through five are detailed below. In addition, a year-end breakout of the projected number of households by age of the head of household for the first five years of the development is also provided.

Table 3C - Projected Total Number of Households in the Avimor Development at Year-end after Commencement of Home Sales

	Projected Total, Family, and Non-Family Households							
Year	Total Hshlds.	Persons Per Hshld.	Number of Family Hshlds.	Married-Couple Family Hshlds.	Other Family Hshlds.	Persons Per Family Hshld.	Non-Family Hshlds.	Persons Per Non-Family Hshld.
1	204	3.0	164	127	19	3.3	40	1.7
2	375	2.9	301	224	33	3.2	74	1.7
3	510	2.9	411	337	48	3.2	99	1.7
4	616	2.9	498	403	58	3.2	118	1.7
5	674	2.9	545	429	62	3.2	129	1.7

Table 3D - Projected Number of Households by Household Size in the Avimor Development at Year-end after Commencement of Home Sales

	Number of Households by Size of Household							
Year	Total Households	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7+ Persons
1	204	29	71	33	44	18	6	3
2	375	53	133	59	79	34	10	6
3	510	72	184	79	106	46	13	9
4	616	86	226	94	127	56	16	11
5	674	93	250	102	137	61	18	12

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Table 3E - Projected Number of Households by Age of Head of Household in the Avimor Development at Year-end after Commencement of Home Sales

Year	Projected Number of Households by Age of Head of Household							Total Number of Households	Estimated Household Population Working at Home
	Age <25	Age 25-34	Age 35-44	Age 45-54	Age 55-64	Age 65-74	Age 75+		
1	4	17	53	59	44	19	8	204	9
2	7	32	97	107	81	36	14	375	15
3	10	43	132	145	110	49	20	510	23
4	12	52	160	174	133	60	24	616	29
5	13	57	175	189	146	66	27	674	32

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Table 3-F Spring Valley Ranch

Forecasted Population Residing within Spring Valley Ranch
at Year-end after Commencement of Home Sales by Age Cohort and Sex

Total Population

Year	Total	Ages < 5	Ages 5-9	Ages 10-14	Ages 15-19	Ages 20-24	Ages 25-29	Ages 30-34	Ages 35-39	Ages 40-44	Ages 45-49	Ages 50-54	Ages 55-59	Ages 60-64	Ages 65-69	Ages 70+
1	603	39	47	57	48	27	24	33	52	63	63	49	33	21	16	33
2	1,097	71	85	104	87	48	44	60	84	114	115	88	59	38	29	60
3	1,483	96	115	141	117	65	60	81	127	155	156	119	80	52	39	81
4	1,789	115	138	170	141	79	72	97	153	187	188	144	97	62	47	98
5	1,952	126	151	186	154	86	79	106	167	204	205	157	106	68	51	107

Male Population

Year	Total Males	Ages < 5	Ages 5-9	Ages 10-14	Ages 15-19	Ages 20-24	Ages 25-29	Ages 30-34	Ages 35-39	Ages 40-44	Ages 45-49	Ages 50-54	Ages 55-59	Ages 60-64	Ages 65-69	Ages 70+
1	296	19	25	29	25	13	11	15	24	30	32	24	17	11	8	14
2	538	34	45	52	45	23	21	28	43	55	58	44	30	20	14	26
3	727	46	60	71	61	31	28	38	58	74	78	60	41	27	19	35
4	877	56	73	86	73	38	33	46	70	89	94	72	49	32	23	42
5	957	61	80	93	80	41	37	50	76	98	103	79	53	35	25	46

Female Population

Year	Total Females	Ages < 5	Ages 5-9	Ages 10-14	Ages 15-19	Ages 20-24	Ages 25-29	Ages 30-34	Ages 35-39	Ages 40-44	Ages 45-49	Ages 50-54	Ages 55-59	Ages 60-64	Ages 65-69	Ages 70+
1	307	20	22	28	23	14	13	17	28	33	32	24	16	10	8	19
2	559	37	40	52	42	25	24	32	51	60	57	44	29	19	14	34
3	756	49	54	70	56	34	32	43	69	81	78	60	40	25	19	46
4	912	60	65	85	68	41	39	52	83	97	94	72	48	30	23	56
5	995	65	71	92	74	45	42	56	91	106	102	78	52	33	25	61

Forecasted Spring Valley Ranch Populations: Special Breakouts

Year	School Age Population Ages 5 - 18	Working Age Population Age 16+	Young Adult Population Ages 20 - 34	"Established" Population Ages 35 - 55	"Senior" Populations Ages 55+
1	142	422	84	233	102
2	258	768	152	424	186
3	349	1,038	206	573	252
4	421	1,252	248	691	303
5	460	1,366	271	754	331

John Church
Idaho Economics

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Section B – Specific Plan

11. Open Space and Trails Plan

- Figure 23A – Open Space/Trails Plan
- Figure 23B – Conceptual Walking Distances
- Figure 19 – Potential Access Corridors on Spring Valley Ranch

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11. OPEN SPACE AND TRAILS PLAN

The Avimor Specific Plan has utilized open space as an organizing element of the community's design. Open space delineates and separates neighborhoods, yet trails and pathways provide the connections. More than 60 percent of the Avimor Planned Community's ~~830~~ 919 acres will remain as open space. Those ~~510~~ 548 acres will consist of natural area open space, the prominent Spring Valley Creek riparian corridor and tributaries, and "improved" recreation facilities such as active and passive parks, community activity areas, and ball fields. Neighborhood parks and walkways will be within areas platted through the subdivision process. While private open space on large estate lots – visually indistinguishable from the surrounding natural open space – will be preserved by the use of "building envelopes", it is not counted in the open space percentage above.

Natural open space will preserve special and sensitive areas, and feature riparian habitat, view corridors, and wildlife habitat. Improved facilities, located primarily in the Village core, may include specialized activity areas for BMX/mountain bikers and skateboarders. In addition, other facilities would be developed, including soccer fields, ball fields, basketball and tennis courts, and passive parks for picnicking, strolling or relaxing.

Small greens and parks will be located throughout the community, providing directly accessible recreation areas and links to gathering points. All residences will be either adjacent to or within one to two blocks of a park, open space – improved or unimproved – or a trail.

Discussions with the Ada County Park and Pathways director and trail coordinator were initiated in February, 2004. The purpose is to work toward a regional recreational system for hikers, bikers and equestrian users. Because the effort to unite private and public properties across the Boise Front will be multi-jurisdictional, Ada County will lead the "system" planning process.

In addition to the planning process led by the County, user groups - hikers, mountain bikers and equestrians – have been invited into the discussion. For many years, the McLeod family has allowed such groups access to the land and its diverse topography. Equestrian use has typically occurred in the Big and Little Gulch areas near Willow Creek Road, west of the Planned Community site. Mountain bikers conducted the third annual Coyote Classic bike race in the more rugged terrain east of Highway 55 in May of 2005.

As a result, a key objective of the Avimor Planned Community is to provide an improved but managed and maintained trail system (**Figure 23A**) for project residents and for the public as well. The Specific Plan Area ultimately will be fenced to preclude cattle

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operations, although the relocation of fencing may be phased to reflect actual development phasing.

Healthy Communities

Many researchers, including the Centers for Disease Control and Prevention (CDC), have focused on the physical health consequences of land use and transportation plans—primarily the auto dependency of typical suburban development. A sedentary lifestyle, in both children and adults, is linked to serious health ailments. Among the key barriers to exercising is the lack of structures or facilities, such as sidewalks and parks, and, for some communities, also safety fears.

Researchers recommend building communities which are interconnected with walkways and trails, as well as streets where sidewalks are separated and shaded; where the street scene is lively and encourages social encounters and homes and businesses engage the streets ("eyes of the street") for public safety; where intersection width and street design focus on the pedestrian; and where communities include centers and parks. Researchers have concluded that immediate proximity to these elements, and their visual and social appeal, are key to encouraging, at a minimum, moderate amounts of daily exercise. Peter Calthorpe, one of America's most recognized planners, states it simply, "If you expect people to walk, part of walking is seeing people and seeing things along the way."

Children and youth needs also require special consideration and researchers recommend to community planners the following for the health and well being of our younger citizens:

- Create a community of "short distances" where schools, recreation, and shopping facilities are close by to encourage travel by foot or bike.
- Create opportunities for social learning with vibrant centers and multi-generational neighborhoods.
- Create landmarks such as distinctive buildings, town squares and parks and neighborhoods with identifiable boundaries to aid children in way finding and understanding spatial relationships.
- Involve children and teenagers in community celebrations to foster community pride and a sense of belonging.

The Avimor Specific Plan illustrates the goal of creating a healthy community. The detailed design to come will reinforce the above principles.

Figure 23B illustrates walking radii for both a quarter mile distance from neighborhood parks and a ½ mile distance from the community parks and playfields, the school site and Village Center.

Approximately two-thirds of residents will be within 1/2 mile of the Village Center, except large estate lots. As mentioned in the

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introduction to Section 11, all residences are either adjacent to or within one to two blocks of a park, open space—improved or unimproved—or a trail.

Walkability

Walkability is a planning term applied to new communities to describe connections and is a major determinant in the quality of life of its residents and commercial success of the community. Avimor has addressed this planning principle in the following ways (**refer to Figure 23A**):

- Approximately 52,150 lineal feet (9.8 miles) of trail will be constructed, of which nearly 2.7 miles will be a relatively level 8-10' paved path suitable for all ages.
- Trails are in addition to separate sidewalks adjacent to streets.
- Streets trees will be planted in the green strip between the back of curb and sidewalk to create a shaded walkway. Street trees tie the community together visually and allow for its graceful maturation.
- Trails and walkways link all residential neighborhoods with parks and playfields, the community recreation center and the planned school and Village Center.
- Many neighborhoods feature mid-block walkways between streets to facilitate and promote walking connections.
- Trails have been located to connect with existing jeep trails and livestock trails both on and off site.
- Small trailhead parking lots are planned at three locations including the Village Center, to provide for transport for people and equipment for both residents and non-residents to the trailhead or amenity.
- Way-finding signage will be located in many locations to encourage use of trails.

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Open Space and Park Standards

Ada County does not currently have open space and park standards. Based on comparable community planning experience elsewhere, the following standards will be adopted for Avimor.

Standards and Criteria

A Specific Plan shall show a minimum of 50 percent of the property to be dedicated as open space. The following properties may be considered open space for the purpose of meeting the 50 percent requirement:

- Natural area open space that is common or public open space;
- Common or public parks and plazas or greens;
- Trails allowing public access;
- Public trailhead parking areas;
- Landscape setbacks required by Ada County, ACHD or ITD regulations;
- Golf Courses and equestrian facilities.

Open space shall be dedicated or reserved on the final development plan or plat. Open space may be dedicated on property not contiguous to the area for which the application is seeking development plan or plat approval if 1) open space adjacent to or within the proposed phase is not feasible or has already been dedicated as part of another development phase, and (2) the proposed non-contiguous open space dedication is contiguous to other lands dedicated as open space and meets the intent of an adopted open space plan or other Specific Plan.

Park Categories

- Plazas or village greens are developed community gathering areas, including seating, walks, shade trees and formal landscaping. Land area from 0.30 to 1.0 acres.
- Community Park: Community parks are developed active recreational areas including open play fields, seating or picnic facilities, walks, and trees. Public-accessible school play fields meeting the minimum area requirements may be used to meet this requirement. No night lighting for sports facilities is allowed. Alternatively, a community park may be a passive park with seating, picnic facilities, and possibly water features, if a recreational community park is also provided. Land area from 1.5 to 5 acres. One park is needed for up to 1000 persons; a larger community park might serve an entire area of up to 1500-2000 persons, if consolidation is required due to topography.
- Neighborhood Park: Neighborhood Parks are to be developed quiet activity parks, including toddler play facilities, seating, walks, and trees. Land is

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from .25 to 1.0 acres. Each park should be within ¼ mile (5 minute walk) of each dwelling in the neighborhood it serves unless limited by topography. Optional in large estate lot areas.

- Community and neighborhood parks may be combined to reflect topographic or other site planning constraints.
- District Park: District Parks may include, but are not limited to, multi-use play fields, soccer fields, ball fields, parking and hard courts. Land is from 10-20 acres. Night lighting is allowed. Large scale recreational fields on institutional campuses may fulfill this requirement if accessible for public use. One park per 5,000 persons is recommended.

Substitution for Acreage Requirements

- Active recreation areas on school sites and on other institutional sites may be counted as parks if accessible to the public.
- Land for trails or trailheads does count toward the acreage required for parks, unless included within a park area.
- Community gardens and community center recreation facilities count toward the required acreage for parks.

The Avimor Specific Plan will meet or exceed the standards discussed above by providing a total of 62.4 percent open space, 7 neighborhood parks, 4 community parks and a village green. All sites will meet the size requirements.

Trail Standards

The Avimor plan provides not only the on-site trails, pathways, and trailheads, but also linkage points to future off-site system connections. Pathway elements will include the following:

- A fully improved, paved pathway 8' to 10' wide within the Spring Valley Creek corridor, parallel to Hwy 55.
- Neighborhood-connecting 3' to 6' wide* trails based with crusher fines, or similar natural surface.
- 3' to 6' wide* gravel trails adjacent to the main fork of Spring Valley Creek from the trailhead parking area at the interim fire facility; along the drainage channel of Burnt Car Draw; and on the Broken Horn Road jeep trail.
- Native surface trails 2' to 4' wide providing connections to existing off-site trails located on-site. Existing Jeep trails and livestock trails with minor improvements are included.

* Narrow trail segments will occur where slope or other constraints limit a wider facility.

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Trailheads

Trailhead facilities, as depicted on **Figure 23A**, vary from parking areas with signage to signage only, and from primarily hiker/biker access to an equestrian parking area (with signage) for access to public lands to the east. Trailhead locations will be strategically sited at points where trails begin or deviate from the roadway system. Parking areas will be highly visible for security, safety and monitoring.

Phasing

Improved open space facilities and the pathway, trail and trailhead system will generally be "phased" in conjunction with the development of the project as depicted in the Phasing Plan, Section B.14, **Table 6**. Even as a larger regional plan is prepared in conjunction with county, state and Federal land agencies, and other private land owners, the primary "off-site" objective of the initial planned community phase will be to develop a connection to the Dry Creek Valley via Broken Horn Road. SunCor will develop interim facilities, including trail head parking, to facilitate access with the initial development phase to existing livestock trails or jeep trails. As development occurs in later phases, facilities may be relocated and upgraded to reflect the "built out" condition. **Figure 23A** depicts potential off-site connections to the south and southeast and the Spring Valley Creek corridor to the east. As noted in **Table 6**, the project, when complete, will contain approximately 9.8 miles (52,150 LF) of pathways/trails and 20 acres of "improved" open space.

Ownership and Management

The Economic Impact Analysis and Demographic Forecast for Avimor assumes that that Avimor Residential Community Association will own, operate and maintain the Avimor natural area open space, the parks, plazas or greens, and playfields, the trails and the community recreational facility. Initial construction of all facilities will be undertaken by SunCor.

Based on discussions with Ada County staff, the County may desire to own certain regional trails through public easements obtained from Avimor. In this case, long term maintenance would be the County's responsibility. The County might also participate in trail or trailhead construction from County funds or grants. Further discussions with Ada County will clarify County intent.

Facilities owned by the Avimor Residential Community Association will be available for use by non-residents subject to the reasonable rules and regulations adopted by the Association. Additionally, fees may be charged for organized sports or events that take place on Association facilities. The exception is the Community Recreation Facility planned for the Village Center which would be used by residents and those employed at Avimor. However, the facility would be made available to the public on a rental basis for meetings and other small gatherings, and special events, such as, swim meets, weddings, and family celebrations.

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This approach to facility use provides a regional benefit without unduly burdening the Association.

A draft resource management plan for the natural area open space including the Spring Creek riparian corridor, will be prepared within 12 months of the Specific Plan approval and will be circulated to the County, other agencies and stakeholders. Elements of this plan will include, for example, weed control, fire, restoration and management of riparian corridors, wildlife habitat and management, cattle management, debris torrent events, open space management and funding. The goal will be to establish a long term management plan which benefits the natural environment, residents, and the public.

Regional Open Space and Recreational Opportunity

Finally, the opportunity for enhanced regional recreation is significant. The Avimor application proposes immediate offsite trail connections and can be the catalyst for a broader Boise Front open space and trails planning effort. Future public access on, and across the largest private property holding in the foothills may provide the opportunity to eventually link trails from Highway 16 to Highway 55 on the west, and form Highway 55 to Cartwright Canyon, Stack Rock and Bogus Basin to the east. North-south trail connections to the valley's urban areas could occur at key points such as Willow Creek Road, Broken Horn Road and Cartwright Road. **Figure 19**, which follows, illustrates the significance of that opportunity.

As the population of the Treasure Valley increases to one million over the next several decades, pressure on the foothills as a recreational resource will mount. While the intrinsic value of open space is well understood, just viewing the landscape will not be enough. Access and use will be expected. With public funding limited, Avimor can be a catalyst and a private-sector opportunity for regional recreation.

This vision has immense implications for economic development and quality of life. Imagine the Boise River corridor without the greenbelt pathway and facilities. What impact would that have on business recruitment, tourism, and resident quality of life? Instead, imagine a different future with not only the Boise River Greenbelt, but also a major foothills corridor providing public access and facilities, combined with clustered development—all provided primarily by the private sector.

However, while connections have been identified, local governments, property owners, and other stake holders must work toward this grander vision in a united effort.

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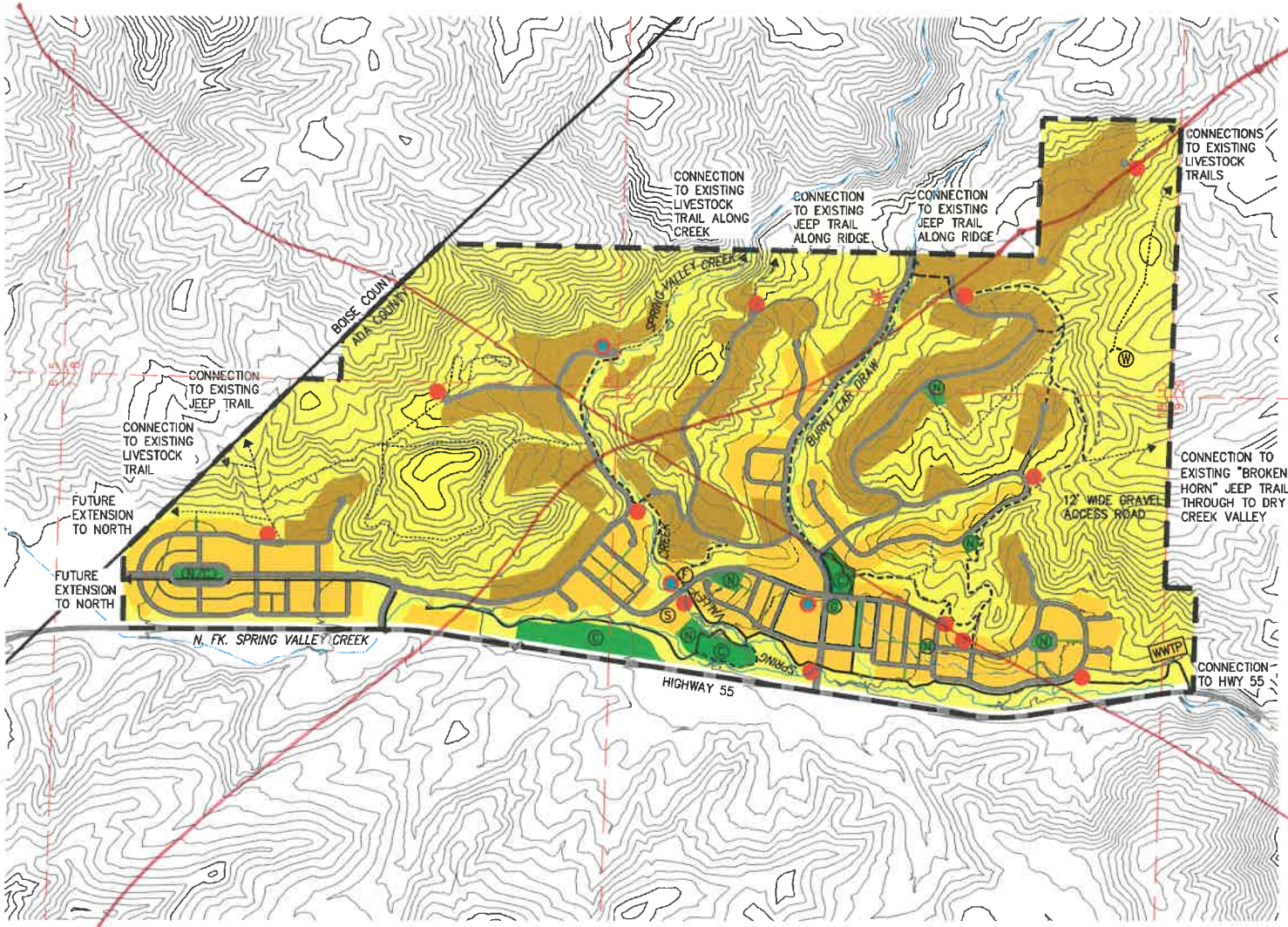

Legend

- PLANNED COMMUNITY BOUNDARY
- NATURAL AREA OPEN SPACE (NAOS)
- IMPROVED OPEN SPACE (PARKS/SPORTS FIELDS/LANDSCAPE NURSERY)
- PRODUCTION HOUSING AND VILLAGE CENTER
- ESTATE LOT DEVELOPMENT WITH RESTRICTED BUILDING ENVELOPES ENFORCED BY DEED RESTRICTIONS AND COVENANTS
- PAVED SURFACE TRAIL
- GRANULAR SURFACE TRAIL
- GRANULAR SURFACE ACCESS ROAD
- NATIVE SURFACE TRAIL
- PHASING LINE
- TRAILHEAD (SIGNAGE ONLY)
- TRAILHEAD WITH PARKING
- EQUESTRIAN TRAILHEAD WITH PARKING
- (S) ELEMENTARY OR CHARTER SCHOOL
- (F) INTERIM FIRE STATION
- (W) WATER STORAGE RESERVOIR
- (C) COMMUNITY PARK
- (N) NEIGHBORHOOD PARK
- (G) VILLAGE GREEN
- WWTP WASTE WATER TREATMENT PLANT

Area Summary

NAOS	490 AC	59.0%
PARKS/SPORTS FIELDS	20 AC	2.4%
ESTATE LOTS	175 AC	21.1%
VILLAGE AREAS	145 AC	17.5%
TOTALS	830 AC	100%

Trail Summary

PAVED SURFACE	14,100 LF
GRANULAR SURFACE	17,350 LF
NATIVE SURFACE	19,100 LF

NOTE: ALL PUBLIC STREETS WILL HAVE PEDESTRIAN FACILITIES.

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Figure 23A

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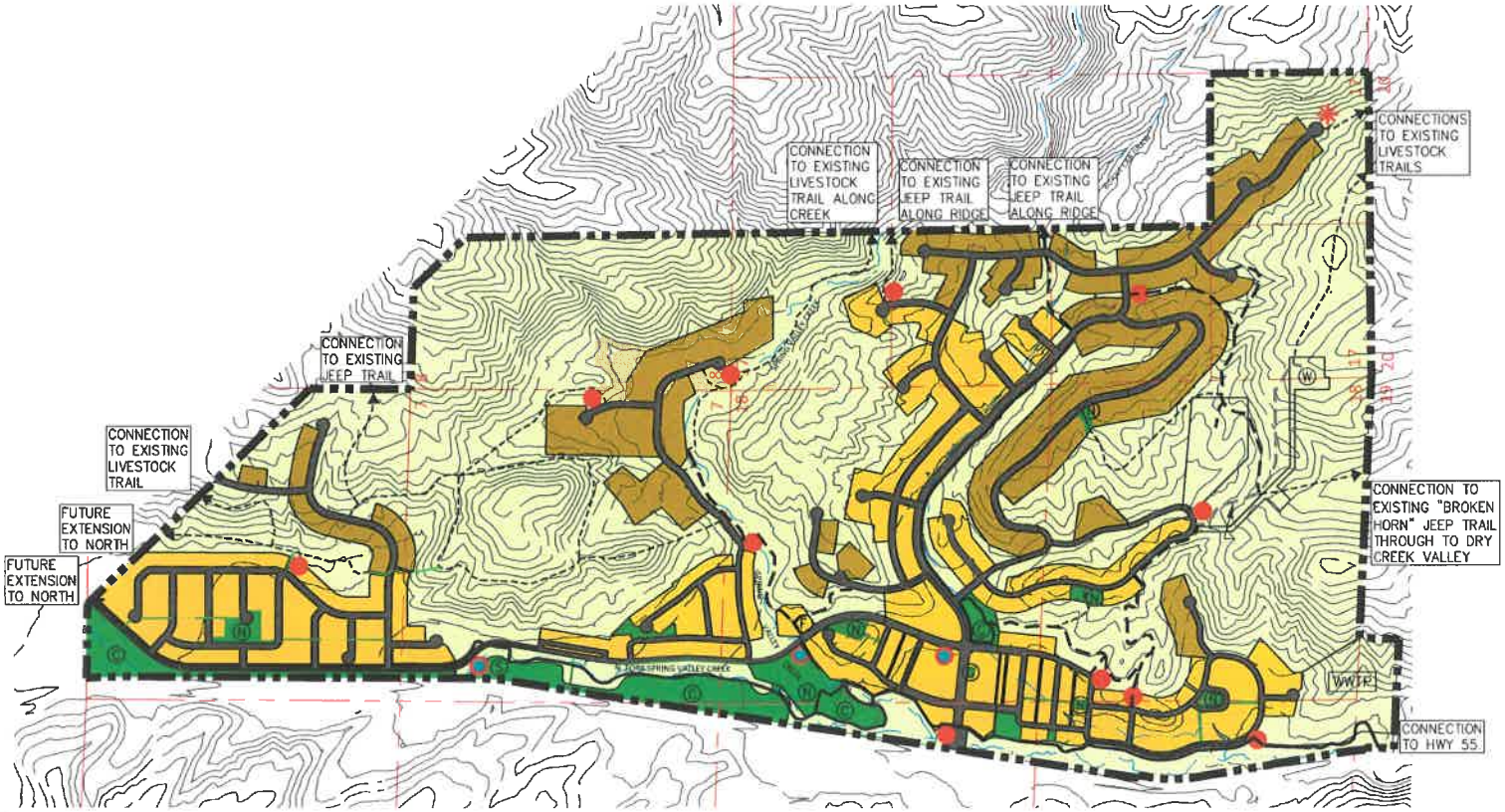
AVIMOR
Fresh Air. Fresh Ideas.



LEGEND

- PLANNED COMMUNITY BOUNDARY
- NATURAL AREA OPEN SPACE (NAOS)
- IMPROVED OPEN SPACE (PARKS/SPORTS FIELDS/LANDSCAPE NURSERY)
- VILLAGE RESIDENTIAL
- FOOTHILLS RESIDENTIAL
- PAVED SURFACE TRAIL
- GRANULAR SURFACE TRAIL
- GRANULAR SURFACE, ACCESS ROAD
- NATIVE SURFACE TRAIL
- MICROPATH

- TRAILHEAD (SIGNAGE ONLY)
- TRAILHEAD WITH PARKING
- EQUESTRIAN TRAILHEAD WITH PARKING
- (S) ELEMENTARY OR CHARTER SCHOOL
- (F) INTERIM FIRE STATION
- (W) WATER STORAGE RESERVOIR
- (C) COMMUNITY PARK
- (N) NEIGHBORHOOD PARK
- (G) VILLAGE GREEN
- WWTP WASTE WATER TREATMENT PLANT

AREA SUMMARY

NAOS	563	AC	61%
PARKS/SPORTS FIELDS	36	AC	4%
ESTATE LOTS	129	AC	14%
VILLAGE AREAS	191	AC	21%
TOTALS	919	AC	100%

TRAIL SUMMARY

PAVED SURFACE	14,100 LF
GRANULAR SURFACE	17,350 LF
NATIVE SURFACE	18,930 LF
MICROPATH	2,418 LF

NOTES: ALL PUBLIC STREETS WILL HAVE PEDESTRIAN FACILITIES

N

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Plan Scale

km ENGINEERING

FIGURE 23A. OPEN SPACE/TRAILS PLAN

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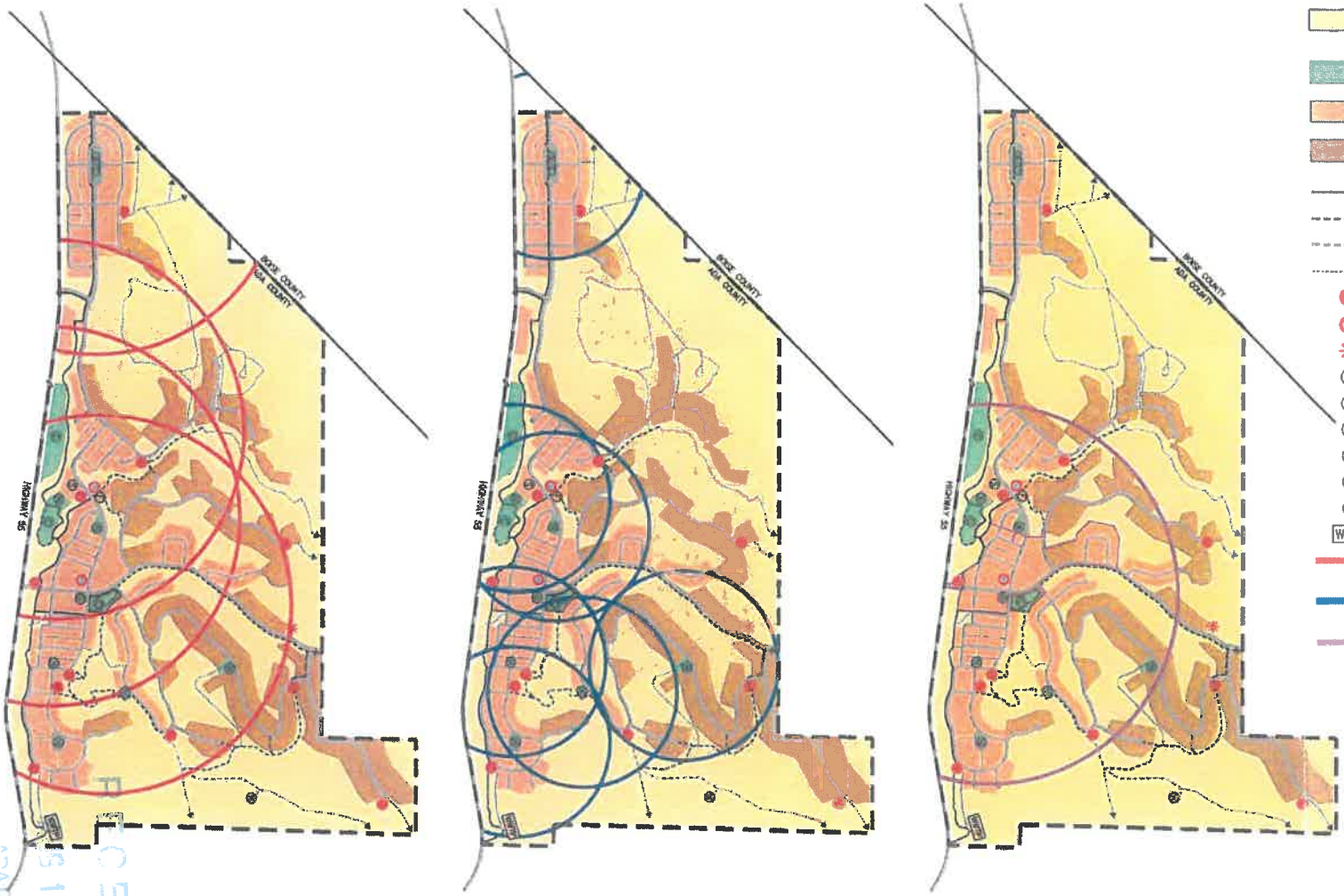
P:\14-105\CAD\EXHIBITS\14-105 OPEN SPACE FIGURE 23A.DWG, A1 EWELL, 8/25/2016, DWG TO PDF.PC3, 11X17 L (PDF)



Legend

- PLANNED COMMUNITY BOUNDARY
- NATURAL AREA OPEN SPACE (NAOS)
- IMPROVED OPEN SPACE (PARKS/SPORTS FIELDS/LANDSCAPE NURSERY)
- PROPOSED DEVELOPMENT AREAS
- PROPOSED ESTATE LOT DEVELOPMENT WITH RESTRICTED BUILDING ENVELOPES ENFORCED BY DEED RESTRICTIONS AND COVENANTS
- PAVED SURFACE TRAIL
- GRANULAR SURFACE TRAIL
- GRANULAR SURFACE ACCESS ROAD
- NATIVE SURFACE TRAIL
- PROPOSED TRAILHEAD (SIGNAGE ONLY)
- PROPOSED TRAILHEAD WITH PARKING
- EQUESTRIAN TRAILHEAD WITH PARKING
- (S) ELEMENTARY OR CHARTER SCHOOL
- (F) INTERIM FIRE STATION
- (W) WATER STORAGE RESERVOIR
- (C) COMMUNITY PARK
- (N) NEIGHBORHOOD PARK
- (G) VILLAGE GREEN
- WWTP WASTE WATER TREATMENT PLANT
- COMMUNITY PARK (1/2 MILE DISTANCE)
- NEIGHBORHOOD PARK (1/4 MILE DISTANCE)
- VILLAGE CENTER (1/2 MILE DISTANCE)

THIS GRAPHIC WAS REVISED OCTOBER 20, 2005. DEVELOPMENT AREAS, TRAIL LOCATIONS, AND CALCULATIONS MAY DIFFER SLIGHTLY FROM THE ORIGINAL P.C. APPLICATION AND FIGURES

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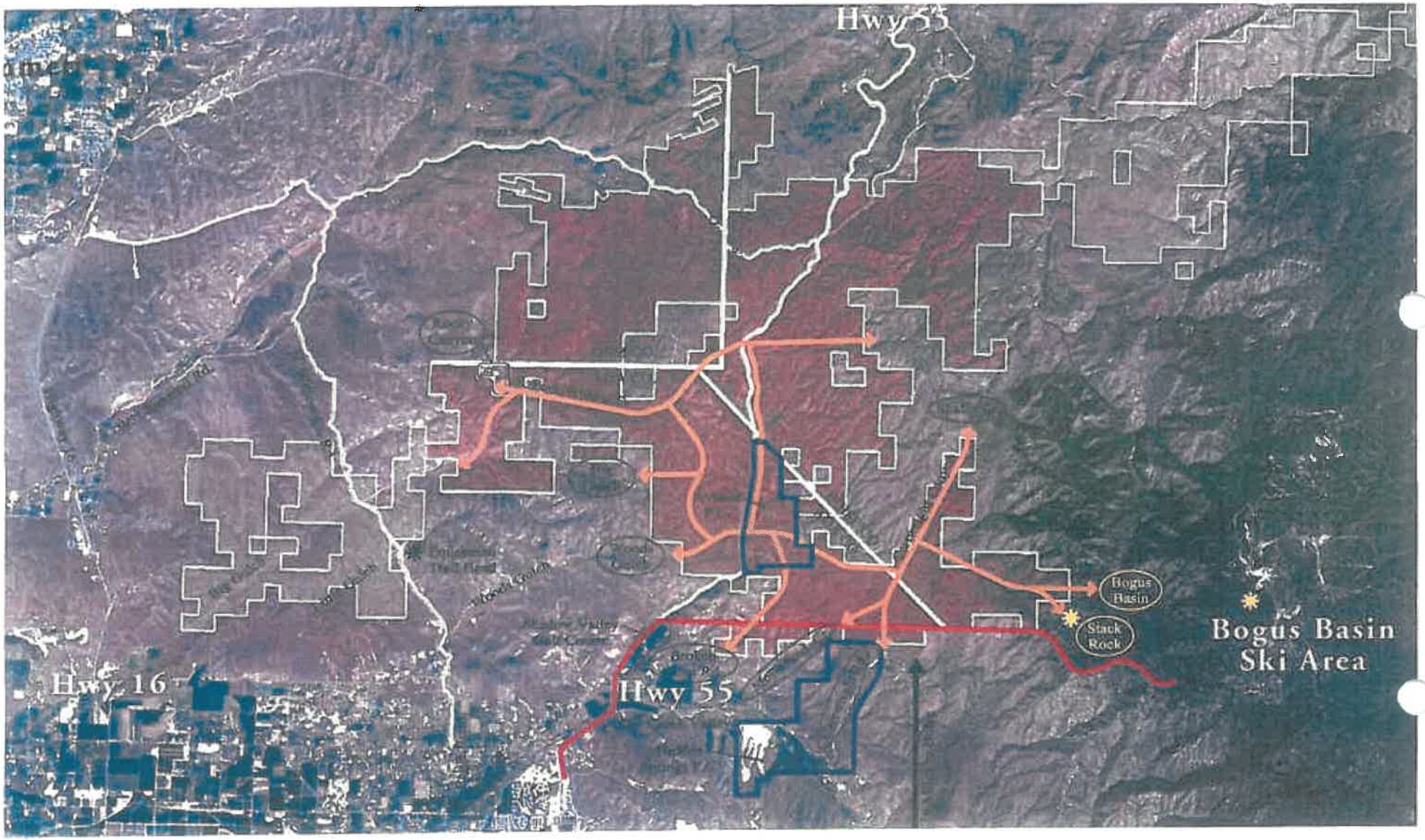
Figure 23B

Conceptual Distances



Potential Access Corridor

Boundary of Boise City Foothills Policy Plan

Planned Community Boundary

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Not To Scale

Figure 19

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Section B – Specific Plan

14. Phasing Plan

- Table 5 – Unit Phasing
- Figure 24 – Conceptual Phasing Plan
- Table 6 – Phasing and Infrastructure Schedule
- Figure 25 – Conceptual Development Plan

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14. PHASING PLAN

The Avimor Planned Community will be developed in phases as depicted in **Figure 24.** The first phase will include the "heart" of the community – the Mixed-Use Village Center and approximately ~~255~~ 220 single family dwellings on lots ranging from 4,950 square feet to more than an acre. Subsequent phases, in the Village Residential and Foothills Residential zones, will respond to market demands and may deviate from the conceptual unit phasing projections which follow.

Table 5 – Unit Phasing

Phase	Lot Sizes / Unit Types					
	Multi-Family*	45'	60'	75'	ESTATE	**TOTAL**
1	--	~~73~~ 77	~~83~~ 89	~~84~~ 43	~~15~~ 11	~~**255**~~ 220
2	--	~~22~~ --	~~26~~ --	~~15~~ --	~~14~~ --	~~77~~ 0
3	--	~~58~~ --	~~51~~ 12	~~33~~ 5	~~13~~ 26	~~155~~ 43
4	~~60~~ --	--	-- 50	-- 21	~~30~~ 12	~~90~~ 83
5	--	--	-- 58	-- 18	~~51~~ --	~~51~~ 76
~~**6**~~ **A**	--	--	-- 4	-- 45	~~13~~ 82	~~13~~ 131
~~**7**~~ **B**	--	--	--	--	~~22~~ 20	~~22~~ 20
~~**8**~~ **C**	--	--	--	-- 3	~~21~~ 7	~~21~~ 10
D	60	58	71	34	33	256
TOTALS	**60**	~~**153**~~ **135**	~~**160**~~ **284**	~~**132**~~ **169**	~~**179**~~ **191**	~~**684**~~ **839**

**May be townhomes, lofts, live/work units, apartments or condos.*

Note: Proposed phasing, lot size and dwelling unit counts are subject to revision at submittal of preliminary plats. Phases may be developed individually, or in combined groupings, and not necessarily in the sequence noted. The total number of dwelling units may vary (*increase or decrease*) by ten percent (10%) and still be compliant with the approved Specific Plan.

Utility System capability will factor into phasing decisions, particularly water storage facilities and pressure zones. Phasing projections made at this conceptual stage will, therefore, be subject to modification with detailed infrastructure design submitted at the platting stage.

Phase Sequencing

As illustrated by the "Conceptual Phasing Plan," the project will commence in the low-lying fields at the south end of Spring Valley, along Highway 55. The principal reasons are that the Village Center, the "heart" of the community, is to be established at the outset of the project and the location of the waste water treatment plant, immediately south of Phase 1. From this initial area, the project will extend northerly, parallel to the highway, and easterly into the low valleys and minor ridges and knolls by extension of utilities and roadways. **Table 6**, on the following page, details the land uses, area and infrastructure associated with each phase.

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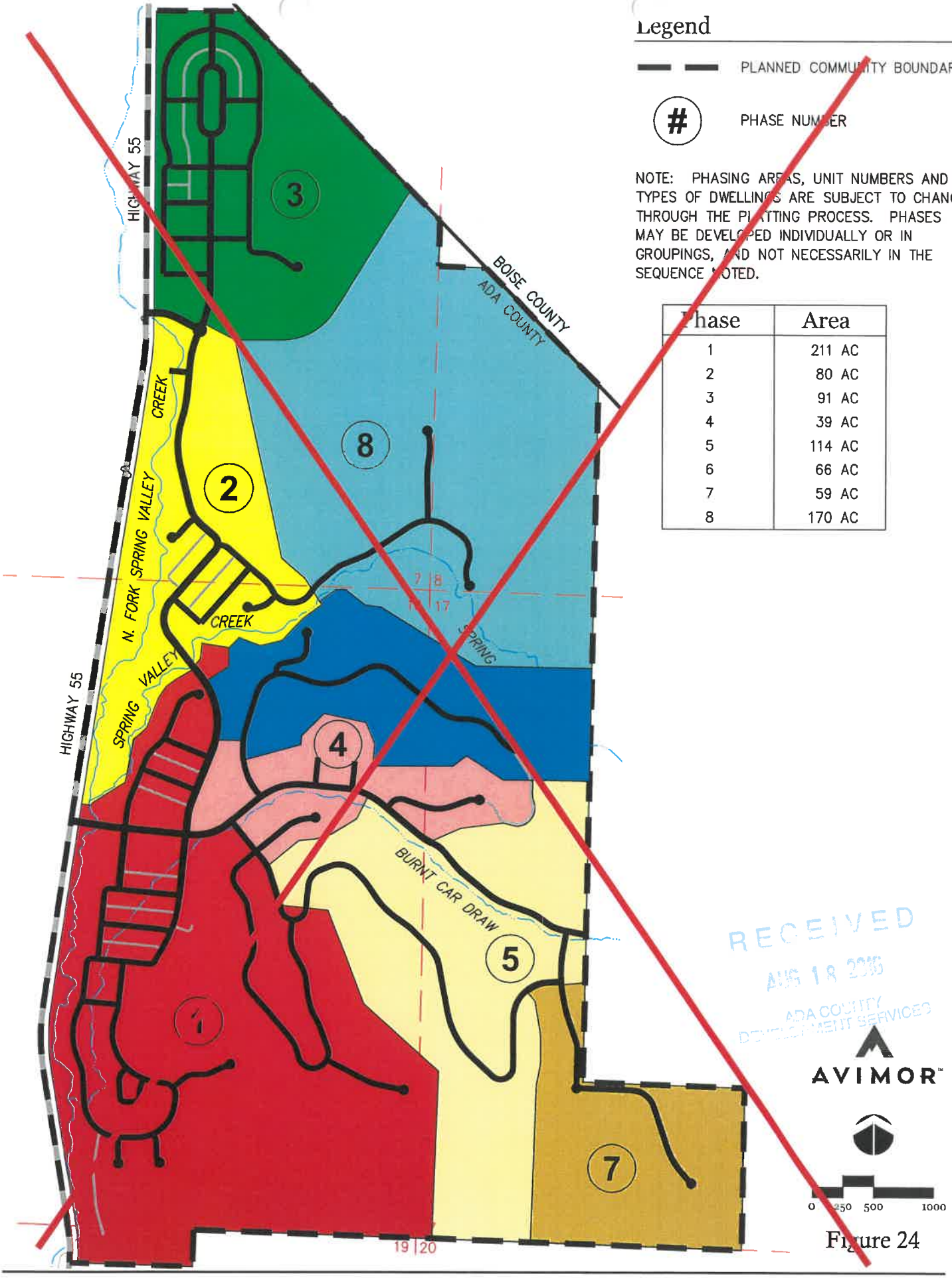
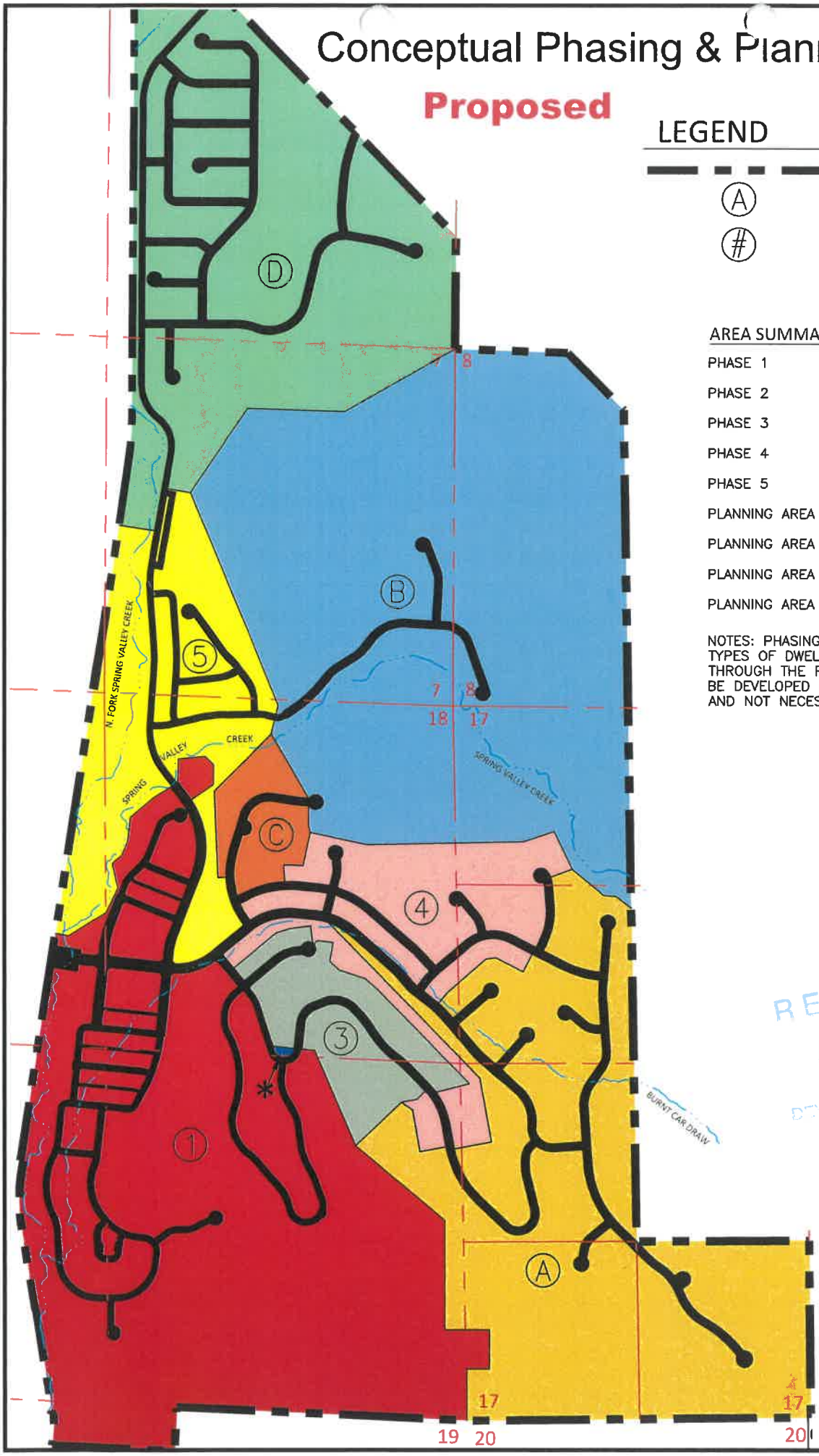


Phase	Area
1	211 AC
2	80 AC
3	91 AC
4	39 AC
5	114 AC
6	66 AC
7	59 AC
8	170 AC

Figure 24

Conceptual Phasing & Planning Area Plan

Proposed



LEGEND

- PLANNED COMMUNITY BOUNDARY
- (A) PLANNING AREA
- (#) PHASE NUMBER

AREA SUMMARY

PHASE 1	228.33	AC
PHASE 2	0.23	AC
PHASE 3	27.49	AC
PHASE 4	52.61	AC
PHASE 5	66.51	AC
PLANNING AREA A	160.09	AC
PLANNING AREA B	226.50	AC
PLANNING AREA C	14.34	AC
PLANNING AREA D	143.24	AC

NOTES: PHASING AREAS, UNIT NUMBERS AND TYPES OF DWELLINGS ARE SUBJECT TO CHANGE THROUGH THE PLATTING PROCESS. PHASES MAY BE DEVELOPED INDIVIDUALLY OR IN GROUPINGS, AND NOT NECESSARILY IN THE SEQUENCE NOTED.

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*PHASE 2

Figure 24

Table 6 – Phasing and Infrastructure Schedule [Refer to Figures 23A and 24]

Phase	Uses	Begin/End (1)	Area	Population	Infrastructure/Services Completed
1	255 SF Units Mixed-Use Village Center (2)	2006/2008 2006/2015	210	727	-- Signalized Highway 55 intersection -- Backbone utilities (water, sewer, electric power, natural gas, and communications) and street system -- Interim two-bay fire facility -- Recreation/community center (Building A) and office/ retail Building B -- 12,000 feet of pathways and trails with trailheads, including a connection to Dry Creek Valley via Broken Horn Road -- 4.5 acres of improved open space
2	77 SF Units	2007/2009	81	220	-- Extension of utilities and streets -- Office/retail/commercial, continued -- Un-signalized Highway 55 intersection (north access) -- 6,500 feet of pathways & trails with trailheads
3	155 SF Units	2008/2010	91	442	-- Utility extensions from backbone system -- Office/retail/commercial, continued -- 10,700 feet of pathways & trails with trailheads -- 3.55 acres of improved open space
4	30 SF Units 60 MF Units	2009/2011	39	257	-- Utility extensions from backbone system -- Office/retail/commercial, continued -- 2,000 feet of pathways & trails with trailheads -- 4.6 acres of improved open space
5	51 SF Units	2010/2012	114	146	-- Utility extensions from backbone system -- Office/retail/commercial, continued -- Public school constructed -- 7,300 feet pathways & trails with trailheads
6	13 SF Units	2010/2012	66	37	-- Utility extensions from backbone system -- Office/retail/commercial, continued -- 73.5 acres of improved open space (includes school fields)
7	22 SF Units	2011/2012	59	63	-- Utility extensions from backbone system -- Office/retail/commercial, continued -- 4,100 feet of pathways & trails with trailheads
8	21 SF Units	2011/2012	170	60	-- Utility extensions from backbone system -- Office/retail/commercial, continued -- 9,550 feet of pathways & trails with trailheads
Totals	**684 Units**	**2006/2012**	**830**	**1,952**	***52,150 LF pathways & trails; 20 ac. Improved O.S.**

(1) *The "Begin" date is subject to market conditions. "End" date assumes development activity is completed the first year, with final unit sales in the latter.*

(2) *Mixed-Use Village Center streets and utilities will be fully improved in Phase 1, but the Center will develop over time, in response to market demands [See discussion in specific Plan Section B – 5 : Intensity/Density of Proposed Land Uses].*

* *Linear feet of pathways & trails and improved open space are approximate and subject to change at subdivision platting.*

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Proposed Table 6

Table 6 – Phasing and Infrastructure Schedule [Refer to Figures 23A and 24]

Phase	Uses	Begin/End (1)	Area/ac.	Population	Infrastructure/Services Completed
1	220 SF Units Mixed-Use Village Center (2)	2008/2016	228.25	627	-- Backbone utilities (water, sewer, electric power, natural gas, and communications) and street system -- Recreation/community center (Building A) -- 12,000 feet of pathways and trails with trailheads, including a connection to Dry Creek Valley via Broken Horn Road (3) -- 4.5 acres of improved open space (3)
2	0 SF Units	2011/2012	.25	0	-- 6,500 feet of pathways & trails with trailheads
3	43 SF Units	2012/2016	27.5	123	-- Utility extensions from backbone system -- 10,700 feet of pathways & trails with trailheads -- 3.55 acres of improved open space
4	83 SF Units	2015/2019	52.5	237	-- Utility extensions from backbone system -- 4.6 acres of improved open space -- 2,000 feet of pathways & trails with trailheads
5	76 SF Units	2016/2020	66.5	217	-- Utility extensions from backbone system -- Office/retail/commercial, continued -- Public School Constructed (4) -- 7,300 feet pathways & trails with trailheads -- 7.35 acres of improved Open Space (includes school fields)
Planning Area "A" (5)	131 SF Units	2017/2021	160	373	-- Utility extensions from backbone system -- Office/retail/commercial, continued
Planning Area "B"	20 SF Units	2018/2022	226.5	57	-- Utility extensions from backbone system -- Office/retail/commercial, continued -- 4,100 feet of pathways & trails with trailheads
Planning Area "C"	10 SF	2019/2023	14.25	29	-- Utility extensions from backbone system -- Office/retail/commercial, continued
Planning Area "D"	196 SF 60 MF	2020/2024	143.25	730	-- Signalized Highway 55 intersection (6) -- Utility extensions from backbone system -- Office/retail/commercial, continued -- 9,550 feet of pathways & trails with trailheads
Totals	**839 Units**	**2008/2024**	**919**	**2393**	***52,150 LF pathways & trails; 20 ac. Improved O.S.**

(1) *The "Begin" date is subject to market conditions. "End" date assumes development activity is completed the first year, with final unit sales in later years.*
(2) *Mixed-Use Village Center streets and utilities will be fully improved in Phase 1, but the Center will develop over time in response to market demands [See discussion in Specific Plan Section B – 5 : Intensity/Density of Proposed Land Uses].*
(3) *Linear feet of pathways & trails and acreage of improved open space are approximate and subject to change at subdivision platting.*
(4) *Timing of School Construction is at the sole discretion of the West Ada School District.*
(5) *"Planning Areas" may be partially developed in a given year or developed in tandem with another Planning Area depending upon market conditions. Planning Area development may not occur in the sequence noted above.*
(6) *Avimor has agreed to a traffic signal at Hwy 55 when ITD deems a signal necessary.*

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First Phase Schedule

Site grading is planned to commence in the fall of 2005, with the installation of principal underground utilities (sewer, water, storm drainage) to follow during the winter/spring months of 2006. Construction sequencing within the first development phase will enable completion of joint trench utilities, roadways and a residential model complex by fall 2006. Home sales will commence at that point with the first residents moving into the community late that year or early 2007.

Utility construction will involve a dual-track program for electric power, natural gas, telephone and cable. In each case, extension of off-site "transmission" facilities to Avimor will coincide with construction of the on-site "distribution" system. Utility routing has been determined, costs projected, easements, where required, are in the process of being secured, and agreements are being prepared.

Similarly, while the on-site roadway system is being constructed, the project's primary access will be constructed at a new Highway 55 intersection. Permitting for that has been initiated with the Idaho Transportation Department. Until intersection completion in the summer of 2006, site access will be from existing agriculture entrances and bridges along the highway.

Public Services Phasing

Phasing of the essential public services noted in **Table 6** will coincide with project site development. Specifically:

- Backbone water and wastewater systems, and drainage facilities will be constructed at the outset. The only future phasing requirements will be in added capacity and line extensions.
- The interim 2-bay fire facility will be constructed in the first development phase.
- The office space for the Ada County Sheriff's Department will be provided in the first commercial building constructed in the Village Center, either temporarily in the Community Center (Building A) or in SunCor's office/retail structure, Building B.
- The elementary school will be constructed at a time to be determined by the school district which is expected to be within 3 to 5 years (shown in 2010 in **Table 6**) after project commencement. If the charter school option is pursued, construction could occur much earlier.

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Planned Community Integrity

The first construction phase of Avimor will provide all of the elements of a completed "community" including:

- Utility systems with capacity for future phases and project build out;
- A fully improved mixed-use Village Center site with the potential for up to 75,000 square feet of office, retail, commercial, and optional residential uses;
- An 11,900 square foot community/recreation center as the neighborhood activity and Avimor Residential Community Association operations focus;
- Emergency services facilities, i.e., a two-bay interim fire station and operations space for the Ada County Sheriff;
- 14,825 feet (2.8 miles) of pathways and trails and a trail connection to the historic Broken Horn Road at the south boundary of the project;
- 4.5 acres of "improved" open space in the form of six (6) park/tot lots and village green;
  A diverse residential neighborhood of 255 dwellings in four (4) single family detached price points.

From that beginning, **Table 6** illustrates how succeeding phases will add to the "stand alone" community created in Phase One. Those phased additions will: Extend utilities and streets; add to the trail system and offer new connections to public lands and offsite trails; increase recreational facilities and improve open space accessibility; continue the growth of services and commercial offerings; add an essential community component through the construction of a school, and offer even more diverse residential choices.

In sum, Avimor will be a "community" at the completion of Phase One. Succeeding phases will mirror the generational growth characteristics of any community as infrastructure expands, services and recreational opportunities increase, and the community grows with addition of each new resident.

Project Phase Monitoring

Annually, on or before March 1st, SunCor will provide a summary of the prior year's development activity to Ada County Development Services. The report will include the following:

- Number of units platted; cumulative total.
- Number of units sold; cumulative total.
- Number of new residents; cumulative total.
- Office/retail/commercial space improved and occupied; types of businesses and services; cumulative total.
- Public facilities completed, including: Improved open space, parks, playfields, pathways and trails; cumulative area/linear foot totals.

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Future Development

Approval of the Avimor Planned Community Specific Plan will "entitle" the development of ~~684~~ 839 dwelling units (+/- 10%) on ~~830~~ 919 acres east of Highway 55, within Ada County. Significant interest has been expressed by public officials for "future" development at Spring Valley Ranch, beyond the subject planned community project.

Prior to entering into the development agreement with the McLeod family, SunCor conducted general studies of the ranch to determine which areas had development potential, focusing primarily on topography and access. The central area of the ranch, the "Core", was given greater scrutiny, and the planned community area was identified. Assessment of utility services for the planned community, along with access potential for both sides of Highway 55, led to a broader look at the potential of the "Core" area.

Also, at the outset of planning for Avimor, SunCor acknowledged several important factors –

- Because the Treasure Valley is unfamiliar with masterplanned communities, it would be prudent to initially propose a community of a manageable size, yet planned with infrastructure capable of logical extensions to additional community development.
- While SunCor is an experienced community developer, but unknown in the local market, building a smaller community phase would provide the community with a model -- a demonstration project. This approach has received community acceptance at other company operations and led to broader planning approvals.
- The limited capability of adjacent counties necessitated a proposal entirely within Ada County.
- The existing capacity of Highway 55 through the property would determine the initial community size.

With these factors in mind, SunCor has proposed the initial logical planning unit of ~~830~~ 919 acres, defined by Highway 55, the Ada County/Boise County line and the steep topography east and south of the site. As stated above, the proposed Specific Plan area allows SunCor to create a new community of adequate size to allow for significant product diversity, appropriate recreational opportunities for the scale of the community, and that also benefits the region, and adequate services and institutional uses to meet many of the needs of the future residents and people employed on the site. The Avimor Community could stand on its own regardless of future development in the "core" area.

Major infrastructure is planned not only to service this Specific Plan area, but can be expanded to serve future specific plan phases. While SunCor has not undertaken detailed planning studies for future specific plan areas north of the current proposal or west of Highway 55, the planned facilities for water,

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wastewater, natural gas and electric have included future upgrades or expansions in their preliminary designs and locations.

For example, the wastewater treatment plant has been located at the low point of the valley, allowing for gravity sewer from all possible phases. Idaho Power has located the substation site in a central location. Intermountain Gas facilities are also centrally located. Water reservoirs have been situated at elevations that would serve the water pressure requirements for the entire area. In addition, a review of Highway 55 right of way indicates adequate room for expansion within the future Avimor community and to the south if required.

Recently, Ada County undertook preparation of a slope analysis map covering north Ada County beyond the City of Eagle Area of Impact. The analysis extended from immediately east of Highway 55 (within the Avimor Specific Plan area) to Highway 16. Using this work as a base map, and with some additional area added by the County's consultant, SunCor prepared a Conceptual Development Plan **(Figure 25)** that portrays potential planning units west of Highway 55 and north of the Avimor Specific Plan area. A very preliminary total development area based on Figure 25 is approximately 1,325 acres, which excluded additional natural area open space that would be added to any planning area. Average densities within the development areas could range from1.5 to 2.5 units per gross acre depending on the extent of other land uses. The planning areas would reflect the same commitment to mixed use, diverse and walkable communities, protection of scenic resources and provision of recreational opportunities and community services.

A conceptual transportation system is included to indicate linkages to the development areas and access points on Highway 55. Also shown are various centers within the development units with the suggestion that the centers will vary in size and uses to reflect the character of the immediate community. The centers could include recreational activities, commercial and educational facilities or a mix of all.

Of special note is the 62 acre area east and 46 acre area west of Highway 55 at the north end of the Spring Valley, including the existing ranching center. This total area of 108 acres of flatter land could be the town center for a future expanded community. The size of the parcels allows for the planning of major community facilities and shopping. A major grocer, with significant shop space, restaurants, hotel, an employment campus, medical facilities and institutional uses such as schools and a library are possible.

For scale comparison, **Figure 26** depicts the intersection of Highways 55 and 44 in Eagle, a city of 18,000 persons. The total area developed or under development in the 4 quadrants totals approximately 75 acres. The development functions as the town

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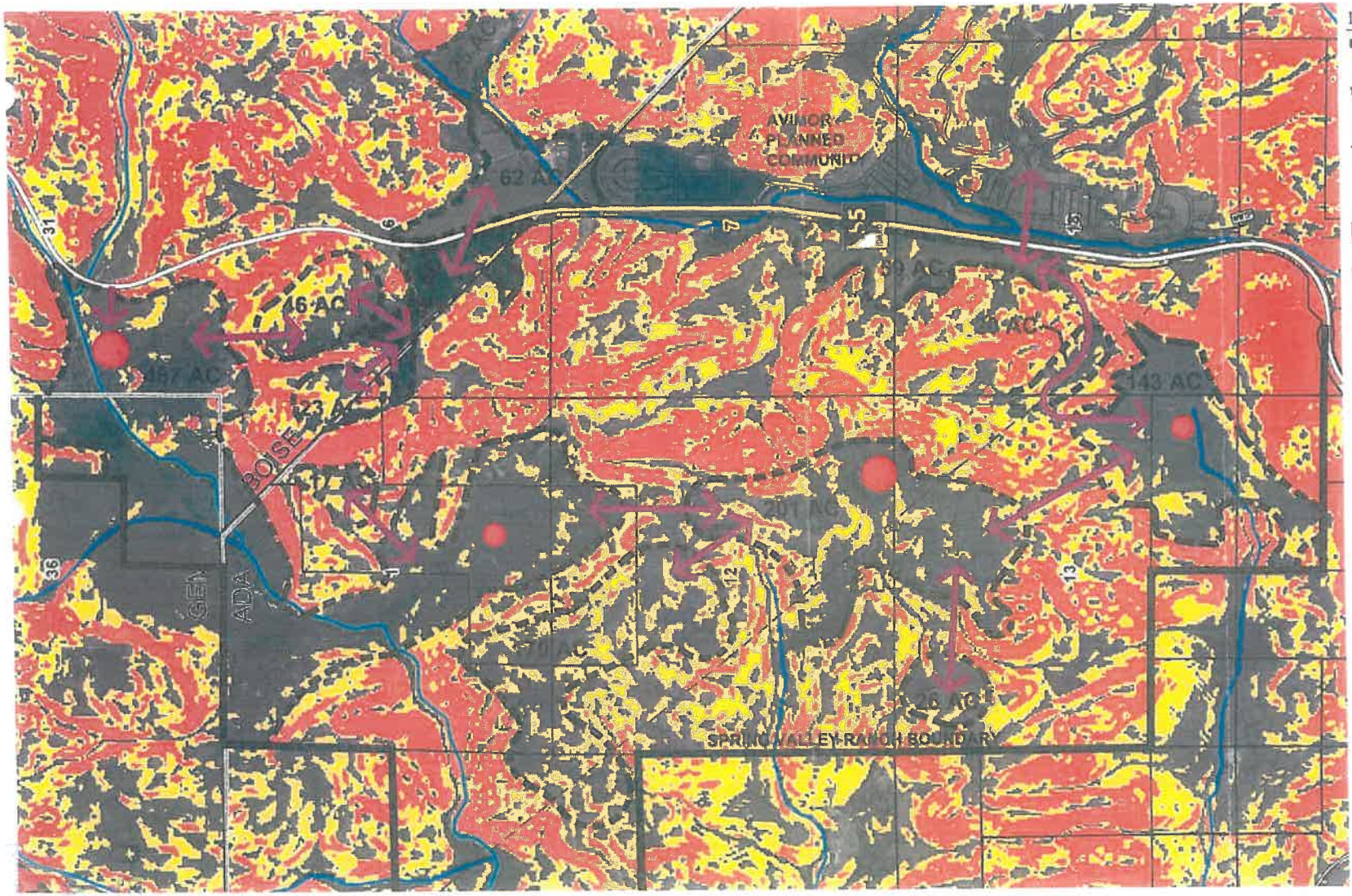

Legend

- POTENTIAL FUTURE DEVELOPMENT AREAS
- 1325± TOTAL ACRES (EXCLUDING NAOS)
- EXISTING POWERLINE
- PROPOSED VILLAGE CENTERS
- 15% – 25% SLOPE
- 25% + SLOPE

AVIMOR

0 375 750 1500

Figure 25

Conceptual Development Plan

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Center for Eagle. The commercial uses also benefit from strong visibility from very high traffic volumes of approximately 35,000 cars per day on both highways. As can be seen, the future Avimor town center land is adequately sized for whatever scale of community would be planned in the future.

At this point, and with this application, SunCor seeks approval only of a ~~830~~ 919 acre, ~~684~~ 839 (+/- 10%) unit Planned Community.

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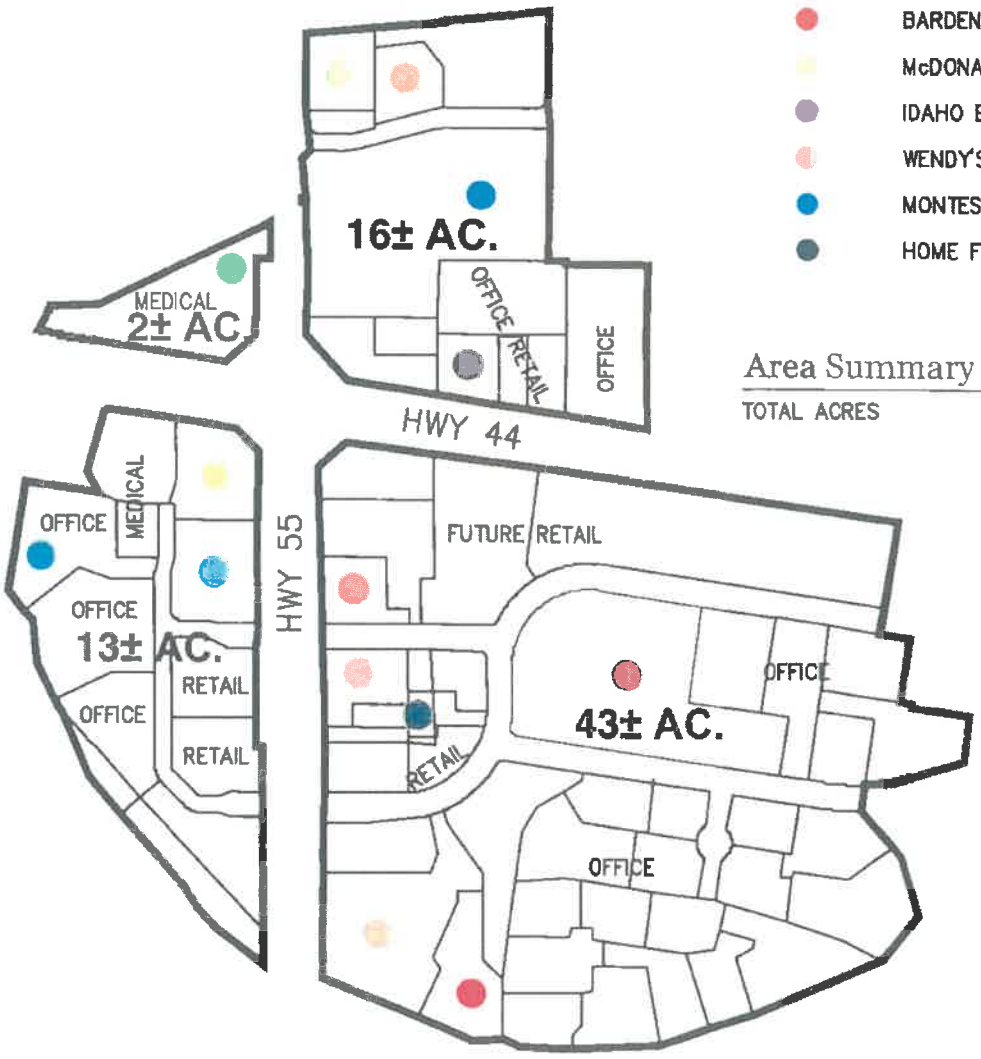
Legend

- WELLS FARGO BANK
- ALBERTSONS CENTER
- ZAMZOWS
- WASHINGTON MUTUAL BANK
- CHEVRON
- WESTMARK CREDIT UNION
- ST. ALPHONSUS REGIONAL MEICAL CENTER
- HILTON GARDEN INN
- BARDENAY
- McDONALDS
- IDAHO BANKING COMPANY
- WENDY'S
- MONTESSORI
- HOME FEDERAL BANK



Area Summary

TOTAL ACRES	74±

AVIMOR

0 125 250 500

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Figure 26

Section E – Economic Impact Analysis

PROPOSED 2016 UPDATE TO BE PLACED IN FRONT OF 2005 ECONOMIC IMPACT ANALYSIS FOUND AT SECTION E. OF SPECIFIC PLAN

Avimor

2016 Updated

Economic Impact Analysis

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DPFG
DEVELOPMENT PLANNING & FINANCING GROUP, INC.

950 WEST BANNOCK, 11TH FLOOR
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Updated Economic Impact Analysis

August 5, 2016

Ada County Commission
200 Front Street
Boise, Idaho 83702

Dear Ada County Commissioners:

Avimor Partners, LLC ("AP") is in the process of developing Village One of the Avimor Master Planned Community ("Village One"). In 2015, Ada County ("County") re-surveyed the County boundary line which also serves as the eastern boundary of Village One. As a result of the survey the boundary line was moved eastward increasing the amount of land included in Village One. Consequently, AP's development plans have been modified to include the development of the additional acreage.

In May 2005, Idaho Economics ("IE") was engaged by SunCor Idaho, LLC (the "Prior Developer") to prepare an Economic Impact Analysis Report ("Prior Report") in conjunction with the submittal of the Avimor Planned Community Application ("Application") for the approval of entitlements related to Village One. The findings of the Prior Report indicated that Village One was anticipated to have a positive fiscal impact on the County's General Fund, Special Revenue Funds and Special Districts.

As a result of the proposed changes in the development plans resulting from the aforementioned boundary change, Development Planning & Financing Group, Inc. ("DPFG") has been engaged by AP the to estimate the gross property tax, sales tax and revenue sharing revenues (collectively, the "Revenues") under the revised Village I development plan ("2016 Review") to those of the Prior Report. For purposes of the 2016 Review, except as otherwise indicated, one-time fiscal impacts such as building permits, impact fees, enrollment based allocations from the State of Idaho to school districts have been excluded from our analysis.

Based upon our analysis, the proposed changes to the Village I development plan as the result of the boundary change, will have an additive financial impact on County's General Fund, Special Revenue Funds and Special Districts from that outlined in the Prior Report.

I. Background:

The eastern boundary of Village One is the boundary between the County and Boise County. In 2015, the County resurveyed the county line and discovered that prior legal descriptions had wrongly identified the county line's location. As a result, the county line was moved eastward which resulted in increasing the area of Village One from 830 acres to 919 acres, an addition of 89 acres. Avimor Partners, LLC ("AP") is proposing changes to Village One development plan as outlined in Table 1 located on the following page. In the course of reviewing the proposed revisions to Village One's development plan, the County has requested that AP provide updated estimates of the gross Revenues anticipated to be received by the County.

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TABLE 1
Avimor
Development Assumptions
2005 Report versus 2016 Review

Description	2005 Report[1]	2016 Review[2]	Difference
Residential			
Residential Acres	830	919	89
Residential Units	684	839	155
Average Residential Density Per Acre	0.82	0.91	0.09
Estimated Average Market Value (rounded)	230,000	350,000	
Commercial			
Commercial Acres	10.5	10.5	-
Estimated Net Commercial Square Feet [2,3]	33,900	87,000	53,100
Other			
Improved Open Space Acres	47.00	41.50	(5.50)
Village Residential Open Space		12.80	12.80
Unimproved Open Space Acres	444.00	506.50	62.50
Total Acres	**1,331.50**	**1,490.30**	**158.80**

Footnotes:

1) Source: 2005 Idaho Economics Report, page 13

2) Source: AP

3) Commercial Square Feet in the 2016 Review does not include 88,000 sf (60 units) of assisted living units or the residential portion of live/work units. Those are included in the resident portion.

II. Update to Fiscal Impact Study:

As shown in Table 2 on the following page, the revised Village I development plan adds 155 residential units that increase the number of residential units from 684 units to 839 units. The market value of additional homes is estimated to range from approximately $240,000 to approximately $460,000. For purposes of our analysis we have utilized an average home price of $350,000.

Of the proposed 839 residential units in the proposed plan, it is anticipated that 304 units will have been constructed by December 31, 2016. The remaining 535 homes are anticipated to be constructed in phases beginning in 2017 and ending in 2021. The Village I absorption estimates are illustrated in the Table 2 located on the following page.

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TABLE 2
Avimor
Proposed Phasing by Housing Type

Homes for Occupancy	Avg. Mkt. Value	Totals Units	Phase I 2016	Phase 2 2017	Phase 3 2018	Phase 4 2019	Phase 5 2020	Phase 6 2021
High Density Residential	$ 240,000	135	71.0	13.4	13.4	13.4	15.4	8.1
Medium Density Residential	340,000	284	130.0	32.4	32.4	32.4	37.2	19.4
Low Density Residential	417,500	360	103.0	54.2	54.2	54.2	62.3	32.5
Multifamily	250,000	60	-	-	-	-	-	60.0
Total Homes for Occupancy			**304**	**100**	**100**	**100**	**115**	**120**
Cumulative		**839**	**304**	**404**	**504**	**604**	**719**	**839**

Source: AP

The commercial portion of the revised development plan has increased from 33,000 square feet to 87,000 square feet. The commercial area of Village One is anticipated to be comprised of retail services, office space and live/work and/or an assisted living center serving the local community. Currently within the commercial portion of Village One there is a community center that includes meeting rooms, a library, a fitness center and a salt-water swimming pool. The community center is operated by the homeowners association ("HOA")

Table 3 located on the following page, compares the anticipated annual Revenues between the 2005 Report and the 2016 Review.

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TABLE 3
Avimor
Comparison of Estimated Ada County General Fund Revenues
2005 Report versus 2016 Review

Description	2005 Report	2016 Review	Difference
Property Tax Revenue - Ada County General Fund			
Single Family			
Est. Market Value At Build-out[1,2]	$ 157,227,500	$ 294,324,056	$ 137,096,556
Est. Assessed Value At Build-out[1,2]	123,052,500	205,517,701	82,465,201
Commercial			
Est. Assessed Value At Build-out[1]	5,085,000	17,400,000	12,315,000
Total Est. Assessed Value At Build-out	**128,137,500**	**222,917,701**	**94,780,201**
Ada County Tax Rate[3]	0.0028001450	0.0031145030	0.0003143580
Total Estimated Property Tax Revenue	**$ 358,804**	**$ 694,278**	**$ 335,474**
County Sales Tax and Revenue Sharing Allocation			
Est. Population at Build-out[4]	1,884	1,953	68.35
Sales Tax and Revenue Sharing Allocation /Person[5]	$ 25.88	$ 36.11	$ 10.24
Total Est. Sales Tax and Revenue Sharing	**48,764**	**70,524**	**21,760**
Total Est. Property and Sales Tax / Revenue Sharing	**$ 407,568**	**$ 764,802**	**$ 357,234**

Sources:

1) 2016 residential value is derived from data gathered from AP; 2016 assessed value is derived from information gathered from AP, Ada County and the Idaho State Tax Commission.

2) 2005 residential market value and assessed value: Prior Report, page 13.

3) 2005 Report, pages C2 & C3 and Ada County 2015 L-1 Report;

4) U.S. Census Bureau; Prior Report, page 11; Avimor.

5) Idaho State Tax Commission.

As illustrated above, our analysis indicates that upon build-out the revised Village I development plan is anticipated to generate approximately $765,000 in annual gross Revenues that are anticipated to available to the County's. This is approximately $357,000 more in annual Revenues that what was previously estimated to be received by the County in the Prior Report.

Lastly, other Special Districts within the County are also anticipated to benefit from the proposed Village I development plan revisions as shown in Table 4 located on the following page.

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TABLE 4
Avimor
Comparison of Estimated Special Taxing District Revenues
2005 Report versus 2016 Review

Description	2005 Report	2016 Review	Difference
Total Project Estimated Assessed Value At Build-out[1]	**$ 123,052,500**	**$ 205,517,701**	**$ 205,517,701**
Special District Property Tax Revenue By District			
Ada County Library District Tax Rate[2]	0.0006044820	0.0005920270	(0.0000124550)
Estimated Property Tax Revenue	**74,383**	**121,672**	**47,289**
Ada County Highway District Tax Rate[2]	0.0010113660	0.0010089650	(0.0000024010)
Estimated Property Tax Revenue	**124,451**	**207,360**	**82,909**
Eagle Fire District Tax Rate[2]	0.0011278420	0.0019634090	0.0008355670
Estimated Property Tax Revenue	**138,784**	**403,515**	**264,732**
Dry Creek Cemetery District Tax Rate[2]	0.0000093550	0.0000395720	0.0000302170
Estimated Property Tax Revenue	**1,151**	**8,133**	**6,982**
West Ada (Formerly Meridian) School District Tax Rate[2]	0.0063091260	0.0042156440	(0.0020934820)
Estimated Property Tax Revenue	**776,354**	**866,389**	**90,036**
Emergency Medical Services Tax Rate[2]	0.0001224720	0.0001549790	0.0000325070
Estimated Property Tax Revenue	**15,070**	**31,851**	**16,780**
Pest Control District Tax Rate[2]	0.0001041970	0.0001453360	0.0000411390
Estimated Property Tax Revenue	**12,822**	**29,869**	**17,047**
College of Western Idaho Tax Rate[3]	N/A	0.0001641830	0.0001641830
Estimated Property Tax Revenue	**-**	**33,743**	**33,743**
TOTAL EST. PROPERTY TAX REVENUE	**1,143,015**	**1,702,532**	**559,517**

Footnotes:
1) Source: 2005 Report, page13; AP.
2) Source: 2005 Report, pages C2 & C3;Ada County 2015 L-1 Report.
3) College of Western Idaho did not exist in 2005; 2016 Review Source: Ada County 2015 L-1 Report.

Given the preceding analysis, it is concluded that the modifications to Village I development plan will have a positive additive financial effect on the gross Revenues of County and the Special Districts therein.

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III. Disclaimer

The 2016 Review does not represent a prediction or projection of actual results. Such results may vary materially from those presented. DPFG does not make, and expressly disclaims, any implied, expressed, or statutory warranty or guarantee of any particular results concerning Village One. The analysis of fiscal benefits contained in the 2016 Review is not considered to be a "financial forecast" or "financial projection" as technically defined by the American Institute of Certified Public Accountants ("AICPA").

Since the analyses within the 2016 Review are based on estimates and assumptions that are inherently subject to uncertainty and variation depending upon evolving events, we do not represent them as results

that will actually be achieved. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur; therefore the actual results achieved may vary materially from the projections.

Sincerely,

Kent Rock
Senior Manager

KR/mn

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SECTION E – ECONOMIC IMPACT ANALYSIS

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Spring Valley Ranch (Avimor)

Economic Impact Analysis

& Demographic Forecast

Revised May 2005

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Spring Valley Ranch (Avimor)

Economic Impact Analysis

& Demographic Forecast

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Avimor

Economic Impact Analysis & Demographic Forecast

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Avimor

Economic Impact Analysis & Demographic Forecast

Executive Summary of Fiscal Impact Analysis

Avimor
Fiscal Impact Summary
Annual, Total of the First 5 Years, & Ongoing Year 5+ Fiscal Surplus/Deficit

Public Service Provider	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Total	Ongoing Year 5+
Ada Community Library	$20,541	$40,178	$57,256	$73,440	$82,489	$273,903	$82,489
Ada County	17,363	44,603	73,918	109,416	130,307	$375,608	$130,307
Emergency Medical Services	4,162	8,140	11,600	14,879	16,713	$55,495	$16,713
ACHD	11,459	24,514	31,369	46,471	50,892	$164,704	$50,892
Weed & Pest Control	3,541	6,926	9,869	12,659	14,219	$47,214	$14,219
Boise School District	0	0	10,863	17,045	75,710	$103,618	$75,710
Eagle Fire District	31,253	34,010	61,216	60,741	75,652	$262,871	$75,652
Dry Creek Cemetery	318	622	886	1,137	1,277	$4,239	$1,277
Meridian School District	63,298	144,332	202,807	261,815	251,854	$924,106	$251,854
Water & Sewer Systems	(3)	(3)	(3)	(3)	(3)	(3)	(3)
Solid Waste Disposal	(3)	(3)	(3)	(3)	(3)	(3)	(3)
Parks & Recreation	(2)	(2)	(2)	(2)	(2)	(2)	(2)
Irrigation Districts	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Utilites	(4)	(4)	(4)	(4)	(4)	(4)	(4)
Air & Water Quality Programs	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Total	$151,930	$303,325	$459,784	$597,602	$699,113	$2,211,757	$699,113

(1)...No impact on the Demand for Services.
(2)...No impact identified based upon current services.
(3)...Services are intended to be self-supporting.
(4)...Extension of services covered by IPUC regulations.

(Appendix A provides a further summary of the projected fiscal impacts.)

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Avimor

A Planned Community

Overview

SunCor has proposed the development of a planned mixed use community, Avimor, in Ada County, Idaho. It is envisioned that Avimor would incorporate the amenities of a planned residential community with the commercial and recreational opportunities that would exist in a historic village setting.

The Avimor combination of residential housing, with local serving commercial businesses, and recreational opportunities within the community can foster an environment that may have been in our past, an environment of neighborhood, and connection. An environment where one can work close to home, or at home. An environment where the convenience items are as near as the corner grocery store and the play field is down the block.

Today, because of the increased communications technology that is available, the number of persons working at home is increasing rapidly. Avimor community would provide the technical infrastructure for those desiring that capability, as well as the environment that will encourage its residents to stay at home.

Purpose

SunCor is seeking development approvals under the County's Planned Community District regulations. Among the purpose of those ordinances, is the desire to assure the availability and adequacy of the public services and infrastructure and to avoid adverse impacts on existing public facilities and services. Accordingly, the ordinances require that the application for approval must include a detailed economic impact analysis evaluating the costs that the project may impose on public service providers in the form of new or increased operating costs or increased infrastructure needs.

The ordinance states:

"The applicant shall submit a detailed economic impact analysis evaluating the impacts of the planned community upon existing infrastructure and any cost of new infrastructure that may be required to serve the planned community including, but not limited to, streets, schools, fire protection, water systems, wastewater collection and treatment systems, air quality programs, water quality programs, solid waste disposal, law enforcement, parks and open space, irrigation delivery systems, libraries and emergency medical services. Written statements shall be solicited by the applicant from affected municipalities, agencies and/or districts, and other service providers commenting on the impact of the new planned community upon existing infrastructure and the costs of providing infrastructure needed to serve the project. All responses received by the applicant shall be submitted to the director along with the required economic impact analysis."

To the extent possible this analysis provides estimates of the additional annual maintenance expenses for the additional pubic service infrastructure necessary for the provision of electricity; natural gas; telephone; domestic (potable) water supplies; sanitary

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sewers; streets and roadways; sidewalks and pathways; open spaces, parks, and landscaping; solid waste disposal; drainage and water quality facilities; local libraries; fire protection services; emergency medical services; police protection; and public schools.

Further, the Ada County Planned Community District regulations require the applicant to submit as part of the development application a detailed plan which includes among other things an estimate of the costs of "mitigation of negative economic impacts beyond the normally expected incremental impacts of development on affected municipalities and other agencies and/or districts." (Ada County Code Section 8-2E-4:B-12)

Therefore, for each of the public service providers examined in this analysis, under the caption of "mitigation, an estimate is made of any potential negative economic externality that could occur to others outside of the by the provision of public services to the development, and a discussion is provided as to the potential need for mitigation measures to offset those negative externalities.

Lastly, the additional maintenance expenses that may be associated with the provision of additional public service infrastructure within the Avimor community or directly added as a result of the establishment of the Avimor community, as well those maintenance costs above the normally expected incremental impact are examined as to the need for possible mitigation measures.

Methodology

This Avimor Economic Impact Analysis addresses and examines both the initial capital as well as the ongoing operational impacts upon public services. The Planned Community ordinance specifically addresses which public services are to be addressed, and they are listed below However, this analysis places particular emphasis on those entities that currently serve the area where the Avimor community will be situated.

The Planned Community ordinance requires that the services to be considered are:

- Streets and Roadways
    - Sidewalks
- County Law Enforcement, Courts, and Government Administration
- Emergency Medical Services
- Schools
    - Meridian School District
    - Boise School District
- Fire Districts
    - Eagle Fire District
- Library Districts
    - Ada Community Library District

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    - Eagle Public Library
- Pest Extermination & Weed Control
- Cemetery Districts
- Parks
    - Parks, Trails, and Recreation External to the Avimor Community
    - Parks, Open Space, Pathways, Trails, and Landscaping within the Avimor Community
- Solid Waste Disposal
- Central Water & Sewer Systems
    - Potable Water and Sanitary Sewer Systems within Avimor
- Irrigation Districts
- Air & Water Quality Programs
- Regulated Public Utilities
    - Electric Service
    - Natural Gas Sewrvice
    - Telephone & Communications Servces

Discussions were held with representatives of the key public service providers in an effort to identify both their potential capital needs as well as any changes in ongoing operational costs because of the development of the Avimor community. In those discussions key assumptions used in the analysis were reviewed with these representatives. Written confirmation, where available, of these assumptions are included in Appendix F.

In many cases the proposed Avimor community can be served without the provision of new public service facilities or the expansion of existing facilities. However, when an addition to capital facilities is indicated, or if an incremental increase in operating costs is warranted this analysis will, when appropriate, identify a cost equivalent to the developments share of the cost of service where appropriate. For example, if a new elementary school is indicate for the area and that new school would be built with the capacity to serve 600 students. If the Avimor community only contributed 200 elementary school students to the school, this analysis would only allocate one-third of those new costs to the development.

Estimates of the additional, and ongoing, expenditures that may be incurred by the affected public service provider are estimated by applying cost factors developed from public information concerning those public entities. Those information sources include: the aforementioned interviews with representatives of the public service provider, or annual reports, budgets, or information supplied to federal or state agencies by the public service provider. The cost factors are then applied to those variables in the development that would be cost determinates. For example: the additional street and roadway maintenance

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expenses would be a function of the number of miles streets or roadways in the development.

Forecasts of revenues payable to the public service provider are also developed in this analysis. The major source of revenues for these entities is the property tax. The future property tax revenues generated by the residential and commercial property in the project are estimated by using the developer's estimates of the market price range of each of the different home types proposed for the project and a projection of the number and types of homes to be completed in each month of the five year development timeframe. The forecast of future property tax revenues is discussed in greater detail in a section below.

Time Periods Used in the Population Forecasts and Economic Impact Analysis

The time periods expressed in this analysis represent static "snapshots" of the Avimor community at a point in time. These point-in-time "snapshots" do not correspond to a particular point or date on a calendar. Rather they are representations of a state of the project at one, two, three, four, and five years after the first move-in by a resident of Avimor.

It is envisioned today that if SunCor obtains the necessary approvals to proceed with the Avimor project that site preparation work would begin in the spring and summer of 2005. During that time utilities would be put in place, the community recreation center, which would also initially house SunCor's development offices, would be put in place. Also during that summer a portion of the projects streets and roads would be constructed as well as access to SH-55. In the following spring and summer home sales would commence and, after a short period of home construction, residents of the new community would move in. At that point the clock which measures the changes in population, the changes in property tax revenues that may accrue to public service providers, and the point where public service providers are likely to incur additional costs begins. That static point in time, "Year 1", is one year after that initial move in. Years 2, 3, 4, and 5 are the number of years after that initial resident moves in.

In this case forecasting population in the development so that figures correspond to a "snapshot" of the development at a particular calendar month can be too inflexible, and is subjected to possible delays that may occur as the initial stages of the project are developed. This methodology allows a high degree of forecast flexibility while allowing the forecast to maintain its relevance if there are changes in the development time schedule.

Population & Demographic Forecasts

The projected future population and households that will reside within Avimor are not likely to raise the overall population of Ada County. The Avimor community represents an alternate housing and environment choice for the citizens of Ada County. Many planning professions in the area agree that the development of Avimor will not cause them to either raise or lower their expectations and forecasts for the future population and number of households in Ada County.

In other words, the anticipated future growth of households and population in Ada and Canyon counties is unchanged with the development of Avimor. The population and households that will occupy the Avimor development would have been established elsewhere in Ada or Canyon counties if the housing opportunities that this development provides were not available.

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The growth of the population in the region is, arguably, the most significant factor driving the demand for growth in public services. However, the composition of the population can have a significant impact on the degree and type of public services that the public demands. For example: a relatively younger population will be less likely, than an older population, to demand increased levels of funding for medical care and emergency medical services. On the other hand, a relatively older population may have little enthusiasm for increases in funding for public education, whereas the younger population, with a higher likelihood of having children of school age would.

In other words, the composition of the population is important for determining economic impacts, and especially the economic impacts on public service providers.

Therefore, the population and household demographic projections performed for Avimor were carefully prepared so as to accurately reflect the future composition of this proposed community.

Using population and demographic parameters from the local population would correctly capture the nature and composition of the demographics at Avimor. However, one should match the characteristics that the proposed community will possess with communities or neighborhoods with similar attributes in the local area. Some of the important characteristics that are envisioned for Avimor and that are important for drawing comparisons to the demographics of other areas locally are the types of homes in the community and the number of homes of each type, and the projected selling price of each type of new home in the development, and the number of multi-family homes in the development.

While it is known that marketing efforts directed to target a certain demographic may change the future composition of the population in the development they may not capture that market segment. The fundamental truth may be that the underlying characteristics of the population from which the community's new residents are to be drawn will be the determining factor which represents the basis of its future demographic composition.

The homes proposed by the Avimor developer vary in size, amenities, and price. SunCor's plans for the community envision that homes classified as "single family detached", the traditional one building equals one household home, will account for 624 (91.2%) of the 684 homes to be built in the community during the five years until "full build-out" of the project. In contrast, statistics from the 2000 Census reveal that, on average, "single-family detached" homes represented 67.5 percent of the total housing stock in Ada County. The greater proportion of multi-family homes in broader area of the County, and the different demographic profile found in multi-family housing populations dictates that a population and demographic profile of Avimor can not be constructed from statistics from the County as a whole. In addition, the market price of the homes with Avimor may tend to filter the population so the future residents of the community may not have the same demographic composition as the population in the County as a whole.

Because of these factors it was decided that utilizing the demographic averages drawn from the County population and household statistics would not accurately reflect or predict the future population and its demographic characteristics in Avimor. In order to more accurately predict the future population and its composition within Avimor a search was made for smaller areas of Ada County where the composition of the housing stock (single-family versus multi-family) and the value (price) of that housing stock more accurately reflected the future conditions envisioned for the Avimor community.

Smaller geographic areas of the County were screened and eight areas were selected. For these eight areas population and demographic statistics from the 2000 Census were assembled for an area one-half mile in diameter centered on a judgmentally determined

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central point within this smaller "surrogate area". Again, these "surrogate areas" are small residential areas of the County that appear to have characteristics that are similar to the residential housing proposed for the Avimor development.

The choice of these "surrogate" residential areas was based upon them having a similar proportion of multi-family housing, having single family residential housing of newer vintage, housing with the characteristics of similar size and value, and housing within residential developments with a degree of amenities that may be comparable to those that will be found in Avimor. The selected "surrogate" residential areas were then examined using data from the 2000 US Census to develop a profile of the population and households therein. These profiles were then utilized to construct a future of the population growth and household characteristics of the Avimor project.

The demographic profiles of these eight "surrogate areas" in Ada County chosen to represent the future composition of the Avimor community can be found in Appendix D of this report. Those tables also provide a comparison to the population and demographic composition in Ada County as a whole and to the Boise MSA.

The tables below detail the projected future population of Avimor at year-end after the initial move-in of the first residents to the development.

Projected Housing Units, Households, and Population Residing in the Avimor Development at Year-end after Commencement of Home Sales

Year	Projected Housing Units: Total Housing Units	Projected Housing Units: Occupied Housing Units	Projected Housing Units: Vacant Housing Units	Total Number of Households	Projected Total Population
1	208	204	3	204	603
2	381	375	6	375	1,097
3	518	510	8	510	1,483
4	626	616	9	616	1,789
5	684	674	10	674	1,952

During the first five years of the Avimor development nearly 684 single-family housing units will be constructed. The population and demographic forecast predict that nearly 204 residential housing units will be in place and occupied at Avimor at the end of the first year after the sale and occupancy of the first home. In the second year the forecast is for another 173 housing units will be occupied, with 137 in the third year, and 108 and 58 more housing units added in the fourth and fifth years, respectively.

Avimor is not a project that will overwhelm the local housing market. In the past year, 2003, nearly 3,940 new residential housing permits were issued in Ada County. During the last five years, 1999 - 2003, nearly 17,400 single family residential building permits were issued in Ada County. (Historical statistics are detailed in Appendix E of this report.) The projected 684 housing units to be constructed during the first five years of the Avimor development would have represented 3.9 percent of the total single family residential housing permits if this project had been superimposed over that timeframe. Or, in another comparison the five year build-out of Avimor would have represented nearly four and one half months of the total residential building permits issued by the City of Meridian during 2003. A comparison of the number of residential housing units proposed at Avimor to the June 2003 COMPASS

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forecast of household growth in Ada County over the next two future five year periods of 2005-2010 and 2010-1015 reveals that the project would capture less than 4.0 percent of the total housing additions in either of those two five year periods.

Projected Avimor Housing Additions Compared to Historical Ada County Single Family Residential Housing Permits Issued 1999 - 2004

Projected Annual Residential Housing Additions at Avimor Compared to Historical 1999-2003 Ada County Residential Single Family Housing Additions:

	1999	2000	2001	2002	2003	'99 - '03 Total
Ada County.....	3,646	3,393	3,213	3,241	3,906	17,399
	Year 1	Year 2	Year 3	Year 4	Year 5	
Spring Valley Ranch.....	208	173	137	108	58	684
% of Ada County	5.7%	5.1%	4.3%	3.3%	1.5%	3.9%

Projected Avimor Housing Additions Compared to COMPASS Forecast of Ada County Residential Housing Additions

Projected Annual Residential Housing Additions at Avimor Compared to the June 2004 COMPASS Forecast of Ada County Residential Household Additions:

COMPASS Forecast of Ada County Housing Additions.....	2005-2010	2010-2015
	18,660	19,110
Spring Valley Ranch.....	684	684
% of Ada County	3.7%	3.6%

Source: COMPASS June 2004 Demographic Forecast

The population forecast indicates that at year-end of the fifth year of the development that nearly 1,950 of Ada County's citizens would reside in the Avimor community. However, it is probable that not all of those housing units will be occupied at any one time. A few of the 684 housing units projected to be in place in the community by the end of the fifth year are likely to be vacant. And, because vacant housing units do not have those additional populations that would need additional pubic services it is wise to estimate the number of vacant housing units that may occur.

In order to estimate the number potentially vacant housing units an examination of single family household vacancy rates was performed by examining the vacancy rates in the US Census Bureau's data obtained for the aforementioned "surrogate areas". The analysis of those residential areas encompassed both new and established single-family home developments. It was decided that for this analysis of vacancy rates only those vacant homes classified by the Census Bureau as either "Vacant for Sale" or "Vacant – Held for Seasonal Use" were to be utilized to determine vacancy rate for the analysis.

At the 2000 Census benchmark the average vacancy from the two classifications above was 2.2 percent of the total housing stock in the eight surrogate areas examined. In contrast, the vacancy rate in Ada County due to those two classifications was 1.8 percent while in the Boise MSA (Ada and Canyon counties) the vacancy rate was 3.1 percent. However, since some of the housing units in the surrogate areas that were classified as "Vacant – Held for Seasonal Use" could have been multi-family units, which will not make

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up a major component of the housing stock at Avimor, an effort to eliminate some of those even in the surrogate areas examined a portion of those vacant In an effort to minimize the effect of multi-family units that were being held foe seasonal use in the vacancy statistics a lower vacancy rate of 1.5 percent was adopted as a likely representation of the future vacancies for the residential housing units in Avimor. In contrast, at the 2000 Census nearly 4.3 percent of Ada County's residential housing units were vacant. Of course, rental housing in Ada County had a much higher vacancy rate – 5.1 percent. But, it was also found from the Census data that owner occupied housing units in the County also had a higher vacancy rate, 1.8 percent, than the average adopted for the Avimor population and demographic forecasts

With a projected 1.5 percent vacancy rate there would be 10 vacant housing units out of the 684 housing units expected to be in place at Avimor at the end of the fifth year. In the remaining 674 occupied housing units it is forecasted that 545 of them will be family households, with the remaining 129 households classified as non-family households. The average household size for the family households is projected to be nearly 3.2 persons per household with the non-family households having a smaller average of 1.7 persons per household.

Residing within those future households at Avimor is forecasted to be nearly 470 children of school age at the end of the fifth year. And, of those 470 children nearly 92 percent (430) are likely to attend public schools. It is forecasted that approximately 40 children will attend private schools or be home schooled. The projected school age population and the projected number of children attending public and private schools during the first five years of the Avimor project are detailed below.

The average household size at the fifth year of the Avimor development, counting both family and non-family households, is projected to be 2.9 persons per household. However, household sizes will vary. The population and demographic forecast indicates that at the end of the fifth year of the development, Avimor will be home for nearly 93 single-person households and 157 two-person households. Together, one and two person households are expected to occupy nearly 50.9 percent of the 674 occupied housing units in the community at the end of the fifth year.

Avimor
Projected Total Population
and Children Attending Public and Private Schools

		Projected Impacts on Public & Private Schools					
				Children in Public Schools			
Year	Total Population	School Age Population	Children in Public Schools	Elem.	Middle School	High School	Children in Private Schools
1	603	149	136	70	38	29	12
2	1,097	268	246	123	70	52	23
3	1,483	361	330	164	94	71	31
4	1,789	433	396	196	114	86	37
5	1,952	471	431	212	124	94	40

The forecast indicates that 93, or 13.8 percent, out of the projected 674 households in Avimor are likely to be single person households. Two person households are predicted to account for another 37.1 percent and in total, at the end of the fifth year, one and two person households will occupy close to 50.9 percent of the development's 674 occupied

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housing units. Three, four, and five person households are projected to account for 44.6 percent of the total households, with 5+ person households accounting for the remaining 4.5 percent. (Appendix B provides further detail of the population and household forecasts.)

Avimor
Projected Number of Households by Size

	Number of Households by Size of Household							
Year	Total Households	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7+ Persons
1	204	29	71	33	44	18	6	3
2	375	53	133	59	79	34	10	6
3	510	72	184	79	106	46	13	9
4	616	86	226	94	127	56	16	11
5	674	93	250	102	137	61	18	12

Avimor
Projected Number of Households by Age of Head of Household

		Projected Number of Households by Age of Head of Household						
Year	Total Households	Age <25	Age 25-34	Age 35-44	Age 45-54	Age 55-64	Age 65-74	Age 75+
1	204	4	17	53	59	44	19	8
2	375	7	32	97	107	81	36	14
3	510	10	43	132	145	110	49	20
4	616	12	52	160	174	133	60	24
5	674	13	57	175	189	146	66	27

Forecasted Property Tax Revenues

A forecast of the property tax revenues that would be generated by the residential and commercial properties in the Avimor project was prepared in order to properly evaluate the fiscal impacts on the affected public service providers.

In order to evaluate future property tax revenues an examination of the phasing of residential home construction, by type of home with its respective average price, was performed. At intervals of one, two, three, four, and five years after the initial move-in of the development's first residents a evaluation of the market value (assuming that the estimated average selling price by home type) of the occupied and vacant and completed, but not developer owned, housing stock. This value of the housing stock at Avimor would represent the total market value of the residential homes at that point in time.

In Idaho, owner occupied residential property is entitled to a property tax "homeowner's exemption" equal to either 50 percent of the value of the residential improvements on the land or $50,000, which ever is less. In this development all of the owner occupied residential properties would qualify for a $50,000 homeowner's exemption. The residential property value that is subjected to the property tax is its "assessed value". The assessed value is the market value, which was determined using the methodology outlined above

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minus a $50,000 homeowner's exemption for each of the owner owned or occupied residential properties in place.

The table below shows the forecasted number of end-of-year residential housing units, the market value of the residential property, and the total assessed value that would be subjected to the property tax.

Avimor
Forecasted Year-end Number of Residential Housing Units, Total Market Value of Residential Housing*, and Total Asessed Value of Residential Housing*

Year	Number of Residential Housing Units	Market Value of Residential Housing Units	Assessed Value of Residential Housing Units
Year 1	208	$41,438,000	$31,063,000
Year 2	381	79,966,750	60,916,750
Year 3	518	112,575,250	86,675,250
Year 4	626	141,124,250	109,849,250
Year 5	684	$157,227,500	$123,052,500

* No market price inflation is assumed in the forecast.

The commercial properties at the Avimor village would be built in phases over the first five years. A preliminary phasing plan of the commercial properties at Avimor, with square footage estimates.

Avimor
Projected Commercial Properties at the Village Center

Year	Proposed Uses	Sq Ft.	Comments
0		0	
1	Recreational center/office	15,000	Spring Valley Ranch homeowners association would own the recreation portion of the building.
	Convenience store & quick food	3,900	
2		0	
3	Commercial - office/retail	5,000	
4	Residential or live/work		
	Commercial - office/retail	5,000	
5	Commercial - office/retail	5,000	
Projected Total Square Footage.....		33,900	

The proposed development will result in a significant increase in assessed value. A 622 acre parcel of land that would be at the heart of the Avimor development today has an assessed value of $122,000, or $196 per acre. New, higher, values will be created as new residential lots, homes, and commercial properties are developed. Although, only real property value is considered in this analysis, both real and personal property value will increase. Personal property is excluded from the analysis because household goods are exempt from personal property taxes and so much of the project will be residential property.

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There undoubtedly will be taxable personal property in the Avimor community, but property taxes on personal property relative to the property taxes on residential property will not add significant amounts to fiscal position of any affected taxing authority.

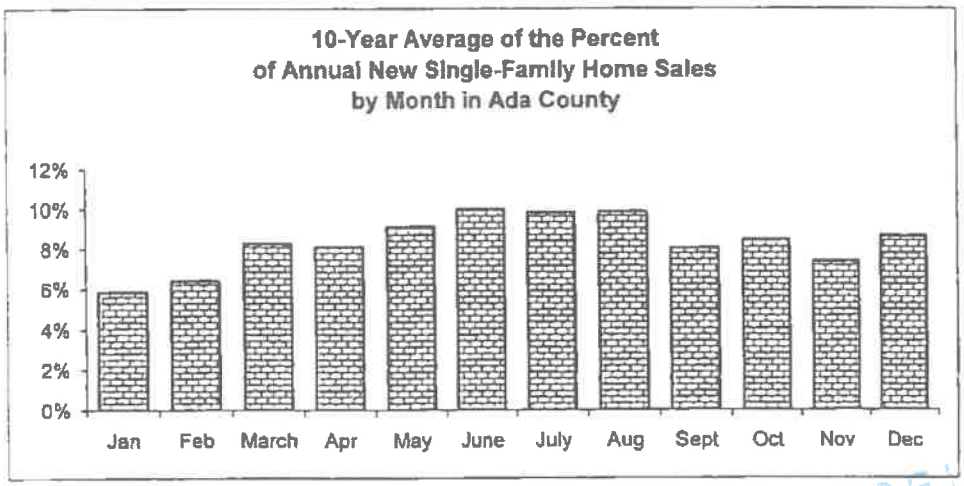
However, not all of the value of the residential or commercial property developed is taxable in the first year after its completion. Using the current year as an example, the value of the property on January 1, 2004 determines the property taxes to be paid for the fiscal year beginning October 1, 2004 and ending September 30, 2005.

A home which is completed and occupied by its homeowner on August 1 of this year would not be on the tax rolls for the upcoming fiscal year which begins on October 1. However, the homeowner does not totally get a free ride in that first year. An interim property tax, an occupancy tax, is assessed. The occupancy tax represents essentially the property tax levy applied to the pro-rata share of the home's taxable value based upon the portion of the calendar year that remains after the homeowner first occupies the home.

Therefore, a home sold and occupied on August 1 of this year would pay an occupancy tax for the following fiscal year based upon the full value of the residential building lot plus the five twelfths (for the five months remaining in the twelve month calendar year) of the value of the residential improvements. Therefore, if the residential building lot represents 25 percent of the home's market value, and with five months remaining in the calendar year the occupancy tax would be equivalent to about 56.3 percent of the full-year property tax.

In the first year, the amount of occupancy tax that the public service provider receives is dependant on when the home is sold during the calendar year. Homes sold earlier in the year would pay a higher occupancy tax because a greater proportion of its assessed value is captured in the first year than would be the case for a home that was occupied in the last months of the year.

When it comes to new home sales, not all months are created equal. An examination of Ada County residential real estate sales statistics found that the first four months were, on average, much weaker than other months of the year. Not surprisingly, the spring and summer months account for the largest proportion of annual new home sales. The fall months, with the exception of November, remained relatively strong. The figure below displays the average percent each month represents of the annual number of new home sales in Ada County over the past ten years.



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If new home sales in the Avimor development follow the pattern of new home sales in the County, and if the residential lot price accounts for 20-25 percent of the home's market price, then one could find that the occupancy tax would collect, on average, nearly 64.5 percent of the revenues that would normally have come from the property tax. Homes sales in March, April, and May of the year would yield an occupancy tax that would collect nearly 82.0 percent of the normal property tax revenues. On the other hand, August, September, and October home sales will yield an occupancy tax that is only 50.0 percent of what the fully assessed property tax would have been.

The projected property tax revenues that are shown on the following pages do not take into account this shortfall that occurs due the timing of the sale and homeowner occupancy. Therefore, this will cause the projected first-year property tax revenues to be overstated. However, there are other factors that would also cause the projected property tax revenues to be understated in the first year.

The forecast of property tax revenues do not take into account the changes in the value of the land that will occur prior to residential homes being constructed and sold. Prior to the development a large tract of the land in the heart of the Avimor site carried an average assessed value of $196 per acre. However, the transformation of this land to a residential, but still vacant, building site by the developer will increase the assessed value of that land to a new, higher, market price – the developers offering price for the building lot. Again the timing is key as to when these residential building lots hit the tax roles. However, this increase in property value can represent a significant increase in property tax revenues to the public service provider in the first year of the development or even potentially prior to the need to provide increased levels of public services. This phenomenon is not likely to completely erase the entire shortfall in property tax revenues in the first year of the development, but it will most certainly ameliorate its impact.

In addition, the fiscal impact analysis does not take into account rising residential real estate prices and the increased assessed value of the previously sold residential properties. Home price inflation is an ongoing phenomenon in the Boise market. An examination of residential real estate sales statistics in Ada County over the last ten years reveals that the average price of the new homes sold has increased at an annual average rate of 3.6 percent per year, and during the last five years at an annual average pace of 5.2 percent per year. The omission of consideration for at least average home price increases on those previously sold homes will cause the projected property tax revenues to be understated. The bottom line is that I believe that the projected property tax revenues are conservative.

The forecasts of property tax revenues accruing to each of the affected public service providers as a result of the development of residential and commercial property at Avimor is shown on the following pages and in Appendix C of this report..

The Fiscal Impacts

The following section of the report examines the fiscal impacts that the Avimor development may impose on those public service providers in the community. Projections of additional revenues, predominately property tax revenues, are compared to anticipated or estimated changes in operating costs for those public service providers that are specifically mention in the Planned Community ordinance.

Many capital projects are financed through long-term debt obligations issued by the public service provider. This analysis assumes that this method of paying for these long-term

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assets will remain as the preferred alternative. This analysis will only include the costs of those long-term capital assets when in the near-term it is obvious need precipitated by the additional development.

It is highly likely that the fiscal impacts predicted in this analysis as the result of the Avimor development and its 684 residential housing units are costs that will be incurred by these public entities irregardless of this project. Avimor is another housing choice for Ada County that puts 684 homes in one place, is self contained in many respects, and provides an environment that is advocated as desirable by many. It is not likely that this development will provide an addition motivation for persons to move to Ada County.

The analysis of economic and fiscal impacts of the various public service providers that may be affected by the Avimor project are presented below and on the following pages.

1. Ada Community Library District:

The Ada Community Library District was established in the late 1980's to serve the residents of the unincorporated areas of Ada County. The main library and headquarters is at 10664 West Victory Road in Boise (Victory Road and Five-File Mile Road). In addition to the main library on Victory Road in West Boise, there are branch libraries in Star and Hidden Springs. The library has established cooperative agreements with the libraries in the cities of Boise, Garden City, Eagle, and Meridian in Ada County and in Canyon County with the cities of Nampa and Caldwell.

Today the branch library in Hidden Springs is a self-service library. Library district administrators expressed the view that the establishment of the Avimor community nearby could lead to an expansion of facilities in the Hidden Springs/Avimor area in the future. However, the administrator also expressed the opinion that the addition of the projected 5-year population at Avimor to the library's existing population base in the area would not warrant an expansion of capital facilities. Because of the reciprocal agreements in place between libraries, it was felt that library patrons residing in the Avimor community would be most likely use the Eagle City library.

It is projected that property tax revenues collected by the district would increase by nearly $274,000 in the first five years of the Avimor development. On the other hand, the library district administrator expressed the view that the fiscal impact of the development on the district's capital and operating costs would be negligible.

Ada Community Library

	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Total	Ongoing Year 5+
Projected Additional Revenues	$20,541	$40,178	$57,256	$73,440	$82,489	$273,903	$82,489
Projected Additional Expenses:							
O&M Expenses	$0	$0	$0	$0	$0	$0	$0
Capital Expenses	0	0	0	0	0	$0	0
Total	$0	$0	$0	$0	$0	$0	$0
Net Fiscal Impact	*$20,541*	*$40,178*	*$57,256*	*$73,440*	*$82,489*		*$82,489*
5-Year Net Fiscal Impact						*$273,903*	

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The Eagle Public Library:

The Eagle Public Library was established as a volunteer operation in 1963. The library was housed in various locations. A building was purchased at 67 E. State Street in 1969 by the then Eagle Free Library District Library Board. After 1968 the library was funded by "Fundsy Auction" and the "Treasure Chest." In 1974 the library district was dissolved and the Library Board delivered a Warranty Deed for the library building to the City of Eagle in exchange for the city assuming financial support of the library. At that time the City Hall office was partitioned off in the building. The library was operated by volunteers until 1975 when the first librarian was hired. The Friends of the Library was established in 1981 for the primary purpose of raising funds to support library programs.

In the spring of 1998, the citizens of Eagle approved a bond for a new library to be located at 100 N. Stierman Way. The Eagle Public Library opened March 1999 in the new location to serve a growing community of then slightly over 11,000.

The Eagle City Library as well as the Ada Community Library are both members of the Lynx consortium, a reciprocal lending agreement in place between many libraries in Southwest Idaho. Other members of the Lynx consortium are the public libraries of the cities of Boise, Caldwell, Garden City, Hailey, Meridian, Nampa, and Twin Falls.

The consortium members all contribute to the maintenance and periodic betterments of common, shared, library software for tracking library lending and inventory, the traditional "card catalog", as well as an electronic communications network between the libraries. This arrangement allows the libraries to share the cost of software system and electronic network which for some of the smaller members would be prohibitively expensive. In addition, because of the inter-library lending agreement it allows the smallest libraries in the system to offer their patrons the availability of the largest library's collection.

If the situation arises where patrons from one library district or city are utilizing the facilities of another library district or city the Lynx Consortium's Open Access Services Agreement provides a method of compensation to those affected libraries. (The agreement is attached to this report in Appendix J.)

Section 9 of the Southwest Idaho Public Libraries Open Access Project Agreement provides "When any Library provides more than 10 percent of its total lending to the patron's of another Library's jurisdiction, that Library is entitled to Compensation under this agreement, to be negotiated with the Library jurisdiction representing the borrowing patrons. Such Compensation shall be based on, and compensate for, the estimated marginal cost to the Lending Library of providing such lending services to the borrowing jurisdiction's patrons."

If all of the residents of the Avimor development chose to utilize the Eagle Public Library there is a small possibility that this aforementioned 10 percent threshold for reciprocal compensation could be reached. Nearly 1,950 people at projected to inhabit the Avimor development at full build-out, a point that is projected to be 5 years into the future. In 2003 the U.S. Census Bureau estimated that the City of Eagle had a population of 15,293. The Eagle Public Library reported in their FY 2004 annual report to the Idaho State Library that they had 8,417 borrowers from within their legal service area or 55.0 percent of the City's population. The Community Planning Association of Southwest Idaho (COMPASS) predicts that the City of Eagle will attain a population of 20,890 in the year 2010. If 55.0 percent of Eagle's 2010 population are borrowers at the Eagle Public Library, and if 55.0 percent of Avimor's build-out population are potential borrowers at the Eagle Public Library there would be 8,740 and 1,074 from each source, respectively. This assumes that nearly

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100 percent of the potential library borrowers from the Avimor development would utilize the Eagle Public Library and a 12.3 percent of the potential lending would exceed the 10.0 percent threshold for compensation from the Ada Community Library District.

To examine if the Ada Community Library has the fiscal ability to provide that compensation it is necessary to estimate the Eagle Public Library's marginal cost of serving another borrower. Information from Eagle Public Library's annual reports to the Idaho State Library for fiscal years 2004 and 2002 is utilized below to estimate that marginal cost.

Today the Eagle Public Library serves a community of nearly 15,300 with nearly 8,400 borrowers within its service area. In fiscal year 2004 the total operating expenditures for Eagle City Library were nearly $608,000, the library had a staff of 10.25 employees (FTE), and annual staff related expenditures of $411,200. Total operating costs per capita averaged $39.76 per person in fiscal year '04.

In comparison, in fiscal year 2002 the Eagle Public Library served a community of nearly 11,770 with nearly 6,500 borrowers in its service area. And, in fiscal year 2002 the total operating expenditures for Eagle City Library was nearly $539,350, the library had a staff of 9.90 employees (FTE), and annual staff related expenditures of $324,760. Total operating costs per capita averaged $46.44 per person in fiscal year '02.

Between fiscal years 2002 to 2004 the population of the City of Eagle increased by nearly 3,520 persons, while the Eagle Public Library's total operating expenditures increased by $68,600. However, in order determine the change in operating costs that are associated with the change in population adjustments were made for the known changes in the Library's operating expenditures between FY '02 and FY '04 that were not directly related to Eagle's population growth (in this case these were increases in the salaries and benefit costs for the Library's existing employees). Increases in salaries and benefit costs for Eagle Public Library's existing employees accounted for $43,550 of the Library's $68,600 increase in operating expenditures between fiscal years 2002 to 2004. The remaining increase in the Library's cost of operations – $25,050 – more closely reflects the marginal cost of supplying library services in to the City's growing population – a marginal cost of $7.11 per person or $12.93 per borrower.

At full build-out the Avimor development, would at most, present 1,074 potential borrowers to the Eagle Public Library. With an estimated marginal cost of $12.93 for each addition borrower the Eagle Public Library would be faced with a $13,884 increase in operating expenses from an influx of Ada Community Library District patrons.

The Open Access Services Agreement provides that the Eagle Public Library could seek compensation from the Ada Community Library for those expenses. It is projected on page 15 of the Economic Impact Analysis and Demographic Forecast that at full build-out of the Avimor development that the Ada Community Library will realize a net gain of $82,849 annually from property taxes associated with the Avimor development. This funding excess associated with the Avimor development will provide the Ada Community Library with the necessary resources to provide the Eagle Public Library with the compensation that is provided for in prearranged format that the libraries have agreed to in the Open Access Services Agreement.

Mitigation:

There would not be a need for further mitigation measures. The Open Access Service Agreement between the area's libraries already provides a mechanism for compensation under the circumstance were patrons of one library jurisdiction seek services from a library in another jurisdiction.

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2. Ada County

Ada County provides a variety of services throughout the County and in the unincorporated areas of the County. A partial list of these services includes; the provision and administration of the Magistrate division of the District Court, the County Prosecutor, the Public Defender, the juvenile justice programs, the Planning and Zoning functions in the unincorporated areas of the County, the provision of Law Enforcement in the unincorporated areas of the County and in certain areas of the County on a contract basis, and the operation of the Solid Waste Disposal operations in the County.

Two departments of County government have a separate local property tax assessment, Emergency Medical Services, and Weed and Pest Control. This report will examine the potential fiscal impacts on those departments separately in a later section of this analysis.

Many of the services provided by Ada County government have separate sources of revenue such as the two mentioned above. Many other functions are funded through the County's Current Expense budget. And, some of those functions have revenue streams that bring monies to the County's coffers. These revenues can be fees for government functions, user fees, license fees, and payments from other government entities for services that Ada County government has supplied to them. To further complicate the matter, the revenues and expenses associated with those County government services funded through the Current Expense budget are not necessarily broken out by department or function.

Therefore, this analysis will evaluate the potential fiscal impacts on County government in aggregate for most functions, with the exception of: the two mentioned above, Emergency Medical Services, and Weed and Pest Control; and the Ada County Sheriff along with the Ada County Jail, and Ada County's Solid Waste Management function.

General Ada County Government

Information from the Ada County fiscal year 2003-2004 Budget the cost of the general administrative functions of Ada County government cost, on average, the citizens of Ada County about $84 per capita. Utilizing that per capita figure with the projected population of Avimor yields an estimate of the added cost to the administrative costs of County government.

However, if truly the Avimor development attracts homebuyers from other parts of Ada County as has been asserted above these are not additional expenses to the County. Ada County government would have experienced these increased expenses the citizen would have just lived in a different place. Therefore, the inclusion of this estimate of additional costs to Ada County's government administrative functions makes this a very conservative estimate.

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Sheriff's Department, Emergency Communications, and The Ada County Jail

Idaho law provides the sheriff with the power to provide police services throughout the County. However, most sheriffs in those counties with larger cities leave the law enforcement activities inside of city limits to city police departments. That is no different in Ada County.

The Ada County Sheriff provides law enforcement services to the unincorporated areas of Ada County as well as to the cities of Kuna, Eagle, and Star, as well as to Boise State University on a contract basis. The Sheriff also operates the Ada County jail as well as the emergency communications and dispatch center. The dispatch center provides emergency dispatch services for the various fire districts in the County, as well as for Ada County EMS, the Boise, Garden City, and Meridian police departments.

The costs of the Ada County jail will be examined separately from patrol and communications/dispatch functions of the Sheriff's department.

The Ada County jail has just completed a major expansion in capacity with the addition of 308 beds. This brings the Ada County jail up to a total capacity of 1,144. Expenses for jail operations in fiscal year 2003-2004 are projected to be nearly $13.1 million or about $40 per person in Ada County. However, in the case of the Ada County jail not all areas of the County are equal contributors to the incarcerations at the jail which drive expenses.

The Idaho State Police Department's report "Crime in Idaho - 2003" indicates that over nearly sixty percent of the arrests into the Ada County jail originate in Boise and Garden City. Arrests in the rural parts of Ada County are contributing less to the jail's utilization than are other areas of the County and inmates from other jurisdiction. With the subtraction of revenues received from other jurisdictions the jail expenses per capita are approximately $20 per person for the nearly 75,000 people within Ada County, but outside of the city police jurisdictions. The forecasted population growth at Avimor times the $20 per person average above provide the estimate below of additional expenses that the Ada County jail may experience. However, again if the future residents of Avimor were inclined to live in Ada County, the fiscal impact on jail services would have been present with or without Avimor.

The Sheriff's administrative overhead, dispatch and communications functions cost Ada County residents nearly $25 per capita according to the 2003-2004. An estimate of incremental costs to the sheriff's administrative and dispatch/communications function is also below, and is also conservative because of the reasons cited above.

The Ada County sheriff's patrol division is staffed by 57 patrol officers and nine sergeants. Ada County sheriff's deputies patrol the areas of the Avimor, SH-55, Hidden Springs, and Eagle areas today. But, increased population will merit higher levels of service and produce more calls for assistance. Even though the assignment of a deputy to the Avimor area is not merited at this time or any time in the near future the sheriff's department will be provided free office space in the development with communications and high-speed data cable access by SunCor. A more substantial increase in population would cause a change in the number of patrol officers needed. However, not with the developments projected build out population of 1,950.

The bottom line is that Ada County is projected to capture a $375,000 fiscal surplus over the first five years of the Avimor project. On an ongoing basis, after the first five years, the fiscal impact projections predict an annual surplus of nearly $150,000

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Ada County Government

	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Total	Ongoing Year 5+
Projected Additional Revenues	$95,150	$186,116	$265,225	$340,197	$382,115	$1,268,804	$382,115
Projected Additional Expenses:							
O&M Expenses							
Ada County Jail	$12,060	$21,940	$29,660	$35,780	$39,040	$138,480	$39,040
Ada County Sheriff	15,075	27,425	37,075	44,725	48,800	173,100	48,800
Admin. Government Functions.	50,652	92,148	124,572	150,276	163,968	581,616	163,968
Capital Expenses	0	0	0	0	0	0	0
Total	$77,787	$141,513	$191,307	$230,781	$251,808	$893,196	251,808
Net Fiscal Impact	*$17,363*	*$44,603*	*$73,918*	*$109,416*	*$130,307*		$130,307
				5-Year Net Fiscal Impact		*$375,608*	

Mitigation:

The Avimor development does not appear to produce any negative economic externalities that would impose a cost upon other Ada County residents.

The projected additional property taxes from the Avomir development will exceed the cost of providing additional government services to residents of the community by an estimated $375,000 over the first five years of the project. On an ongoing basis, after the first five years, the projections are that the Avimor development will leave Ada County government with an annual surplus of nearly $150,000 after the costs of the additional government services attributable to Avimor have been accounted for.

The Avimor development will produce a positive external benefit to the constituents and patrons of Ada County government.

3. Ada County Emergency Medical Services

Ada County Emergency Medical Service (EMS) was formed on March 25, 1975 as an ambulance taxing district.

Today, EMS employs 80 emergency medical technicians (EMT's) and Paramedics to staff eight ambulances, two field supervisors and one on-duty training officer to cover its operations 24 hours a day, 7 days a week. Ada County EMS provides emergency medical services to all Ada County including the cities of Boise, Meridian, Garden City, Eagle, Star and Kuna.

Ada County EMS stations ambulances and personnel at seven locations in Ada County, including postings at the three major hospitals in the County. The two nearest EMS stations to the Avimor community would at the Eagle Fire District fire station near downtown Eagle, and at the EMS headquarters station on Glenwood Street west of the Ada County Fairgrounds in Garden City.

While the specific function of the EMS service is to respond to medical emergencies, it is augmented by the emergency medical services that are provided by the local fire departments. The fire departments often act as the "first responders" to medical emergencies because of their more numerous stations and often closer proximity to the

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emergency. In many cases, both the local fire department and EMS will respond to a medical emergency.

Ada County EMS is partially funded (providing about one-third of annual expenditures) through a property tax. In the 2003 fiscal year the levy was $0.122 per $1,000 of assessed valuation. The majority of funding for EMS services is from charges for services.

The director of Ada County EMS expressed that the development of the Avimor community would not require any additional capital facilities in the five-year time frame with the population projected. It was felt that EMS services to the development could be adequately served from the Eagle fire station or Glenwood Street locations. He further expressed that response times to the development may be somewhat longer than is the average in the more urban areas of the County. However, he also indicated that the projected population and demographics of the project lead him to believe that Avimor would be less costly to serve than the County average.

For the future the director expressed an interest in having space available or reserved for Ada County EMS in a fire station envisioned at Avimor. Of particular interest was the development's proximity to SH-55 and the controlled access that it would have. In addition, a desirable feature that the development could have, that would be both an asset to Avimor and to the Ada County community as a whole, is a designated landing site for helicopter air ambulances. The developer has expressed that this provision can be accommodated.

Ada County EMS is projected to receive nearly $55,500 in additional property tax revenue during the first five years of the development, with $16,700 projected annually thereafter. In large part that is because Ada County EMS is majority funded on a fee for service basis. There would be no additional expenses incurred by Ada County EMS due to the Avimor development.

Ada County Emergency Medical Services

	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Total	Ongoing Year 5+
Projected Additional Revenues.....	$4,162	$8,140	$11,600	$14,879	$16,713	$55,495	$16,713
Projected Additional Expenses:							
O&M Expenses.....	$0	$0	$0	$0	$0	$0	$0
Capital Expenses	0	0	0	0	0	$0	0
Total.....	$0	$0	$0	$0	$0	$0	$0
Net Fiscal Impact.....	$4,162	$8,140	$11,600	$14,879	$16,713		$16,713
5-Year Net Fiscal Impact.....						$55,495	

Mitigation:

The Avimor development does not appear to produce any negative economic externalities that would impose a cost upon other Ada County residents. The projected ongoing annual property tax revenues of $16,700 from the Avimor development would more than offset any estimated additional, incremental, impact that the development would have on operation and maintenance costs.

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4. Ada County Highway District

The Ada County Highway District is a special purpose taxing district that provides street construction and maintenance for those roadways that are under its jurisdiction in both the incorporated and unincorporated areas of Ada County. In 2003 there were 2,012 miles of public roads and streets in Ada County. ACHD had jurisdiction over 1,889 miles of those. The Idaho State Department of Transportation has jurisdiction and maintains the state and interstate roadways, many of which are the larger arterial roadways in Ada County.

This analysis will examine only the impact on annual operating costs that the Avimor development would put upon ACHD. Costs associated with the longer term capacity needs of the transportation infrastructure are caused by many factors and circumstances which are better examined in detailed traffic and engineering studies.

At full build out of the project there will be nearly 10 miles of residential streets and 1.5 miles of alleyways within Avimor. There will be phases of the development over the five-year period until full build-out. Roadways will be built in phases as the development moves into a new phase. As is standard practice in similar residential developments, each phase of the development will include sufficient roadway improvements to serve each of the new residential lots. When completed residential roadways in the development will be dedicated to ACHD.

The addition of these new roadways will increase ACHD's Maintenance on operations expenses. In fiscal year 2003 ACHD spent nearly $11.68 million on roadway maintenance and operations. With 1,889 miles of roadway under ACHD jurisdiction this translates to an annual average M&O expense of $7,449 per mile.

Roadway maintenance involves many activities; the striping and repainting of lane and directional markings, the sweeping of roadways, the repair of potholes, the replacement or repair of traffic signs or signals, and one of the more costly operations, snow removal and sanding. Not all roads are created equal from a maintenance cost perspective.

Roadways at the higher elevations in Ada County are more costly to maintain. The roadways within Avimor would be of that category. Discussions with ACHD personnel indicate that the roadways in the foothills of Ada County are 20-25 percent more costly to maintain than are the roadways in the valley floor. Furthermore, it is thought that nearly 15 percent of the streets and roadways within ACHD jurisdiction are within the foothills. The $11.68 million in FY '03 actual M&O expenses included expenses for roadways at the higher elevations as well as those on the valley floor.

However, with this information one can ascertain that the average cost of roadway maintenance in valley would be closer to $5,960 per mile, and those roadways in the foothills incurred M&O expenses that were closer to $7,450 per mile.

Utilizing this information, along with a phasing of Avimor roadways, one can estimate the increased M&O expenses that the development would impose annually on ACHD. These estimates are shown in the table below.

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ACHD Maintenance & Operation Expenses
with Street & Roadway Statistics

ACHD Roadway O&M Costs:	
Actual ACHD FY03 Maintenance & Operations Expenditures	$11,680,748
Projected ACHD FY04 Maintenance & Operations Budget	$13,825,000
ACHD Roadway Statistics:	
Total Public Road & Street Inventory in Ada County	2,012 miles
Roads & Streets Under ACHD jurisdiction	1,889 miles
New Roads & Streets Built & Added to the ACHD System (FY03)	45 miles
O&M / Mile of Roadway	
Actual ACHD FY03 Maintenance & Operations Expenditures	$6,184
Estimated Avg. with Higher Elevations & Added Snow Removal.....	$7,449
Estimated Avg. at Lower Elevations & Less Snow Removal.....	$5,960

Source: ACHD 2003 Fact Book, Fiscal Year 2004-2005 Budget

Property tax collections accounted for the largest share (35.7 percent) of ACHD's revenues in fiscal year 2003. The Highway Users Fund - tax collections from state automobile registration fees and the state gasoline taxes - are, through a prescribed formula, allocated back to various funds, cities, and to the local highway districts. In FY 2003 nearly $18.4 million, or 33.8 percent, of ACHD's revenues came from this source. The highway district also receives revenue from a vehicle registration fee on vehicles registered and licensed in Ada County. Revenues from the registration fee in fiscal year 2003 were nearly $3.5 million and accounted for 6.4 percent of ACHD's total revenues.

These sources other than the property tax could be a significant source of additional revenue to ACHD if the future residents of Avimor were from outside of the local area. However, since it more likely that Avimor will not attract new residents to the area, enhanced revenues from new, additional, registration fees, higher gasoline tax collections, and increased total auto registration fees, are not likely to be significant revenue additions.

Applying the ACHD 2003 property tax levy to the assessed value of the property in Avimor this analysis estimates that ACHD realize an additional $468,000 in revenues during the first five years of the project. Total M&O expenditures, estimated using the parameters estimated above, would be, in total, nearly $293,600 in the first five years of the project. In those five years it is predicted that ACHD would net a $164,700 operating surplus when the revenues received are compared to the M&O operations at Avimor.

On an ongoing basis after the fifth year the projected annual property tax revenue of $138,000 would more than offset the estimated $87,100 of annual expenses for maintaining the streets and roadways in the development. Beyond that fifth year an ongoing surplus of nearly $51,000 is projected to accrue to ACHD from operations in Avimor.

Mitigation:

In the near-term there appear to be no negative economic externalities that would impose a cost upon other Ada County residents. The projected ongoing annual property tax revenues of $138,000 from the Avimor development would more than offset the estimated

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$87,100 of annual expenses for maintaining the streets and roadways within the development. An ongoing surplus of nearly $51,000 is projected to accrue to ACHD from operations in Avimor to the benefit of all of the highway district patrons.

Ada County Highway District

	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Total	Ongoing Year 5+
Projected Additional Revenues	$34,367	$67,222	$95,795	$122,874	$138,014	$458,271	$138,014
Miles of Roadway Added to ACHD System							
Streets	2.6	4.9	7.3	8.7	10.0		10.0
Alleys	0.5	0.8	1.5	1.5	1.5		1.5
Projected Additional Expenses:							
Street Maintenance	$22,071	$41,387	$61,944	$73,921	$84,640	$283,963	$84,640
Alley Maintenance	836	1,322	2,482	2,482	2,482	9,604	2,482
	$22,908	$42,709	$64,426	$76,403	$87,122	$293,567	87,122
Net Fiscal Impact	*$11,459*	*$24,514*	*$31,369*	*$46,471*	*$50,892*		*$50,892*
					5-Year Net Fiscal Impact	$164,704	

Sidewalks:

Under some circumstances the maintenance and repair of sidewalks becomes an expense to the Ada County Highway District – for example, damage due to trees and the subsequent buckling of sidewalks. In this analysis it is anticipated that the circumstances associated with that sort of cost shifting would be, at the minimum, many decades in the future.

In the foreseeable future sidewalks within the Avimor community will be constructed and maintained by the developer as the project is constructed. Maintenance of the sidewalks associated with each home in the Avimor project becomes the responsibility of the homeowner as homes are sold. Nevertheless, the homeowner's association will maintain a reserve fund for sidewalk maintenance and repair for those sidewalks that are adjacent to common areas, parks, or other locations where there is no clear homeowner responsibility. Sidewalks damaged during construction or prior to sale will be repaired by the developer.

Maintenance of Sidewalks:

Suncor's experience at their Ranch Viejo development has led them to maintain a $1,500 annual budget for sidewalk repairs and maintenance. It is likely that a similar sidewalk maintenance budget for the Avimor development would be reasonable. Again at the early stages of the development SunCor would provide the majority of the funding for sidewalk maintenance and repair, however, as the number of homes sold at Avimor increases a greater proportion of this maintenance expense would be funded by homeowner association levies.

Mitigation:

In the near-term there appear to be no negative economic externalities that would impose a cost upon other Ada County residents.

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In the very long-term it may be possible that an encroachment of roots from nearby trees could cause some sidewalks to need repair. However, any sidewalk damage of this sort is often uncertain to occur and is usually many decades in the future.

5. Ada County Weed and Pest Control

The County collects a property tax levy to fund the control and/or elimination of noxious weeds and the extermination of pocket gophers and woodchucks in the unincorporated areas of Ada County. The Department provides its services to other areas on a fee for service basis. Most of the Department's demand for pest extermination services are generated and requested by residential development.

The Avimor development will be assessed a property tax levy of $0.104 per $1,000 of assessed valuation for the Weed and Pest Control Department. This levy would provide the department with an estimated $47,200 over the first five years of the development with a projected ongoing $14,200 of annual revenue.

The Weed & Pest Control Department director indicated that he did not see any additional operating expenses for the Department due to the development of the Avimor project. Furthermore, he acknowledged that while it is likely that the Department would experience increased demand for services initially as the residential community developed, it has been the case in the past that other areas of the County that have already been developed are no longer demanding the Department's services. The bottom line is that he would not envision needing any new personnel or the need for additional capital equipment due to the development of Avimor.

Ada County Weed & Pest Control

	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Total	Ongoing Year 5+
Projected Additional Revenues	$3,541	$6,926	$9,869	$12,659	$14,219	$47,214	$14,219
Projected Additional Expenses:							
O&M Expenses	$0	$0	$0	$0	$0	$0	$0
Capital Expenses	0	0	0	0	0	$0	0
Total	$0	$0	$0	$0	$0	$0	$0
Net Fiscal Impact	*$3,541*	*$6,926*	*$9,869*	*$12,659*	*$14,219*		*$14,219*
5-Year Net Fiscal Impact						*$47,214*	

Mitigation:

In the near-term there appear to be no negative economic externalities that would impose a cost upon other Ada County residents.

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6. Boise School District

The Avimor project is situated in both the Boise School District and the Meridian School District. Site plans for the development indicate that approximately 84 of the 684 homes in Avimor would be within the Boise School District.

The Boise schools nearest to the Avimor site are Shadow Hills Elementary, on West Sloan Street near Hill Road and Bogart Lane; Riverglen Junior High School, on Gary Lane near Gillis Road; and Capital High School on Goddard Street at Milwaukee.

The homes slated to be within the Boise School District will be at the upper end of the price spectrum in the Avimor development with a projected average price of nearly $340,000. The demographics in Ada County and in the "surrogate areas" developed to profile the future demographics of Avimor indicate that the persons owning these homes will be more mature than the average household. And, it is likely that they will have much fewer children of school age. In addition, the phasing plan for Avimor indicates that Boise Schools may not have any homes constructed in there area of the development until the third year. The projections below reflect those demographics and the phasing plan.

Boise School District officials indicated that the projected property tax revenues seem reasonable. Also, given the price range for the homes in the Boise School District portion of the development, the estimates of the number of school children from 84 homes is not out of the question. Officials expressed concern that the nearest Boise school is a significant distance from Avimor. With that the expense of bus transportation for school children from Avimor to the nearest Boise school could be prohibitive for the school district. They may consider an "in-lieu" payment to parents to transport their own children to school. This would minimize student transportation expenses to the district and has been and is being done in other parts of the Boise School District.

District officials also expressed the view that many of the Boise School District children from Avimor may opt to take advantage of the "open enrollment" policies of the Meridian School District and attend the nearest Meridian school. This would enable the children in the community to stay within that same community at school.

Officials expressed that changing school district boundaries was not a viable option from their viewpoint. Capacity at district schools is available to accommodate the projected number of children from Avimor. No new capital spending on school facilities would be triggered by the projected enrollment numbers.

Maintenance:

The additional student transportation expenses associated with the Avimor development may be partially offset by parents regularly transporting their children to school. In order to estimate these number of students who potentially would be parent transported to school each day I have used as a representative example the experience of the Meridian School District. In the Meridian district only 47 percent (11,676) of the districts 2001-2002 average daily attendance (24,856) chose district provided bus transportation. If the same share of students were in the normal course of events transported by parents to and from school it is possible that only 21 out of the projected 44 children of school age residing in the Avimor development would be utilizing the Boise School District's bus transportation system.

An "in-lieu" payment to parents to transport their own children to school would minimize the district's transportation expense. However, because of recent pressures on the Boise

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School District's transportation budget it could be possible that the district would not receive any reimbursement from the State of Idaho for these students transportation. If this were the case the District could face nearly $25,000 per year in uncompensated student transportation costs. On the other hand, if State of Idaho student transportation reimbursement was available the District may only face about $3,700 annually in additional student transportation expenses.

Boise School District

	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Total	Ongoing Year 5+
Projected Number of Students from Avimor	0	0	11	31	44		44
Projected Additional Revenues:							
Property Taxes	$0	$0	$43,920	$108,389	$204,941	$357,249	$204,941
State Support Funds	0	0	44,623	125,755	178,490	348,868	178,490
Projected Additional Expenses:							
M&O Expenses	$0	$0	$76,681	$216,101	$306,724	$599,506	306,724
Student Transportation	0	0	998	998	998	2,993	998
Capital Expenses	0	0	0	0	0	$0	0
Total	$0	$0	$77,679	$217,099	$307,722	$602,499	307,722
Net Fiscal Impact	$0	$0	$10,863	$17,045	$75,710		$75,710
					5-Year Net Fiscal Impact	$103,618	

Nevertheless, in either scenario the Boise School District is projected to experience a net fiscal gain from the attendance of Avimore students to schools in the Boise School District. -- a projected gain over and above projected increased expenses of $77,710 per year at full-build-out.

Mitigation:

Because of the increased property tax revenues generated by residences in the Avimor development more than offset the estimated additional costs that the development may impose upon the Boise School District there appear to be no negative economic externalities that would impose a cost upon other Ada County residents.

7. Eagle Fire District

The Eagle Fire District provides fire protection services to the City of Eagle and the immediate surrounding area. The proposed Avimor residential community is within the boundaries of the Eagle Fire District. Annexation of the property was approved by the Eagle Fire District's Commission February 3, 2004, and ratified by the Board of Ada County Commissioners on May 10, 2004.

The Eagle Fire District attempts to maintain a coverage ratio of one full-time career fire-fighter and six volunteers for every one thousand of population. Currently the District operates two fire stations. The main Eagle fire station is on Iron Eagle Drive near the center of the City of Eagle. Fire station number two is on Floating Feather Road on the east side of Eagle near SH-55. The District's fire fighting apparatus includes pumper trucks, tankers, grassfire apparatus, and rescue trucks. An Ada County Emergency Medical Services unit is stationed at Eagle Fire Station number one.

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Discussions with officials at the Eagle Fire District indicated that, because of the distances involved, response times to calls originating Avimor may be longer than desired. However, they also expressed that the drawbacks of longer response times could be lessened with a proactive training program for the residents of the community. This training program would educate the community's citizens so that they could be prepared to be the initial responders to an emergency until further assistance arrives. The developer has been receptive to this suggestion. Nevertheless, Eagle Fire District officials feel that in order to serve the community adequately that an interim facility should be constructed in the Avimor community. The developer has agreed to provide an oversized two-bay structure to house two district-provided firefighting trucks.

The projected full build-out population of 1,950 in Avimor would dictate that the Eagle Fire District would need to add two full-time career firefighter and twelve volunteers to accommodate this added population growth. In addition, a larger population will generate additional assistance calls to the Fire District. Department officials estimated that, at full build-out, as many as 100 additional calls for assistance per year could originate from Avimor. The number assistance calls each year until full build-out would probably grow proportionately with the population growth in the development.

The fiscal impact analysis includes the additional cost of two firefighters as well as estimates of the apparatus costs that would be incurred responding to the additional calls for assistance originating from Avimor. The apparatus cost parameters were provided by Eagle fire officials and were originally based upon 1996 data. A 17.0 percent, upward, adjustment was made to reflect the price inflation that has occurred since 1996.

The provision of an interim fire facility by the developer is a benefit to a broader community outside of Avimor. In an examination of fire station needs in the Boise foothills nearly a decade ago it was found that because of future population and household growth in the area that many more fire stations would be needed to be built either near to or in the foothills. These desired fire stations were to have a service area radius of approximately 1.5 miles. The analysis also established as a parameter that each fire station should serve a population of about 7,000 people.

Future patterns of population and household growth will be a primary determinant in the location decision for a future full service fire station in the Eagle Fire District. Future population and household growth in the area may dictate that a fire station sited in the Avimor development may not be the best choice.

Nevertheless, a future full-service fire station constructed by the Eagle Fire District which would serve the projected 1,950 residents of the Avimor development would benefit a larger geographic area. Based on population, only about one-third of any new full-service fire station cost should be directly attributable to Avimor.

The developer has agreed to provide a two bay, unmanned, facility at the community until the Eagle Fire District determines the need for a future fire station. In the interim, property tax revenues accruing to the Eagle Fire District will produce a revenue surplus over and above the incremental expenses of serving the Avimor community.

The analysis below indicates that property tax revenues to the Eagle Fire District from Avimor would total nearly $511,000 during the first five years of the project. The projected additional expenses for the five years are expected to total $250,000, thereby producing a revenue surplus in five-year period of nearly $260,000. After year five ongoing property tax revenues from Avimor accruing to the Eagle Fire District are projected to be nearly $154,000 annually with a partially offsetting annual increase of $78,000 District expenses.

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Eagle Fire District

	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Total	Ongoing Year 5+
Projected Additional Revenues	$38,325	$74,964	$106,827	$137,025	$153,908	$511,049	$153,908
Developer Provided Firestation							
Projected Additional Expenses:							
O&M Expenses							
Personnel	0	28,000	28,000	55,000	55,000	$166,000	55,000
Additional Assistance Calls	7,072	12,954	17,612	21,284	23,256	82,177	23,256
Capital Expenses	0	0	0	0	0	$0	0
Total	7,072	40,954	45,612	76,284	78,256	$248,177	78,256
Net Fiscal Impact	*$31,253*	*$34,010*	*$61,216*	*$60,741*	*$75,652*		*$75,652*
				5-Year Net Fiscal Impact		$262,871	

Mitigation:

The provision of an interim fire facility by the developer is a benefit to a broader community outside of Avimor.

Plus, the fiscal impact analysis indicates that property tax revenues to the Eagle Fire District from the Avimor development would produce a revenue surplus, over and above the incremental additional expenses of serving the Avimor development in the first five years of the development of nearly $260,000, and nearly $66,000 per year thereafter – a spillover benefit to all of the other residents of the Eagle Fire District. .

8. Dry Creek Cemetery District

The Dry Creek Cemetery District operates a cemetery at Hill Road near Horseshoe Bend Road. There is no residency requirement for interment in the cemetery.

The District is largely funded by charges for service and sale of burial plots. The District collects a property tax at the 2002-2003 levy rate of $0.009 per $1,000 of assessed value.

The fiscal impact study projects that the Dry Creek Cemetery District will receive in the fifth year of the development nearly $1,200 annually in additional property taxes. Most often these tax revenues are place in a trust for the perpetual care of the cemetery. However, revenue shortfalls in the past few years have forced the district to utilize property tax revenues to fund day-to-day expenses.

There are no projected negative fiscal impacts, nor additional maintenance expenses, or need for mitigation measures associated with the Avimor development.

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Dry Creek Cemetery District

	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Total	Ongoing Year 5+
Projected Additional Revenues	$318	$622	$886	$1,137	$1,277	$4,239	1,277
Projected Additional Expenses:							0
M&O Expenses	0	0	0	0	0	$0	0
Capital Expenses	0	0	0	0	0	$0	0
Total	0	0	0	0	0	$0	0
Net Fiscal Impact	*$318*	*$622*	*$886*	*$1,137*	*$1,277*		*$1,277*
5-Year Net Fiscal Impact						*$4,239*	

9. Meridian School District

The Meridian Joint School District is the largest and fastest growing school district in the State of Idaho. In 2003 the District provided public education for more than 24,800 students in grades through 12. The Meridian School District includes the communities of Meridian, Eagle, Star, a part of Garden City, and portions of west Boise, southwest Boise, and many of the rural areas between those communities.

Student population in the Meridian School District has grown over five-fold during the last 25 years with nearly 40 percent of that growth in the last 10 years. The District projects that its enrollment will increase another 28 percent over the next decade.

Today the Meridian School District operates 25 elementary schools in its 384 square mile district, 7 middle schools, and 4 high schools.

The site plan for the Avimor development would, at the end of the fifth year, have approximately 600 of the anticipated 684 homes to be constructed within the Meridian School District. The remaining 84 homes would be within the boundaries of the Boise School District.

Population projections for the Avimor community indicate that at the end of the first year there would be nearly 600 persons residing in Avimor and that approximately 150 of those 600 persons would be school age children. By the fifth year of the project, essentially at full build-out of Avimor, the population of the community is projected to reach 1,950, with nearly 470 children being of school age.

The population and demographic forecasts predict that nearly 8.0 percent of the school age population will attend private schools. That translates to 40 children attending private schools out of the 470 school age children that are anticipated to reside in Avimor at the fifth year.

A further breakdown of the forecasted school age population indicates that at the fifth-year benchmark approximately 212 children (49 percent) of the projected 431 children who will be attending pubic schools will be of elementary school age, 124 (29 percent) will be of the ages to attend middle schools, and the remaining 94 (22 percent) will be of high school age.

The forecast of property taxes originating from the Avimor development finds that in the first five years of the project nearly $2.23 million in property tax revenues would

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accrue to the Meridian School District. This figure excludes the estimated assessed value of those homes that are within the boundaries of the Boise School District. The Meridian School Districts average assessed valuation for property tax purposes per average daily attendance student was $238,200 in the school year of 2002-2003. Property in the Avimor community would yield $332,760 per student originating from the development.

Furthermore, increased enrollment in the Meridian District would bring about additional revenues in the form of educational aid monies from the State of Idaho.

A large portion of the State funds for education allocated to the local school districts is based upon the districts average daily attendance (ADA) figures. These State funds for education, which averaged $4,775 per full-term ADA, the 2002-2003 school year, represented nearly 59.4 percent of the total revenue received by the district in that year, while local property taxes account for 30.3 percent of the total revenue.

Because of the uncertainty of the timing of the potential population growth in the development, there is a degree of uncertainty in timing and amounts of the additional State support for education that would be forthcoming to the Meridian District.

In order to evaluate the magnitude of the projected population and demographic growth associated with the Avimor community while still maintaining the flexibility to keep the projections relevant of time-frames changed a series of one year benchmarks was established. These range from one-year after the first move-in to the community to the fifth year after the first move-in at which the project would reach full build-out. These are analogous to "snapshots" of the community's population, number of households, school age children, and children attending public schools at one year intervals. However, the timing of these "snapshots" in a calendar year may not and, most likely will not, be synchronized with the school districts calendar. Therefore the projected ADA monies from the State to the Meridian School District may be higher or lower than what may actually occur due to these uncertainties.

School District officials acknowledged that the estimates of school age children from the Avimor development are in the range of expectations that they would have for the development. It was also noted in those discussions that the projected number of elementary school age children at the five-year benchmark was about one-third of the capacity of a typical elementary school in the District today. The middle school and high school age populations from the development could only account for approximately 10.0 percent and 8.0 of the capacity of a middle school and a typical high school, respectively.

If the District were to decide to utilize a combination elementary/middle school, the Avimor community is projected to have, in the first year, nearly 110 children of the appropriate ages to attend that type of facility. In the fifth year, the forecast indicates that nearly 315 school age children from Avimor would be of the age groups attending a combination school. Since, this combination elementary/middle school facility is, today, a proposal, it is difficult to estimate how much of a hybrid school's capacity would be utilized by children from Avimor.

Nevertheless, district officials expressed that the continuing population growth in the East Eagle area will necessitate the construction of school facilities in the area some time in the future.

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Officials acknowledged that many of the parents of the children residing in those Avimor homes that are in the Boise School District will request to attend Meridian schools through the District's open enrollment policy. The Meridian School District officials have indicated that they would allow those students to attend Meridian schools.

SunCor will donate land in the Avimor community to the Meridian School District for the site of a future elementary school.

Meridian School District officials acknowledged that the continuing population growth in the East Eagle area will eventually necessitate the construction of school facilities within the area and that the contribution of a school site represents a valuable benefit (approximately $400,000 - $500,000 today) not only to the school district but to the community as a whole.

Student Transportation:

Initially, the school age population at Avimor would not justify building an elementary school. Therefore, in the first few years of the project the District is likely to experience an increase in student transportation expenses. These are estimated in the fiscal impact analysis below assuming the District's 2002-2003 school year average of nearly $713 per student transported. However, the State of Idaho reimbursed the District nearly 85 percent of that amount, $606 per student. The analysis below only accounts for the portion of those transportation expenses that are not reimbursed to the district.

However, these additional transportation expenses will be partially offset by the reality that many young adults transport themselves and cohorts to school each day and that a great many parents transport their children to school. During the 2001-2002 school year the Meridian School District only experienced about 47.0 percent of the students comprising the district's average daily attendance made use of the Meridian School District's transportation services.

This is likely to also be the case within the Avimor community. This likely reality would further reduce the projected additional transportation expenses that are shown below by nearly $13,150 per year at full build-out of the Avimor development.

The forecast of property taxes originating from the Avimor development finds that in the first five years of the project nearly $2.23 million in property tax revenues with another $5.6 million accruing to the District from additional State support funds. Increased District enrollment from students originating from Avimor would increase the maintenance and operating expenses for the District by $6.9 million in the first five years with another $0.104 million in additional transportation expenditures. In total it is projected that the district would realize a five year budget surplus of nearly $0.94 million the revenues originating from and costs associated with the Avimor community. On an ongoing basis, after year five, it is projected that the District would realize an annual surplus of nearly $252,000 due to the existence of Avimor.

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Meridian School District

	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Total	Ongoing Year 5+
Projected Number of Students from Avimor	136	246	319	365	387		387
Projected Additional Revenues							
Property Taxes	$195,980	$384,331	$514,025	$612,056	$623,206	$2,329,598	$623,206
State Support Funds	527,626	954,382	1,237,592	1,416,054	1,501,405	5,637,059	$1,501,405
Projected Additional Expenses:							
M&O Expenses	$649,400	$1,174,650	$1,523,225	$1,742,875	$1,847,925	$6,938,075	$1,847,925
Student Transportation	10,908	19,731	25,586	23,420	24,832	104,476	$24,832
Capital Expenses	0	0	0	0	0	0	$0
Total Expenses	$660,308	$1,194,381	$1,548,811	$1,766,295	$1,872,757	$7,042,551	$1,872,757
Net Fiscal Impact	*$63,298*	*$144,332*	*$202,807*	*$261,815*	*$251,854*		$251,854
				5-Year Net Fiscal Impact		*$924,106*	

Maintenance:

The estimated additional operation and maintenance expenses to the Meridian School district attributable to the Avimor development are discussed above.

Mitigation:

Because of the increased property tax revenues generated by residences and businesses in the Avimor development more than offset the estimated additional costs that the development may impose upon the school district there appear to be no negative economic externalities that would impose a cost upon other Meridian School District or Ada County residents.

Furthermore, the developer's willingness to donate an elementary school site to the Meridian School District clearly puts this development in the category of providing a positive externality to the other residents of the Meridian School District.

10. Central Water and Sewer Systems

There will be no significant fiscal impacts on existing public service providers. The developer will construct, operate, and maintain the water and sewer systems.

Central (Potable) Water Systems:

The developer has created an independent entity, Highland Water Company, to own and operate the public water facilities necessary to serve the planned Avimor community. Highlands Water Company will file for a Certificate of Convenience and Necessity with the Idaho Public Utilities Commission (IPUC) to own and operate the newly formed water utility as a regulated utility within the State of Idaho.

Since 2002, the developer has funded a water exploration and development program for the Avimor property. This program has included the development of numerous test wells along with associated volumetric adequacy measurements to assure that the available water supplies will be sufficient to meet the demands of the residential and commercial

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clients as well as fire flow requirements of up to 2,500 gallons per minute for up to two hours duration.

Water System Maintenance Costs:

Water system maintenance costs often vary from water system to water system. This fact will be no different with the Highlands Water Company. Since the proposed water company is not yet operational and has no history of maintenance expenses a surrogate water system (United Water Idaho's Boise service area) was used to estimate future maintenance expenses.

United Water's 2004 annual report to the IPUC indicates that the company spent $1.88 million last year on distribution system maintenance for service to its nearly 74,200 customers in the Boise service area – an average of $7.63 per customer per year. This annual average per customer system maintenance figure was utilized as the basis for estimating future maintenance expenses for the Highlands Water Company system that will serve Avimor. Using these parameters from United Water Idaho's Boise area system, the annual water system maintenance expense for the Highlands Water Company system, at full build out of the Avimor, would be nearly $17,350 annually.

Again, it is likely that the above projection of annual water system maintenance expenses may be high overstated to the fact that the Highlands Water Company system will be a newly constructed system. While the United Water Boise service area water system is relatively new, in terms of the average age of the system, there are some segments of the distribution system which are much older. These older components of United Water's distribution system require a disproportionate amount of their annual maintenance budget. The Highlands Water Company distribution system is not likely to face those maintenance issues for two or three decades.

Mitigation:

The Highlands Water Company will be an independent water company created by the developer. All of the Avimor water system's initial development: exploration, testing, development of production wells, construction of a water transmission and distribution system as well as the two above-ground water storage tanks will be funded by SunCor. Therefore, there will be no adverse economic impact on other citizens of Ada County due to the development of a potable water system for the residents of the Avimor project. After initial development the ongoing water system operations and maintenance expenses will be funded from Highlands Water Company revenues received from water sales to Avimor residents and businesses.

Sanitary Sewers:

The developers have proposed a conventional gravity sanitary sewer system for the Avimor development. The design, engineering, and construction of this sanitary sewer system will be funded by the developer. The ongoing operational and maintenance costs of the system will be funded by user fees paid by Avimor's future homeowners and businesses.

In addition, waste water from the Water Reclamation Facility will be pumped to a holding pond within the Avimor community and will be used, when enough water becomes available for the summertime irrigation of common areas, including parks, recreation areas, and roadway landscaping. During the winter the effluent will be discharged into the ground using a subsurface infiltration system or into Spring Valley Creek if the necessary permits are obtained.

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The Avimor community will not put any demands upon or use up valuable capacity other municipal sanitary sewer systems. Furthermore, SunCor has shown the ability, both technically and financially, through its ability to provide similar systems to the communities that it has developed in Arizona, New Mexico, and Utah, to successfully complete the provision of this necessary and valuable community infrastructure for the Avimor project.

Sanitary Sewer System Maintenance Costs:

Using figures from SunCor's Rancho Viejo development near Santa Fe, New Mexico, which has a similar sanitary sewer system, annual maintenance expenses at Avimor are estimated to be nearly $259,000 per year at full build out, or nearly $379 per year for each residential household within the Avimor community.

Mitigation:

The sanitary sewer system serving Avimor will be independent from other existing municipal sanitary sewer systems. The expenses associated with the design, engineering, and construction of the sanitary sewer system are being funded by SunCor. In this case there will not be a negative economic externality imposed upon other Ada County citizens.

SunCor's investment in the Avimor development's independent sanitary sewer system for the treatment and management of wastewater will allow other areas of the county to husband their valuable sewer treatment capacity. This in turn will forestall the need for future sewer treatment capacity additions and thereby provide a positive externality (a benefit) to others in Ada County.

11. Solid Waste Disposal

Solid waste disposal is an enterprise operation of Ada County government. The County owns the landfill site. The County has recently decided to expand the Seaman's Gulch landfill site while at the same time negotiate with a private company to operate a second land fill in Ada County. Land fill capacity is adequate.

Maintenance:

Solid waste disposal tipping fees at the Ada County landfill reflect the costs of the County's ongoing waste disposal operations. Solid waste collection in Ada County and the cities of Ada County are contracted to and performed by independent waste collection contractors. The negotiated rates of those waste collection contracts provide the hauler with coverage of collection costs, amortization of equipment costs, and a return on investment.

Mitigation:

Because of Avimor's proximity to the Ada County landfill, solid waste collection costs per household at Avimor are likely to be much less than in other areas of Ada County. According to BFI haulage times from Avimor to the Ada County landfill could be as little one-eighth to one-fourth of the time necessary to serve similar households in East Boise or the Central Bench area of Boise. This potentially lower cost of service will benefit other residents of the County.

There appear to be no negative economic externalities that would impose a cost upon other Ada County residents.

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12. Parks, Open Space, Pathways, Trails, and Recreation Programs

Parks, Trails, and Recreation Programs External to the Avimor Community:

The County maintains a limited parks and recreation program. The primary park facility is Barber Park on the Boise River in East Boise. It is anticipated that Avimor will provide its residents with parks and recreational opportunities. There will be no significant fiscal impacts on the existing public service providers, unless, and until, Ada County and the developer reach an agreement on public open space, recreation facilities, or a foothills trail system.

Parks, Open Space, Pathways, Trails, and Landscaping within Avimor:

The Avimor community will have nearly 21 acres of parks or "improved" open space, including landscaping, and nearly 41,000 feet (7.8 miles) of pathways and trails. It is currently estimated that nearly 12,500 feet (2.4 miles) of the total 41,000 feet of pathways and trails within Avimor would have a paved surface, of the remaining pathways and trails it is currently expected that 16,200 feet (3.1 miles) be of a granular surface, and 12,300 feet (2.3 miles) would be of native surface materials. Suncor will fund the development of the parks, open space, pathways, trails, and landscaping in the Avimor community. Expenses associated with the ongoing maintenance of these open spaces and parks will eventually be funded by an assessment on Avimor homeowners.

Maintenance Costs for Open Spaces and Parks:

Maintenance of the parks, open space, parks, pathways, trails and landscaping would, during the initial phases, of the Avimor project be largely funded by the developer. Assessments on Avimor homeowners would pay an increasingly larger portion of these maintenance expenses as additional homes are sold. Eventually the Avimor homeowners would fully fund the ongoing maintenance for parks, open spaces, pathways, trails, and landscaping.

Again utilizing figures from SunCor's Rancho Viejo development near Santa Fe, New Mexico, the annual maintenance expense for parks and open spaces was nearly $137,800 per year. The Ranch Viejo development has a similar number of homes and land developed into either parks or open spaces. If a similar figure for the maintenance of parks and open space were realized at Avimor it would, at full build out of the project, translate to nearly $201 per Avimor household – about $5,500 per acre.

The Rancho Viejo experience also provides guidance for the potential annual maintenance expenses associated with a somewhat lesser amount of pathways and trails – $17,000 in annual maintenance expenses with a portion in reserves for repairs and/or improvements. Again, at full build out of Avimor the maintenance expenses associated with pathways and trails would translate to approximately $25.00 per household per year.

Utilizing the National Recreation and Park Association's (NRPA) maintenance labor standard of 118 staff hours per acre per year gives a smaller maintenance expense estimate of close to $78,000 for the nearly 21 acres of parks and open space in the Avimor development. However, this estimate does not include any funds reserved for future repairs or improvements.

In this analysis an estimated annual figure of $112,000 for park and open space maintenance expenses, with reserves, is assumed for the Avimor development at full build-

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out or the project. This figure was obtained using an average of SunCor's Rancho Viejo experience ($137,000 in annual park maintenance expenses with reserves) and the $78,000 estimate of annual park maintenance expenses obtained by using the NRPA parameters, plus an additional ten percent added to that $78,000 figure for reserves

The NRPA parameter derived estimate of $78,000 assumes a NRPA Maintenance Level One for all of the parks, open space, pathways, and trails in the Avimor development. Where a Maintenance Level One is defined as: parks and open spaces which see heavy use at peak times (weekends and holidays) moderate use at other times; the parks and open spaces are located within proximity to potentially a large number of users and are easily accessible to a large number of users; a peak seasonal use from April through October of each year; and where maintenance is performed daily or semi-weekly. If one further assumes 118 hours of maintenance labor per acre, a hourly wage rate for maintenance labor of $12.00 per hour plus a 75.0 percent premium added to the wage rate for general overheads and maintenance machinery expenses), and further an additional 50.0 percent premium for a higher level of maintenance required for Maintenance Level One facilities.

Similarly, a NRPA Maintenance Level Three would be prescribed for the developments pathways and trails. Maintenance Level Three is defined as: facilities with moderately heavy use at peak times, moderate use at other times; open spaces with easy accessibility for passive activities; a peak seasonal use from April through October of each year; and where maintenance is performed weekly to semi-monthly. Also assuming 118 hours of maintenance labor per acre, a hourly wage rate for maintenance labor of $12.00 per hour plus a 75.0 percent premium added to the wage rate for general overheads and maintenance machinery expenses), and further a subtraction of 10.0 percent due to the relatively lower level of usage and maintenance needs. These assumptions produce a annual maintenance expense of nearly $31,450 for Avimor's 7.8 miles pathways and trails with a presumed average width of 15 feet.

Mitigation:

The developer will fund the development of the parks, open space, and trails within the community. The expenses associated with the ongoing maintenance of these open spaces and parks will initially be funded by SunCor with an increasing larger share of those expenses being funded by an assessment on Avimor homeowners. Eventually, at full build out of the project, all of the maintenance expenses for parks, improved open space, pathways, and trails would be funded by an assessment on Avimor homeowners. This funding arrangement will not impose any negative economic externality costs upon Ada County's citizens outside of the Avimor community.

Furthermore, if portions of the Avimor pathways or trails become part of a larger future foothills trail system Suncor's investment in providing the initial infrastructure and construction of those facilities are very likely to produce a positive economic externality (a benefit) to the citizens of Ada County.

13. Irrigation Districts

There are no irrigation districts available to the Avimor Community.

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14. Regulated Public Utilities

The provision of electricity, natural gas, telephone, and cable television infrastructure to the Avimor community will be provided for via the line extension policies of each utility as approved by the Idaho Public Utilities Commission. Initial infrastructure inside of the development (underground utility wiring and piping) will be provided by the developer.

Electric Service:

Electrical service to the Avimor project will be provided by Idaho Power Company from an extension of an existing Idaho Power Company 138 KV transmission line to a new electrical substation site on the west side of Highway 55 near the middle of Spring Valley. This new substation will step-down the electricity to Avimor from a transmission line voltage of 138,000 volts to distribution system voltages of 5,000 – 12,000 volts and the primary point of origination for electrical distribution circuits in the Avimor development.

The Idaho Pubic Utilities Commission (IPUC) has established rules and regulations governing extensions of electrical service and the need for addition of electrical distribution and/or transmission lines and stations. These regulations define the sharing of the costs between Idaho Power Company and the new electrical customer for the installation of new electrical system facilities. In general, the IPUC line extension rules are designed so as to eliminate the potential economic impact upon already existing Idaho Power electric customers from the need to add additional facilities to serve new customers. Specifically, Idaho Power Company's Rule H: New Service Attachments and Distribution Line Installations or Alterations as ordered and approved by the Idaho Public Utilities Commission apply. (Rule H is attached to this report as Appendix G.)

In general Rule H allows the prospective new electrical customer a limited dollar credits toward the cost of extending distribution facilities. Costs over and above the prescribed amount of the credit must be paid, or assured with a letter of credit, by the prospective new electric customer prior to the start of any electric system additions. This is the case, with the Avimor development. Avimor will prepay Idaho Power Company for the necessary construction of additional electrical distribution and/or transmission facilities outside of the Avimor development.

It is anticipated that the underground electrical distribution system within the Avimor development will be constructed by independent contractors hired by Avimor. These newly constructed facilities will become part of the Idaho Power Company electrical distribution system. In addition, so as to assure that these facilities will not become a maintenance liability that would impose a cost upon those already existing electricity customers of Idaho Power, all electrical distribution facilities constructed within Avimor must meet or exceed Idaho Power's electrical system engineering and quality standards.

The IPUC line extension rules allow for a refund to the developer, within a prescribed timeframe, of a portion of the prepayments for the construction of the additional electrical distribution and transmission facilities necessary to serve the development as new electrical customers within the development are connected to the Idaho Power system.

Electrical System Maintenance Costs:

According to Idaho Power Company's Federal Energy Regulatory Commission (FERC) Form 1 filing for 2003 the Company spent nearly $20.2 million on distribution line

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maintenance for its 402,250 distribution system customers, an average of $50.20 per customer per year. Utilizing this average figure, the electrical distribution system for the Avimor development would, at full development, increase Idaho Power's annual distribution system maintenance budget by nearly $30,300. However, it should be noted that a significant portion of an electric utility's distribution system maintenance budget involves repair and replacement of older lines and lines that have been damaged by storms, contact with trees, or automobile accidents. Because Avimor's electrical distribution system will be newly constructed and largely underground (the higher voltage transmission additions and station equipment will be above ground) actual maintenance costs per customer are likely to be much less than Idaho Power's 2003 system-wide average of $50.20 per customer.

Mitigation:

Existing IPUC approved policies concerning the extension of electrical service to new customers, together with Avimor's prepayment of the costs associated with an extension to its site, will not produce any expense in need of addition mitigation measures. Further, existing electricity rates account for Idaho Power's annual expenses associated with customer service and the maintenance and operation of the distribution system

Natural Gas Utility Services:

Intermountain Gas Company will provide natural gas service to the Avimor with the extension of a 6-inch high pressure gas main from the Beacon Light/Highway 55 intersection along Highway 55 and overland to the site.

The Idaho Pubic Utilities Commission (IPUC) has established rules and regulations governing extensions of natural gas service and the need for the addition new gas distribution facilities to serve new customers. Specifically, the IPUC approved Intermountain Gas Company rules in Section A: General Service Provisions, Paragraphs 12 and 13: Installation of Pipes and Connections, and Extensions of Mains, apply, respectively and is attached as Appendix H to this report..

Similar to the provisions for the extension of electrical service, the Intermountain Gas Company, IPUC approved, natural gas main extension policy is designed to prevent adverse impacts upon the currently existing natural gas customers or to Intermountain Gas resulting from the extension of natural gas service to a new or prospective customers. According to Intermountain Gas Company's IPUC approved natural gas service extension policies any extension of the distribution system that does not provide Intermountain Gas with a 12.5 percent internal rate of return will be required to either provide additional funds, or financial assurances, prior to the construction of the new distribution facilities.

Natural Gas System Maintenance Costs:

According to Intermountain Gas Company's Federal Energy Regulatory Commission (FERC) Form 2 filing for 2004 the Company spent nearly $1.8 million on distribution system maintenance for its 241,830 non-industrial natural gas customers – an average of $7.63 per customer per year. Utilizing this average figure, the natural gas distribution system for the Avimor development would, at full development, increase Intermountain Gas Company's annual distribution system maintenance budget by nearly $5,215.

Average maintenance expenses per customer for Intermountain Gas Company are significantly less, on a per customer basis, than those experienced by the electric utility. According to Intermountain Gas and Idaho Power this is because of the fact that the natural

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gas distribution system is underground, and therefore not subjected to the above-ground hazards of storms, interference from trees or animals, or automobile accidents. In addition, because the majority of Intermountain Gas Company's 241,830 customers are located within Idaho's more densely populated urban or suburban areas there are not as many miles of distribution network to maintain as there are within the franchise of the electric utilities which also serve the rural areas of Idaho. This fact leads to a further lowering of Intermountain Gas Company's average maintenance cost per customer.

Mitigation:

Existing IPUC approved policies concerning the extension of natural gas service to new customers, together with any prepayments that may be required of Avimor for the extension of natural gas service to the site, should not produce any expenses that dictate the need for addition mitigation measures. Furthermore, the existing natural gas rates are designed to account for Intermountain Gas Company's annual expenses associated with customer service and the maintenance and operation of the distribution system

Telephone & Communication Utility Services:

Qwest Communications will provide telephone and ISDN communications lines to the Avimor development from existing lines and some upgrades of existing communications facilities already in place along State Highway 55.

In the past the Idaho Pubic Utilities Commission (IPUC) has established rules and regulations governing extensions of telephone service and the need for the addition new telephone facilities in order to serve new customers. However, a new deregulation law recently passed by the Idaho Legislature could significantly change those rules.

However, as the rules stand today, Qwest Corporation's Basic Local Exchange Tariff, Section 104.4.1 Extensions for New Real Estate Additions (Attached as Appendix I to this report.) require the developer reach an agreement with Qwest as the facilities charge necessary to serve the project.

Similar to the provisions for the extension of electrical and natural gas service, the Qwest Communications service extension policy is designed to prevent an adverse impact upon existing telephone customers or to Qwest Communications resulting from an extension of service to the new or prospective customer. For developers an extension of telephone facilities must be prepaid by the developer prior to any construction work commencing. Thereafter the developer may receive refunds of those prepaid construction expenses, within a prescribed timeframe, as new telephone customers within the development connect to the telephone system.

Telephone Service Maintenance Costs:

According to Qwest Communications' required annual report to the IPUC the Company provided approximately 500,000 telephone service lines to customers within its Southern Idaho service area. Maintenance expenses in 2004 associated with serving those customers were nearly $38.5 million, an average maintenance expense of $77.05 pr customer per year.

Utilizing this average figure, the addition of the telephone communications system for the Avimor development would, at full development, increase Qwest's annual system maintenance budget by nearly $52,660. Again, it should be recognized that a significant

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portion of the telephone system maintenance budget involves the repair and replacement of older telecommunications lines and the integration of newer communications technologies into the system. Because the telecommunications lines and facilities within Avimor will be new it is likely that the associated maintenance expenses will be significantly lower than Qwest's Southern Idaho system average.

Mitigation:

Existing IPUC approved policies concerning the extension of telephone service to new developments and subsequently new customers, together with any prepayments that may be required of Avimor for the telephone communications to the development will not produce any expenses that dictate the need for addition mitigation measures. Furthermore, the existing telephone service rates are designed to account for Qwest's annual expenses associated with customer service and the maintenance and operation of the communications system

15. Air and Water Quality Programs

SunCor is aware of the potential air quality issues that may occur as a result of a large construction site. Of highest concern is the maintenance of airborne dust resulting from the exposure of soils during construction. In addition, stockpiles of top soil and other building and landscaping materials could be susceptible to winds and generate airborne particulates.

Maintenance:

At other Suncor residential development projects the company has maintained an ongoing program of dust suppression throughout the construction phases of the development. Previous experience at SunCor's Ranch Viejo development found an annual average cost of dust suppression activities of approximately $5,000 per year. A similar dust suppression budget, funded by the developer, would be reasonable for the anticipated five years of construction at Avimor.

Mitigation:

There appear to be no negative economic externalities that would impose a cost upon other Ada County residents.

At this time there are no known potential impacts on Air or Water Quality Programs due to the development of Avimor.

However, the Avimor community will be much closer to many of Ada County's employment centers than are many other alternative choices for residential housing in the Boise Valley today. Because of that closer proximity there is a probability that Avimor residents will utilize the roadways less than the average Treasure Valley commuter and, thereby contribute less to overall air quality problems.

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Summary of Fiscal Impacts

The annual fiscal impacts described above are summarized on the following table.

Avimor
Fiscal Impact Summary
Annual, Total of the First 5 Years, & Ongoing Year 5+ Fiscal Surplus/Deficit

Public Service Provider	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Total	Ongoing Year 5+
Ada Community Library	$20,541	$40,178	$57,256	$73,440	$82,489	$273,903	$82,489
Ada County	17,363	44,603	73,918	109,416	130,307	$375,608	$130,307
Emergency Medical Servces	4,162	8,140	11,600	14,879	16,713	$55,495	$16,713
ACHD	11,459	24,514	31,369	46,471	50,892	$164,704	$50,892
Weed & Pest Control	3,541	6,926	9,869	12,659	14,219	$47,214	$14,219
Boise School District	0	0	10,863	17,045	75,710	$103,618	$75,710
Eagle Fire District	31,253	34,010	61,216	60,741	75,652	$262,871	$75,652
Dry Creek Cemetery	318	622	886	1,137	1,277	$4,239	$1,277
Meridian School District	63,298	144,332	202,807	261,815	251,854	$924,106	$251,854
Water & Sewer Systems	(3)	(3)	(3)	(3)	(3)	(3)	(3)
Solid Waste Disposal	(3)	(3)	(3)	(3)	(3)	(3)	(3)
Parks & Recreation	(2)	(2)	(2)	(2)	(2)	(2)	(2)
Irrigation Districts	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Utilities	(4)	(4)	(4)	(4)	(4)	(4)	(4)
Air & Water Quality Programs	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Total	$151,930	$303,325	$459,784	$597,602	$699,113	$2,211,757	$699,113

(1) ..No impact on the Demand for Services.
(2)...No impact identified based upon current services.
(3)...Services are intended to be self-supporting.
(4)...Extension of services covered by IPUC regulations.

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Summary of Annual Maintenance Costs:

The annual maintenance costs of providing additional public services to the Avimor development are described above and summarized on the following table.

Projected Annual Maintenance Expenses for the Provision of Public Utilities, Parks, Open Space, & Amenities at the Proposed Avimor Development

Projected Maintenance Expenses:	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6+
Maintenance Expenses Incurred by Entities External to Avimor:						
Idaho Power Company (at avg.of $50 20 per Customer/Year)	$10,420	$19,130	$26,000	$31,400	$34,340	$34,310
Intermountain Gas Company (at avg of $7.63 per Customer/Year)	1,580	2,910	3,950	4,770	5,220	$5,220
Qwest Communications (at avg.of $50.20 per Customer/Year)	15,990	29,360	39,910	48,190	52,700	$52,660
Ada County Highway District (at a annual avg. maint. expense of $7,449 per mile of roadway with 10 miles of roads & 1.5 miles of alleyways at full build-out)	22,910	42,710	64,430	76,400	87,120	$87,120
Annual Maintenance Expenses to Public Service Providers External to Avimor.....	$50,900	$94,110	$134,290	$160,760	$179,380	$179,310
Maintenance Expenses Incurred Internal to Avimor:						
Water Utility (at avg of $25 38 per Customer/Year)	5,270	9,670	13,150	15,880	17,360	$17,350
Sanitary Sewer ($259,000/year at build out - 80% of $259,000 in years 1-3)	207,200	207,200	207,200	259,000	259,000	$259,000
Parks and Improved Open Space ($112,000/year at build out- Prorated based on acres improved)	30,464	30,464	51,070	71,230	112,000	$112,000
Pathways and Trails ($31,450/year at build out- Prorated based on feet completed)	11,090	11,090	18,730	26,100	31,450	$31,450
Air Quality (Dust Control)	5,000	5,000	5,000	5,000	5,000	$0
Sidewalks (incl reserves)	1,500	1,500	1,500	1,500	1,500	$1,500
Waste Water	26,393	48,461	65,886	79,559	87,000	$87,000
Annual Maintenance Expenses Internal to Avimor....	$260,524	$264,924	$296,650	$378,710	$426,310	$421,300
Estimated Total Annual Maintenance Expenses.....	$311,424	$359,034	$430,940	$539,470	$605,690	$600,610

Avimor Development
Parameters Utilized to Allocate Estimated Annual Maintenace Expenses to Various Years of the Project: Projected Number of Housing Units, Acres of Parks and Improved Open Space, and Feet of Completed Pathways and Trails within the Development in Years 1 - 5

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6+
Housing Units:						
Projected Number of Housing Units in Place at Year-End.....	208	381	518	626	684	684
Parks & Improved Open Space:						
Acres of Parks & Improved Open Space in Place (Year-End).....	3.58	3.58	7.35	10.92	21.00	21.00
Pathways & Trails:						
Feet of Pathways & Trails in Place (Year-End)	14,450	14,450	24,400	34,000	41,000	41,000

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Avimor

Economic Impact Analysis

Appendix A: Summary of Fiscal Impacts on Public Service Providers in Ada County

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Spring Valley Ranch: Executive Summary of the Fiscal Impacts on Public Services

		Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Total	Notes
Ada Community Library	Projected Additional Revenues	$20,541	$40,178	$57,256	$73,440	$82,489	$273,903	Notes: Ada Community Library has branches at 5-Mile & Victory, Star, and a self-serve branch at Hidden Springs. May expand facilites in the Hidden Springs/Spring Valley Ranch area in the future. However, the 5-year population projection does not warrant expansion decision. No need to expand capital facilities. Ada Community Library has joint use agreements with Boise, Eagle, Meridian, Nampa, and Caldwell libraries. Many SVR residents would likely use the Eagle library.
	Projected Additional Expenses:							
	O&M Expenses	$0	$0	$0	$0	$0	$0	
	Capital Expenses	0	0	0	0	0	$0	
	Total	$0	$0	$0	$0	$0	$0	
	Net Fiscal Impact	*$20,541*	*$40,178*	*$57,256*	*$73,440*	*$82,489*		
					5-Year Net Fiscal Impact		*$273,903*	
Ada County	Projected Additional Revenues	$85,150	$186,116	$265,225	$340,197	$382,115	$1,268,804	Notes: The functions of the Ada County jail on a per capita basis are nearly $20 per person for the unincorporated areas of Ada County. Spring Valley Ranch would likely place a lower cost burden than the County average on jail facilities. The administrative, dispatch, and communications functions of the Ada County Sheriff's office cost the residents of Ada County nearly $25 per capita according to the 2003-2004 budget. The costs of the general administrative functions of Ada County government, less revenues collected from user fees and intergovernmental transfers are computed to be nearly $84 annually for each person in the County according to the 2003-2004 budget. Spring Valley Ranch is projected to produce a 5-year net gain to Ada County's budget and an ongoing annual gain of nearly $130,300 after the fifth year. Office space and SVR communications connections will be provided for sheriff department in SVR.
	Projected Additional Expenses:							
	O&M Expenses							
	Ada County Jail	$12,060	$21,940	$29,660	$35,780	$39,040	$138,480	
	Ada County Sheriff	15,075	27,425	37,075	44,725	48,800	173,100	
	Admin. Government Functions	50,652	92,148	124,572	150,276	163,988	581,616	
	Capital Expenses	0	0	0	0	0	0	
	Total	$77,787	$141,513	$191,307	$230,781	$251,808	$893,196	
	Net Fiscal Impact	*$17,363*	*$44,603*	*$73,918*	*$109,416*	*$130,307*		
					5-Year Net Fiscal Impact		*$375,608*	
Ada County Emergency Medical Services	Projected Additional Revenues	$4,162	$8,140	$11,600	$14,879	$16,713	$55,495	Notes: Property taxes provide only 30-35% of the ongoing funding for Ada County EMS. Emergency medical services are provided on a fee for service basis. Ada County EMS anticipates that SVR residents will put fewer average demands on the EMS system than the countywide average. Would desire to have a truck bay for future use in any full-service fire station constructed at SVR. Also expressed that a designated helicopter landing site be provided - could be dual use. Developer indicated that this provision can be accommodated.
	Projected Additional Expenses:							
	O&M Expenses	$0	$0	$0	$0	$0	$0	
	Capital Expenses	0	0	0	0	0	$0	
	Total	$0	$0	$0	$0	$0	$0	
	Net Fiscal Impact	*$4,162*	*$8,140*	*$11,600*	*$14,879*	*$16,713*		
					5-Year Net Fiscal Impact		*$55,495*	
Ada County Highway District	Projected Additional Revenues	$34,367	$67,222	$95,795	$122,874	$138,014	$458,271	Notes: Increased street and roadway miles in ACHD system will increase ACHD's O&M expenses. Presently O&M expenses on the existing ACHD roadway system averages $7,050 per mile per year. Streets at higher elevations are more costly due to snow removal, ice treatments, and subsequent street sweeping needs. O&M expenses in areas of higher elevations , such as SVR may have O&M expenses which are 20-25% higher than the system wide average. Used 20% here in the projected O&M expenses.
	Miles of Roadway Added to ACHD System							
	Streets	2.6	4.9	7.3	8.7	10.0		
	Alleys	0.5	0.8	1.5	1.5	1.5		
	Projected Additional Expenses:							
	Street Maintenance	$22,071	$41,387	$61,944	$73,921	$84,640	$283,963	
	Alley Maintenance	836	1,322	2,482	2,482	2,482	9,604	
		$22,908	$42,709	$64,426	$76,403	$87,122	$293,567	
	Net Fiscal Impact	*$11,459*	*$24,514*	*$31,369*	*$46,471*	*$50,892*		
					5-Year Net Fiscal Impact		*$164,704*	

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Spring Valley Ranch: Executive Summary of the Fiscal Impacts on Public Services

		Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Total	Notes
Ada County Weed & Pest Control	Projected Additional Revenues	$3,541	$6,926	$9,869	$12,659	$14,219	$47,214	Notes: No additional O&M expenses anticipated. With new development initial demand for service may be high. However, residents often only need training in pest control methods. The bottom line.. SVR have no significant fiscal impact.
	Projected Additional Expenses:							
	O&M Expenses	$0	$0	$0	$0	$0	$0	
	Capital Expenses	0	0	0	0	0	$0	
	Total	$0	$0	$0	$0	$0	$0	
	Net Fiscal Impact	*$3,541*	*$6,926*	*$9,869*	*$12,659*	*$14,219*		
					5-Year Net Fiscal Impact		*$47,214*	
Boise School District	Projected Number of Students from Spring Valley Ranch	0	0	11	31	44		Notes: Projections are that very few students will reside in the portion of Spring Valley Ranch that is in the Boise School District. In addition, the phasing plan for the development anticipates that it would be the third year of the project before the Boise School District could anticipate receiving any students from SVR other than those who may choose to use the district's open enrollment policy. Student transportation expenses to and from SVR may be quite high. Boise's nearest elementary and junior high school are near Hill Rd. and Gary Lane. Although, 85.0% of student transportation expenses are usually reimbursed to the district by the state. The figures to the left are only the Boise School District's share of those expenses. The number of students from SVR do not cause Boise Schools to anticipate any capital spending.
	Projected Additional Revenues							
	Property Taxes	$0	$0	$43,920	$108,389	$204,941	$357,249	
	State Support Funds	0	0	44,623	125,755	178,490	348,868	
	Projected Additional Expenses:							
	M&O Expenses	$0	$0	$76,681	$216,101	$306,724	$599,506	
	Student Transportation	0	0	998	998	998	2,993	
	Capital Expenses	0	0	0	0	0	$0	
	Total	$0	$0	$77,679	$217,099	$307,722	$602,499	
	Net Fiscal Impact	*$0*	*$0*	*$10,863*	*$17,045*	*$75,710*		
					5-Year Net Fiscal Impact		*$103,618*	
Eagle Fire District	Projected Additional Revenues	$38,325	$74,964	$106,827	$137,025	$153,908	$511,049	Notes: Eagle Fire District attempts to maintain a coverage of one full-time firefighter and six volunteers per 1,000 population. Station One is on Iron Eagle Drive in Eagle. Station Two is on Floating Feather near SH-55. Eagle Fire District requested that a interim fire facility with 2 bays be built at a SVR site. SunCor has agreed to provide that interim fire facility. Initially, response times may be longer because of distances involved. Because of possible rangeland fire hazards in the area the Eagle Fire District mentioned that it may be prudent to build a water feature that could be used by helicopters as a "dipping" site for aerial firefighting. A water feature at SVR has been designed into the site plan. A full-service fire sation at SVR would initially be of service to a larger area than just SVR. Therefore O&M costs should be allocated accordingly, with only one-third attributable to SVR in first 5-years.
	Developer Provided Firestation							
	Projected Additional Expenses:							
	O&M Expenses							
	Personnel	0	28,000	28,000	55,000	55,000	$166,000	
	Additional Assistance Calls	7,072	12,954	17,612	21,284	23,256	82,177	
	Capital Expenses	0	0	0	0	0	$0	
	Total	7,072	40,954	45,612	76,284	78,256	$248,177	
	Net Fiscal Impact	*$31,253*	*$34,010*	*$61,216*	*$60,741*	*$75,652*		
					5-Year Net Fiscal Impact		*$262,871*	
Dry Creek Cemetery District	Projected Additional Revenues	$318	$622	$886	$1,137	$1,277	$4,239	Notes: No significant fiscal impact anticipated.
	Projected Additional Expenses:							
	M&O Expenses	0	0	0	0	0	$0	
	Capital Expenses	0	0	0	0	0	$0	
	Total	0	0	0	0	0	$0	
	Net Fiscal Impact	*$318*	*$622*	*$886*	*$1,137*	*$1,277*		
					5-Year Net Fiscal Impact		*$4,239*	

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Spring Valley Ranch: Executive Summary of the Fiscal Impacts on Public Services

		Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Total	Notes
Meridian School District	Projected Number of Students from Spring Valley Ranch	136	246	319	365	387		Notes: On a per student basis the market value of the residential and commercial property in the SVR community is nearly 33% higher than the average for the District as a whole. In the fifth year of the development the market value per student from SVR is nearly $332,760 per student vs. the 2003 district wide average of $236,200. Transportation expenses are initially high, but level out as the number of school children reach a point where it is feasible to construct an elementary school. SVR does not contribute enough students to justify an elementary school ... only about 35-40% of capacity and only provides enough students for 8-10% of a middle-school or high school. Meridian school district has expressed that the would accept students residing in the Boise School District area of SVR. SunCor has agreed to donate land in SVR for a school site.
	Projected Additional Revenues							
	Property Taxes	$195,980	$384,331	$514,025	$612,056	$623,206	$2,329,598	
	State Support Funds	527,626	954,382	1,237,592	1,416,054	1,501,405	5,637,059	
	Projected Additional Expenses:							
	M&O Expenses	$649,400	$1,174,650	$1,523,225	$1,742,875	$1,847,925	$6,938,075	
	Student Transportation	10,908	19,731	25,586	23,420	24,832	104,476	
	Capital Expenses	0	0	0	0	0	0	
	Total Expenses	$660,308	$1,194,381	$1,548,811	$1,766,295	$1,872,757	$7,042,551	
	Net Fiscal Impact	*$83,298*	*$144,332*	*$202,807*	*$281,815*	*$251,854*		
				5-Year Net Fiscal Impact			*$924,106*	
Central Water & Sewer Systems								Notes: No significant fiscal impacts on existing public service providers. Developer to construct water and sewer systems and operate and maintain the systems. Systems may be transferred to a homeowner's corporation in the future.
				5-Year Net Fiscal Impact			*$0*	
Solid Waste Disposal								Notes: Solid waste disposal is an enterprise operation of County government. The County owns the landfill site. The County has recently decided to expand the Seaman's Gulch landfill site while at the same time negotiate with a private company to operate a second landfill in Ada County.
				5-Year Net Fiscal Impact			*$0*	
Parks & Recreation								Notes: The County maintains a limited parks and recreation program. Its primary park facility is Barber Park in East Boise. Spring Valley Ranch will provide its residents with parks and recreational opportunities.
				5-Year Net Fiscal Impact			*$0*	
Irrigation Districts								Notes: There are no irrigation districts available to the Spring Valley Ranch Community.
				5-Year Net Fiscal Impact			*$0*	
Air & Water Quality Programs								Notes: There are no know impacts on Air or Water Quality Programs at this time
				5-Year Net Fiscal Impact			*$0*	
	Net Fiscal Impact	$151,933	$303,325	$459,764	$597,602	$699,113	$2,211,757	
				Total Five-Year Fiscal Impact			$2,211,757	

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Appendix B: Forecasted Population, Households, & Demographic Characteristics

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Spring Valley Ranch: Projected Population and Household Characteristics

Spring Valley Ranch
Projected Housing Units, Households, and Population Residing in Households at Year-end after Commencement of Home Sales

	Projected Occupied Housing Units			Projected Population, Households, and Household Characteristics							
Year	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Total Number of Households	Projected Total Population	Average Persons per Household	Family Households	Persons Per Family Household	Non-Family Households	Persons Per Non-Family Household	Number of 1 Person Households
1	208	204	3	204	603	3.0	164	3.3	40	1.7	29
2	381	375	6	375	1,097	2.9	301	3.2	74	1.7	53
3	518	510	8	510	1,483	2.9	411	3.2	99	1.7	72
4	626	616	9	616	1,789	2.9	498	3.2	118	1.7	86
5	684	674	10	674	1,952	2.9	545	3.2	129	1.7	93

Spring Valley Ranch
Projected Total Number of Households, Family and Non-Family Households,
and Children Attending Public and Private Schools at Year-end after Commencement of Home Sales

	Projected Total Population & Population in Family & Non-Family Households			Projected Impacts on Public & Private Schools							
						Children in Public Schools					
Year	Total Population	Family Household Population	Non-Family Household Population	School Age Population	Children in Public Schools	Elem.	Middle School	High School	Children in Private Schools	Projected Year-end Pre-school Population LT 5 yrs.	Estimated Population Working at Home
1	603	535	68	149	136	70	38	29	12	39	9
2	1,097	973	124	268	246	123	70	52	23	71	18
3	1,483	1,316	167	361	330	164	94	71	31	96	25
4	1,789	1,587	201	433	396	196	114	86	37	115	32
5	1,952	1,732	220	471	431	212	124	94	40	126	35

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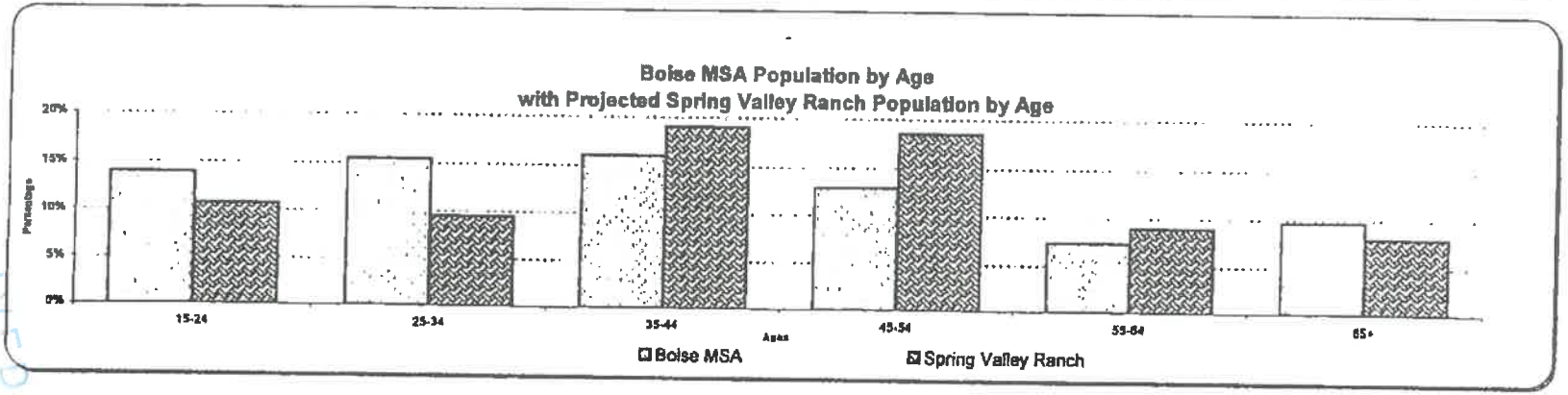
Spring Valley Ranch: Projected Population and Household Characteristics

Spring Valley Ranch
Projected Number of Households by Size at Year-end after Commencement of Home Sales

Year	Total Households	Number of Households by Size of Household: 1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7+ Persons
1	204	29	71	33	44	18	6	3
2	375	53	133	59	79	34	10	6
3	510	72	184	79	106	46	13	9
4	616	86	226	94	127	56	16	11
5	674	93	250	102	137	61	18	12

Spring Valley Ranch
Projected Number of Households by Age of Head of Household

Year	Total Households	Projected Number of Households by Age of Head of Household: Age <25	Age 25-34	Age 35-44	Age 45-54	Age 55-64	Age 65-74	Age 75+
1	204	4	17	53	59	44	19	8
2	375	7	32	97	107	81	36	14
3	510	10	43	132	145	110	49	20
4	616	12	52	160	174	133	60	24
5	674	13	57	175	189	146	66	27



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Spring Valley Ranch

Forecasted Population Residing within Spring Valley Ranch at Year-end after Commencement of Home Sales by Age Cohort and Sex

Total Population

Year	Total	Ages < 5	Ages 5-9	Ages 10-14	Ages 15-19	Ages 20-24	Ages 25-29	Ages 30-34	Ages 35-39	Ages 40-44	Ages 45-49	Ages 50-54	Ages 55-59	Ages 60-64	Ages 65-69	Ages 70+
1	603	39	47	57	48	27	24	33	52	63	63	49	33	21	16	33
2	1,097	71	85	104	87	48	44	60	94	114	115	88	59	38	29	60
3	1,483	96	115	141	117	65	60	81	127	155	156	119	80	52	39	81
4	1,789	115	138	170	141	79	72	97	153	187	188	144	97	62	47	98
5	1,952	126	151	186	154	86	79	106	167	204	205	157	106	68	51	107

Male Population

Year	Total Males	Ages < 5	Ages 5-9	Ages 10-14	Ages 15-19	Ages 20-24	Ages 25-29	Ages 30-34	Ages 35-39	Ages 40-44	Ages 45-49	Ages 50-54	Ages 55-59	Ages 60-64	Ages 65-69	Ages 70+
1	296	19	25	29	25	13	11	15	24	30	32	24	17	11	8	14
2	538	34	45	52	45	23	21	28	43	55	58	44	30	20	14	26
3	727	46	60	71	61	31	28	38	58	74	78	60	41	27	19	35
4	877	56	73	86	73	38	33	46	70	89	94	72	49	32	23	42
5	957	61	80	93	80	41	37	50	76	98	103	79	53	35	25	46

Female Population

Year	Total Females	Ages < 5	Ages 5-9	Ages 10-14	Ages 15-19	Ages 20-24	Ages 25-29	Ages 30-34	Ages 35-39	Ages 40-44	Ages 45-49	Ages 50-54	Ages 55-59	Ages 60-64	Ages 65-69	Ages 70+
1	307	20	22	28	23	14	13	17	28	33	32	24	16	10	8	19
2	559	37	40	52	42	25	24	32	51	60	57	44	29	19	14	34
3	756	49	54	70	56	34	32	43	69	81	78	60	40	25	19	46
4	912	60	65	85	68	41	39	52	83	97	94	72	48	30	23	56
5	995	65	71	92	74	45	42	56	91	106	102	78	52	33	25	61

Forecasted Spring Valley Ranch Populations: Special Breakouts

Year	School Age Population Ages 5 - 18	Working Age Population Age 16+	Young Adult Population Ages 20 - 34	"Established" Population Ages 35 - 55	"Senior" Populations Ages 55+
1	142	422	84	233	102
2	258	768	152	424	186
3	349	1,038	206	573	252
4	421	1,252	248	691	303
5	460	1,366	271	754	331

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Appendix C: Forecasted Property Tax Revenues

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Spring Valley Ranch: Projected Residential Property Tax Revenues

Residential Properties:
Estimated Future Annual Property Tax Revenues Generated by Residential Properties within the Spring Valley Ranch Planned Community by Taxing District using 2003 Levy Rates

Year	Number of Single-Family Residences in Place at Year-End	Taxing Authority: Ada County	Pest Extermination	Emergency Medical	Ada County Highway District	Meridian School District #2	Ada Community Library	Dry Creek Cemetery	Eagle Fire District	Total Estimated Residential Property Taxes
2003 Levy Rate.....		*0.002800145*	*0.000104197*	*0.000122472*	*0.001011366*	*0.006309126*	*0.000604482*	*0.000009355*	*0.001127842*	*0.012088985*
1	208	$86,981	$3,237	$3,804	$31,416	$195,980	$18,777	$291	$35,034	$375,520
2	381	170,576	6,347	7,461	61,609	384,331	36,823	570	68,704	$736,422
3	518	242,703	9,031	10,615	87,660	546,845	52,394	811	97,756	$1,047,816
4	626	307,594	11,446	13,453	111,088	693,053	66,402	1,028	123,893	$1,327,966
5	684	344,565	12,822	15,070	124,451	776,354	74,383	1,151	138,784	$1,487,580

Residential Properties:
Estimated Future Annual Property Tax Revenues Generated by Residential Properties within the Spring Valley Ranch Planned Community by Taxing District using 2003 Levy Rates and an Assumed Annual Appreciation in Home Values of 5.1% Per Year*

Year	Number of Single-Family Residences in Place at Year-End	Taxing Authority: Ada County	Pest Extermination	Emergency Medical	Ada County Highway District	Meridian School District #2	Ada Community Library	Dry Creek Cemetery	Eagle Fire District	Total Estimated Residential Property Taxes
2003 Levy Rate.....		*0.002800145*	*0.000104197*	*0.000122472*	*0.001011366*	*0.006309126*	*0.000604482*	*0.000009355*	*0.001127842*	*0.012088985*
1	208	$87,414	$3,253	$3,823	$31,572	$196,956	$18,870	$292	$35,208	$377,389
2	381	176,493	6,568	7,719	63,746	397,665	38,101	590	71,088	$761,970
3	518	254,123	9,456	11,115	91,785	572,576	54,859	849	102,356	$1,097,118
4	626	323,670	12,044	14,157	116,904	729,278	69,872	1,081	130,368	$1,397,373
5	684	360,641	13,420	15,774	130,258	812,577	77,854	1,205	145,259	$1,556,987

* From Ada County real estate statistics, the annual average price of residential homes sold as increased at an annual average rate of 5.1% per year over the past ten years: 1994 - 2003.

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Spring Valley Ranch: Projected Residential & Commercial Property Tax Revenues

Residential & Commercial Properties:
Estimated Future Annual Property Tax Revenues Generated by Residential & Commercial Properties within the Spring Valley Ranch Planned Community by Taxing District using 2003 Levy Rates

Year	Number of Single-Family Residences in Place at Year-End	Taxing Authority: Ada County	Pest Extermination	Emergency Medical	Ada County Highway District	Meridian School District #2	Ada Community Library	Dry Creek Cemetery	Eagle Fire District	Estimated Total Residential & Commercial Property Taxes
2003 Levy Rate.....		*0.002800145*	*0.000104197*	*0.000122472*	*0.001011366*	*0.006309126*	*0.000604482*	*0.000009355*	*0.001127842*	*0.012088985*
1	208	$95,150	$3,541	$4,162	$34,367	$214,387	$20,541	$318	$38,325	$410,789
2	381	186,116	6,926	8,140	67,222	419,347	40,178	622	74,964	803,515
3	518	265,225	9,869	11,600	95,795	597,590	57,256	886	106,827	1,145,049
4	626	340,197	12,659	14,879	122,874	766,512	73,440	1,137	137,025	1,468,723
5	684	382,115	14,219	16,713	138,014	860,959	82,489	1,277	153,908	1,649,694

Commercial Properties:
Estimated Future Annual Property Tax Revenues Generated by Commercial Properties within the Spring Valley Ranch Planned Community by Taxing District using 2003 Levy Rates

Year	Number of Single-Family Residences in Place at Year-End	Taxing Authority: Ada County	Pest Extermination	Emergency Medical	Ada County Highway District	Meridian School District #2	Ada Community Library	Dry Creek Cemetery	Eagle Fire District	Estimated Total Commercial Property Taxes
2003 Levy Rate.....		*0.002800145*	*0.000104197*	*0.000122472*	*0.001011366*	*0.006309126*	*0.000604482*	*0.000009355*	*0.001127842*	*0.012088985*
1	208	$8,169	$304	$357	$2,951	$18,406	$1,764	$27	$3,290	$35,268
2	381	15,541	578	680	5,613	35,016	3,355	52	6,260	67,094
3	518	22,522	838	985	8,135	50,745	4,862	75	9,071	97,234
4	626	32,603	1,213	1,426	11,776	73,460	7,038	109	13,132	140,757
5	684	37,550	1,397	1,642	13,562	84,606	8,106	125	15,124	162,114

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Spring Valley Ranch
Estimated Property Tax Revenues Accruing to the Boise & Meridian School Districts
Based Upon an Estimate of the Number of Homes and Their Market Values Situated in Each School District

Year	"Hilltop" Homes	"Zenith" Homes	"Hilltop" Homes Taxable Value	"Zenith" Homes Taxable Value	Total Homes Taxable Value	Boise School District #1 0.00844282	Meridian School District #2 0.006309126	Difference in Revenues from all in the Meridian School Dist.
	Estimated Residential Property Tax Revenues Accruing to The Boise School District from The Spring Valley Ranch Development						Adjusted Residential Property Taxes Accruing to the Meridian Schools with 84 Homes Assessed in the Boise School District	
1	0	0					195,980	0
2	0	0					384,331	0
3	12	8	2,802,000	2,400,000	5,202,000	43,920	514,025	(32,820)
4	28	18	6,536,000	6,300,000	12,836,000	108,389	612,056	(80,997)
5	44	40	10,274,000	14,000,000	24,274,000	204,941	623,206	(153,148)

Year-End Summary:	Children Attending Public Schools: Boise School District #1	Meridian School District #2	Boise School District #1 0.00844282	Meridian School District #2 0.006309126	Difference in Revenues from all in the Meridian School Dist.
Year 1	0	136	0	195,980	0
Year 2	0	246	0	384,331	0
Year 3	11	319	43,920	514,025	(32,820)
Year 4	31	385	108,389	612,056	(80,997)
Year 5	44	387	204,941	623,206	(153,148)

Note: The "Hilltop" and "Zenith" homes designations are labels utilized by Idaho Economics to identify a series of home types with a particular set of characteristics and estimated average market value.

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Appendix D: Demographic Profiles of "Surrogate Areas" Used to Evaluate the Future Population and Demographics at the Avimor Development

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Detailed 2000 Census Population and Household Characteristics for Areas in Ada County with Similar Housing Characteristics to those Proposed in Suncor's Spring Valley Ranch Development with Comparisons to Ada County and the Boise MSA

Demographic Concept:	Quail Ridge Drive	Arrow Ridge Way	Cross-creek Lane	Hickory Tree Way	Parkforest Way	Timber Drive	Barber Station Way	Bayhill St.	Ada County	Boise MSA Ada & Canyon Counties
City and ZIP Code	Boise 83703	Boise 83704	Boise 83713	Boise 83714	Eagle 83617	Eagle 83617	Boise 83712	Boise 83704		
Latitude:	43° : 39' : 59"	43° : 37' : 45"	43° : 35' : 06"	43° : 39' : 15"	43° : 42' : 24"	43° : 42' : 04"	43° : 34' : 41"	43° : 38' : 13"		
Longitude:	-116° : 14' : 20"	-116° : 23' : 12"	-116° : 09' : 59"	-116° : 19' : 21"	-116° : 19' : 49"	-116° : 23' : 10"	-116° : 08' : 50"	-116° : 16' : 46"		
Radius in miles:	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5		
Population by Year:										
Population (4/1/1990):	911	1,555	2,883	1,563	2,068	1,363	4,022	1,120	205,772	319,593
Population (4/1/2000):	1,309	8,307	4,605	3,052	5,238	2,530	5,710	2,184	300,904	464,840
Estimated Population (1/1/2003):	*1,400*	*9,493*	*5,130*	*3,317*	*5,988*	*2,892*	*6,265*	*2,451*	*326,725*	*521,13(*
% Growth (2003/2000):	*7.0%*	*14.3%*	*11.4%*	*8.7%*	*14.3%*	*14.3%*	*9.7%*	*12.2%*	*8.6%*	*12.1%*
Households by Year:										
Households (4/1/1990):	336	537	1,164	399	689	459	1,541	295	77,501	117,395
Households (4/1/2000):	496	2,790	1,969	877	1,718	838	2,388	747	113,577	170,291
Estimated Households (1/1/2003):	*541*	*3,252*	*2,236*	*972*	*2,002*	*977*	*2,675*	*855*	*125,304*	*194,976*
% Growth (2003/2000):	*9.1%*	*16.6%*	*13.6%*	*10.8%*	*16.5%*	*16.6%*	*12.0%*	*14.5%*	*10.3%*	*14.5%*
General Family Characteristics:										
Family Population:	1,188	7,548	3,924	2,918	4,984	2,344	4,893	2,001	247,520	391,055
as % of Total Population:	*90.8%*	*90.9%*	*85.2%*	*95.6%*	*95.2%*	*92.6%*	*85.7%*	*91.6%*	*82.3%*	*84.1%*
Non-Family Population:	121	717	673	129	254	188	809	181	46,266	63,378
as % of Total Population:	*9.2%*	*8.6%*	*14.6%*	*4.2%*	*4.8%*	*6.6%*	*14.2%*	*8.3%*	*15.4%*	*13.6%*
Families:	417	2,240	1,389	784	1,488	695	1,700	591	78,150	121,270
as % of Total Households:	*84.1%*	*80.3%*	*70.5%*	*89.4%*	*87.2%*	*82.9%*	*71.2%*	*79.1%*	*68.8%*	*71.2%*
Non-Family Households:	79	550	580	93	220	143	688	156	35,427	49,021
as % of Total Households:	*15.9%*	*19.7%*	*29.5%*	*10.6%*	*12.8%*	*17.1%*	*28.8%*	*20.9%*	*31.2%*	*28.8%*
Married Families Characteristics										
Families, Married:	372	1,888	1,194	698	1,356	625	1,452	489	83,669	99,209
as % of Total Households:	*75.0%*	*67.7%*	*60.6%*	*79.6%*	*78.9%*	*74.6%*	*60.8%*	*65.5%*	*56.1%*	*58.3%*
Married with Children < 18:	153	1,201	593	437	787	397	724	264	32,302	49,967
as % of Total Households:	*30.8%*	*43.0%*	*30.1%*	*49.8%*	*45.8%*	*47.4%*	*30.3%*	*35.3%*	*28.4%*	*29.3%*
Families, Married with No Children < 18:	219	687	601	261	569	228	728	225	31,367	49,24(
as % of Total Households:	*44.2%*	*24.6%*	*30.5%*	*29.8%*	*33.1%*	*27.2%*	*30.5%*	*30.1%*	*27.6%*	*28.9*
Other Families Characteristics										
Other Families:	45	352	195	86	142	70	248	102	14,481	22,061
as % of Total Households:	*9.1%*	*12.6%*	*9.9%*	*9.8%*	*8.3%*	*8.4%*	*10.4%*	*13.7%*	*12.7%*	*13.0%*
Male HH, no Wife:	29	109	18	31	59	15	36	50	4,181	6,558
as % of Total Households:	*5.8%*	*3.9%*	*0.9%*	*3.5%*	*3.4%*	*1.8%*	*1.5%*	*6.7%*	*3.7%*	*3.8%*
Female HH, no Husband:	16	243	177	55	83	55	212	52	10,300	15,505
as % of Total Households:	*3.2%*	*8.7%*	*9.0%*	*6.3%*	*4.8%*	*6.6%*	*8.9%*	*7.0%*	*9.1%*	*9.1%*
Male HH, no Wife w Children < 18:	29	64	18	22	59	0	31	24	2,638	4,167
as % of Total Households:	*5.8%*	*2.3%*	*0.9%*	*2.5%*	*3.4%*	*0.0%*	*1.3%*	*3.2%*	*2.3%*	*2.4%*
Male HH, no Wife w No Children < 18:	0	45	0	9	0	15	5	26	1,543	2,389
as % of Total Households:	*0.0%*	*1.6%*	*0.0%*	*1.0%*	*0.0%*	*1.8%*	*0.2%*	*3.5%*	*1.4%*	*1.4%*
Female HH, no Husb. w Children < 18:	9	183	112	28	57	40	130	41	6,936	10,355
as % of Total Households:	*1.8%*	*6.6%*	*5.7%*	*3.2%*	*3.3%*	*4.8%*	*5.4%*	*5.5%*	*6.1%*	*6.1%*
Female HH, no Husb. w no Children < 18:	7	60	85	27	26	15	82	11	3,364	5,150
as % of Total Households:	*1.4%*	*2.2%*	*3.3%*	*3.1%*	*1.5%*	*1.8%*	*3.4%*	*1.5%*	*3.0%*	*3.0%*

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Detailed 2000 Census Population and Household Characteristics for Areas in Ada County with Similar Housing Characteristics to those Proposed in Suncor's Spring Valley Ranch Development with Comparisons to Ada County and the Boise MSA

Demographic Concept:	Quail Ridge Drive	Arrow Ridge Way	Cross-creek Lane	Hickory Tree Way	Parkforest Way	Timber Drive	Barber Station Way	Bayhill St.	Ada County	Boise MSA Ada & Canyon Counties
Non-Family Households Characteristics										
Non-Family Households, Male HH:	13	243	215	23	113	57	281	35	15,994	23,170
as % of Total Households:	*2.6%*	*8.7%*	*10.9%*	*2.6%*	*6.5%*	*6.8%*	*11.8%*	*4.7%*	*15.0%*	*13.6%*
Non-Family Households, Female HH.:	66	307	365	70	107	86	407	121	18,433	25,851
as % of Total Households:	*13.3%*	*11.0%*	*18.5%*	*8.0%*	*6.2%*	*10.3%*	*17.0%*	*16.2%*	*16.2%*	*15.2%*
Detailed Population Characteristics:										
Gender										
Male:	651	4,144	2,204	1,547	2,662	1,246	2,748	1,045	150,685	232,706
Female:	658	4,183	2,401	1,505	2,578	1,284	2,962	1,139	150,219	232,13
Age										
Median Age:	41.2	28.9	40.8	31.8	35.6	33.1	39.6	32.5	33.0	32.5
Aged 0 to 5 Years:	77	1,184	294	276	533	273	374	176	27,332	44,709
Aged 6 to 11 Years:	113	989	418	400	635	295	530	231	27,388	44,043
Aged 12 to17 Years:	131	746	464	474	626	308	596	280	27,033	43,416
Aged 18 to 24 Years:	80	553	239	213	259	166	322	231	30,509	47,354
Aged 25 to 34 Years:	96	1,756	376	238	499	276	533	229	47,796	70,427
Aged 35 to 44 Years:	254	1,449	861	597	1,078	489	1,091	368	50,884	73,147
Aged 45 to 54 Years:	283	802	963	522	836	368	1,170	352	40,989	60,754
Aged 55 to 64 Years:	175	381	397	206	389	175	483	149	21,648	34,829
Aged 65 to 74 Years:	70	253	246	88	212	97	271	89	13,660	23,325
Aged 75 to 84 Years:	22	152	217	28	144	61	228	62	10,149	16,904
Aged 85 Years and Older:	8	42	110	10	27	14	112	15	3,556	5,932
Male Population by Age										
Median Age:	41.8	28.5	39.5	29.9	35.4	32.7	38.4	32.5	32.3	31.7
Aged 0 to 5 Years:	39	623	159	141	271	130	197	91	13,770	22,850
Aged 6 to 11 Years:	55	512	223	211	347	155	273	117	14,271	22,629
Aged 12 to17 Years:	68	371	247	259	341	157	314	126	13,756	22,268
Aged 18 to 24 Years:	40	268	110	114	136	79	154	109	15,547	24,105
Aged 25 to 34 Years:	44	841	184	100	215	133	269	106	24,778	36,522
Aged 35 to 44 Years:	121	759	401	285	525	230	493	176	25,887	37,066
Aged 45 to 54 Years:	137	402	474	270	440	193	583	170	20,834	30,62
Aged 55 to 64 Years:	95	190	195	112	205	92	237	78	10,747	17,201
Aged 65 to 74 Years:	42	107	109	42	105	48	122	45	6,186	10,696
Aged 75 to 84 Years:	9	59	75	10	63	26	79	25	3,972	6,854
Aged 85 Years & Older:	1	12	27	3	14	3	27	2	1,137	1,894
Female Population by Age										
Median Age:	40.9	29.2	41.9	33.3	35.8	33.5	40.6	32.5	33.8	33.4
Aged 0 to 5 Years:	38	561	135	135	262	143	177	87	13,562	21,859
Aged 6 to 11 Years:	58	477	195	189	288	140	257	114	13,097	21,414
Aged 12 to17 Years:	63	375	217	215	285	151	282	154	13,277	21,148
Aged 18 to 24 Years:	40	285	129	99	123	87	168	122	14,962	23,249
Aged 25 to 34 Years:	52	915	192	138	284	143	264	123	23,018	33,905
Aged 35 to 44 Years:	133	690	460	312	553	289	598	192	24,997	36,081
Aged 45 to 54 Years:	146	400	489	252	396	173	587	182	20,335	30,133
Aged 55 to 64 Years:	80	191	202	94	184	83	246	71	10,901	17,628
Aged 65 to 74 Years:	28	146	137	46	107	49	149	44	7,474	12,629
Aged 75 to 84 Years:	13	93	142	18	81	35	149	37	6,177	10,050
Aged 85 Years & Older:	7	30	83	7	13	11	85	13	2,419	4,038

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Demographic Concept:	Quail Ridge Drive	Arrow Ridge Way	Cross-creek Lane	Hickory Tree Way	Parkforest Way	Timber Drive	Barber Station Way	Bayhill St.	Ada County	Boise MSA Ada & Canyon Counties
School Age Population by Age										
Ages: 0 to 5 Years:	15	237	59	55	107	55	75	36	5,466	8,942
Ages: 6 to 11 Years:	113	989	418	400	635	295	530	231	27,368	44,043
Ages: 12 to17 Years:	131	746	464	474	626	308	596	280	27,033	43,416
Ages: 18 to 24 Years:	8	41	18	14	18	12	24	17	2,137	3,321
School Populations by Type of School										
Elementary	128	1,226	477	455	742	350	605	267	32,834	52,985
Middle School	79	448	278	284	376	185	358	168	16,220	26,050
High School	58	339	204	204	268	136	262	129	12,951	20,681
Detailed Household Characteristics:										
Household, Average Size:	2.60	3.00	2.30	3.50	3.00	3.00	2.40	2.90	2.59	2.67
Household by Age of Head										
Median Age:	50 5	40.0	48.9	45.1	46.7	44.1	48.0	47.2	43.9	44.7
Aged Under 25 Years:	8	102	66	0	0	49	95	67	8,053	11,738
Aged 25 to 34 Years:	42	840	218	115	218	108	305	105	23,816	34,328
Aged 35 to 44 Years:	134	903	499	320	558	287	607	152	27,942	40,380
Aged 45 to 54 Years:	118	426	521	247	492	192	632	229	23,450	34,059
Aged 55 to 64 Years:	112	212	244	138	216	118	289	87	12,702	20,230
Aged 65 to 74 Years:	59	151	211	43	113	39	232	34	8,835	14,542
Aged 75 Years and Over:	25	156	210	14	121	47	228	73	8,779	15,014
% of Households by Age of Head										
Aged Under 25 Years:	*1.6%*	*3.7%*	*3.4%*	*0.0%*	*0.0%*	*5.6%*	*4.0%*	*9.0%*	*7.1%*	*8.9%*
Aged 25 to 34 Years:	*8.5%*	*30.1%*	*11.1%*	*13.1%*	*12.7%*	*12.9%*	*12.8%*	*14 1%*	*21.0%*	*20.2%*
Aged 35 to 44 Years:	*27.0%*	*32.4%*	*25.3%*	*36.5%*	*32.5%*	*34.2%*	*25.4%*	*20.3%*	*24.6%*	*23.7%*
Aged 45 to 54 Years:	*23.4%*	*15.3%*	*26.5%*	*28 2%*	*28.6%*	*22.9%*	*26.5%*	*30 7%*	*20 6%*	*20.0%*
Aged 55 to 64 Years:	*22.6%*	*7.6%*	*12.4%*	*15.7%*	*12.6%*	*13.6%*	*12.1%*	*11.6%*	*11.2%*	*11.9%*
Aged 65 to 74 Years:	*11.9%*	*5.4%*	*10.7%*	*4.9%*	*6.6%*	*4.7%*	*9.7%*	*4.6%*	*7.8%*	*8.5%*
Aged 75 Years and Over:	*5.0%*	*5.6%*	*10.7%*	*1.6%*	*7.0%*	*5.6%*	*9.5%*	*9 8%*	*7.7%*	*8 8%*
Household by Size										
Median Size:	2.80	3.30	2.70	3.80	3.30	3.40	2.70	3.10	2.77	2.81
1 Person :	51	417	470	62	189	129	541	124	26,909	38,083
2 Person:	255	838	754	270	574	230	913	239	38,765	57,787
3 Person:	56	512	293	126	284	136	385	128	16,940	28,070
4 Person:	64	601	310	177	413	184	365	159	17,278	25,997
5 Person:	48	283	125	139	169	90	162	64	7,405	12,243
6 Person:	6	108	17	82	60	23	22	28	3,178	5,485
7 or More Person:	16	31	0	21	29	44	0	5	1,102	2,828
% of Households by Size										
1 Person :	*10.3%*	*14.9%*	*23.9%*	*7.1%*	*11.0%*	*15 4%*	*22.7%*	*16 6%*	*23.7%*	*22 4%*
2 Person:	*51.4%*	*30.0%*	*38.3%*	*30.8%*	*33.4%*	*27.4%*	*38.2%*	*32 0%*	*34 1%*	*33 9%*
3 Person:	*11.3%*	*18.4%*	*14 9%*	*14 4%*	*16 5%*	*16 5%*	*16.1%*	*17 1%*	*16 7%*	*16 5%*
4 Person:	*12.9%*	*21.5%*	*15.7%*	*20.2%*	*24.0%*	*22.0%*	*15.3%*	*21 3%*	*15.2%*	*15 3%*
5 Person	*9.7%*	*10.1%*	*6.3%*	*15.8%*	*9 8%*	*10.7%*	*6 9%*	*8 6%*	*6 5%*	*7.2%*
6 Person	*1.2%*	*3.9%*	*0 9%*	*9.4%*	*3.5%*	*2 7%*	*0 9%*	*3 7%*	*2 8%*	*3.2%*
7 or More Person:	*3.2%*	*1.1%*	*0.0%*	*2 4%*	*1.7%*	*5.3%*	*0.0%*	*0 7%*	*1 0%*	*1.5%*

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Demographic Concept:	Quail Ridge Drive	Arrow Ridge Way	Cross-creek Lane	Hickory Tree Way	Parkforest Way	Timber Drive	Barber Station Way	Bayhill St.	Ada County	Boise MSA Ada & Canyon Counties
Households by Number of Vehicles										
Median Vehicles:	2.7	2.5	2.4	2.7	2.6	2.6	2.4	2.5	2.4	2.4
No Vehicles :	20	88	157	7	8	10	168	12	5,184	7,879
1 Vehicle :	83	641	455	120	287	200	552	209	33,372	49,222
2 Vehicles :	218	1,474	887	429	876	358	1,091	314	49,254	73,210
3 Vehicles :	143	472	337	243	443	197	409	174	18,757	28,578
4+ Vehicles :	32	117	133	78	104	73	168	38	6,841	11,402
% of Households by Number of Vehicles										
No Vehicles :	*4.0%*	*3.1%*	*8.0%*	*0.8%*	*0.5%*	*1.2%*	*7.0%*	*1.6%*	*4.6%*	*4.6%*
1 Vehicle :	*16.7%*	*23.0%*	*23.1%*	*13.7%*	*16.7%*	*23.9%*	*23.1%*	*28.0%*	*29.4%*	*28.9%*
2 Vehicles :	*44.0%*	*52.8%*	*45.0%*	*48.9%*	*51.0%*	*42.7%*	*45.7%*	*42.0%*	*43.4%*	*43.0%*
3 Vehicles :	*28.8%*	*16.9%*	*17.1%*	*27.7%*	*25.8%*	*23.5%*	*17.1%*	*23.3%*	*16.5%*	*16.8%*
4+ Vehicles :	*6.5%*	*4.2%*	*6.8%*	*8.9%*	*6.1%*	*8.7%*	*7.0%*	*5.1%*	*6.0%*	*6.7%*
Detailed Housing Unit Characteristics:										
Total Units:	517	2,865	2,066	889	1,788	877	2,494	768	118,516	181,170
Occupied Units:	496	2,790	1,969	877	1,718	838	2,388	747	113,408	170,291
as % of Total Housing Units:	*95.9%*	*97.4%*	*95.3%*	*98.7%*	*96.1%*	*95.6%*	*95.7%*	*97.3%*	*95.7%*	*94.0%*
Vacant Units:	21	75	97	12	70	39	106	21	5,108	10,879
as % of Total Housing Units	*4.1%*	*2.6%*	*4.7%*	*1.3%*	*3.9%*	*4.4%*	*4.3%*	*2.7%*	*4.3%*	*6.0%*
Occupancy										
Owner Occupied:	437	2,353	1,414	838	1,559	739	1,744	548	80,133	122,320
Renter Occupied:	59	437	555	39	159	99	644	199	33,275	47,971
Occupied Structure with 1 Unit Detached:	394	2,355	1,319	867	1,566	651	1,633	531	80,599	122,702
as % of Occupied Housing Units	*79.4%*	*84.4%*	*67.0%*	*98.9%*	*91.2%*	*77.7%*	*68.4%*	*71.1%*	*71.1%*	*72.1%*
Occupied Structure with 1 Unit Attached:	85	63	216	0	113	27	280	65	5,009	6,236
Occupied Structure with 2 Units:	0	19	17	0	13	0	58	43	3,436	4,794
Occupied Structure with 3-4 Units:	9	48	53	10	0	53	53	0	5,366	7,076
Occupied Structure with 5-9 Units:	8	69	90	0	0	0	90	36	3,197	4,095
Occupied Structure with 10-19 Units:	0	29	82	0	0	0	62	27	3,152	3,761
Occupied Structure with 20-49 Units:	0	18	47	0	0	0	47	8	2,497	3,008
Occupied Structure with 50+ Units:	0	30	185	0	0	0	165	37	3,079	3,496
Occupied Structure Trailer:	0	161	0	0	26	107	0	0	5,896	14,756
Occupied Structure Other:	0	0	0	0	0	0	0	0	177	367
Vacancy										
Vacant Units For Rent:	0	17	11	6	0	13	11	21	1,970	3,138
Vacant Units For Sale:	11	50	22	6	44	0	31	0	1,621	2,865
Vacant Units Seasonal:	10	0	42	0	9	13	42	0	519	2,648
Vacant Units Vacant Other:	0	8	22	0	17	13	22	0	998	2,228
Vacancy as a % of Total										
Vacant Units For Rent:	*0.0%*	*0.6%*	*0.5%*	*0.7%*	*0.0%*	*1.5%*	*0.4%*	*2.7%*	*1.7%*	*1.7%*
Vacant Units For Sale:	*2.1%*	*1.7%*	*1.1%*	*0.7%*	*2.5%*	*0.0%*	*1.2%*	*0.0%*	*1.4%*	*1.6%*
Vacant Units Seasonal:	*1.9%*	*0.0%*	*2.0%*	*0.0%*	*0.5%*	*1.5%*	*1.7%*	*0.0%*	*0.4%*	*1.5%*
Vacant Units Vacant Other	*0.0%*	*0.3%*	*1.1%*	*0.0%*	*1.0%*	*1.5%*	*0.9%*	*0.0%*	*0.8%*	*1.2%*
Mortgage										
Any Mortgage:	368	2,073	1,196	720	1,205	585	1,477	385	56,370	96,741
No Mortgage:	71	280	218	118	354	154	267	163	12,629	25,579

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Owner Occupied Home Value										
Median Value ($):	$165,365	$120,267	$218,395	$167,399	$170,113	$184,267	$192,985	$143,702	$122,388	$113,726
Less than $20,000:	0	47	0	0	9	23	0	8	1,893	3,755
$20,000-$39,999:	0	65	0	0	9	51	0	0	1,718	3,779
$40,000-$59,999:	0	30	0	0	0	0	0	0	1,406	4,559
$60,000-$79,999:	0	9	47	0	17	51	57	6	4,285	11,054
$80,000-$99,999:	29	194	26	88	76	43	75	46	14,116	24,116
$100,000-$124,999:	64	1,001	65	64	184	50	234	114	18,591	25,311
$125,000-$149,999:	78	453	137	164	289	95	208	131	12,878	17,094
$150,000-$174,999:	48	283	144	146	243	35	157	41	7,765	10,271
$175,000-$199,999:	9	125	178	65	172	58	196	28	4,632	6,019
$200,000-$249,999:	31	104	299	164	251	58	299	111	5,448	6,905
$250,000-$299,999:	42	9	244	40	102	78	244	49	3,044	4,025
$300,000-$399,999:	72	33	120	77	147	100	120	0	2,194	2,821
$400,000-$499,999:	28	0	88	0	47	35	88	12	913	1,066
$500,000-$749,999:	18	0	57	8	13	27	57	0	739	890
$750,000-$999,999:	0	0	9	0	0	26	9	0	303	347
More than $1,000,000:	0	0	0	0	0	9	0	0	210	308
Owner Occupied Home Value % of Total										
Less than $20,000:	0.0%	2.0%	0.0%	0.0%	0.6%	3.1%	0.0%	1.5%	2.4%	3.1%
$20,000-$39,999:	0.0%	3.6%	0.0%	0.0%	0.6%	6.9%	0.0%	0.0%	2.1%	3.1%
$40,000-$59,999:	0.0%	1.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.8%	3.7%
$60,000-$79,999:	0.0%	0.4%	3.3%	0.0%	1.1%	6.9%	3.3%	1.5%	5.3%	9.0%
$80,000-$99,999:	6.6%	8.2%	1.8%	10.5%	4.9%	5.8%	4.3%	8.4%	17.6%	19.7%
$100,000-$124,999:	19.2%	42.5%	4.6%	7.6%	11.8%	6.8%	13.4%	20.8%	23.2%	20.7%
$125,000-$149,999:	17.4%	19.3%	9.7%	19.6%	18.5%	12.9%	11.9%	23.9%	16.1%	14.0%
$150,000-$174,999:	11.0%	11.2%	10.2%	17.7%	15.6%	4.7%	9.0%	7.5%	9.7%	8.4%
$175,000-$199,999:	2.1%	5.3%	12.6%	10.1%	11.0%	7.8%	11.2%	5.1%	5.8%	4.9%
$200,000-$249,999:	7.1%	4.4%	21.1%	19.6%	16.1%	7.8%	17.1%	20.3%	6.8%	5.6%
$250,000-$299,999:	9.6%	0.4%	17.3%	4.8%	6.5%	10.6%	14.0%	8.9%	3.8%	3.3%
$300,000-$399,999:	16.5%	1.4%	8.5%	9.2%	9.4%	13.5%	6.9%	0.0%	2.7%	2.3%
$400,000-$499,999:	6.4%	0.0%	6.2%	0.0%	3.0%	4.7%	5.0%	2.2%	1.1%	0.9%
$500,000-$749,999:	4.1%	0.0%	4.0%	1.0%	0.8%	3.7%	3.3%	0.0%	0.9%	0.7%
$750,000-$999,999:	0.0%	0.0%	0.6%	0.0%	0.0%	3.5%	0.5%	0.0%	0.4%	0.3%
More than $1,000,000:	0.0%	0.0%	0.0%	0.0%	0.0%	1.2%	0.0%	0.0%	0.3%	0.3%
Year Built										
Median Year Built:	1994	1995	1988	1989	1991	1991	1986	1989	1978	1978
Built 1999 or Later:	41	141	30	11	188	61	30	42	5,460	21,235
Built 1995 to 1998:	94	1,559	160	185	449	292	166	104	18,194	24,859
Built 1990 to 1994:	90	647	703	270	400	132	720	246	16,964	20,141
Built 1980 to 1989:	65	289	956	279	197	89	1,132	54	16,648	20,534
Built 1970 to 1979:	136	180	128	136	463	168	351	203	29,834	42,854
Built 1960 to 1969:	49	45	17	8	40	31	17	119	9,648	14,799
Built 1950 to 1959:	32	17	45	0	0	31	51	0	9,179	14,360
Built 1940 to 1949:	10	0	9	0	10	15	9	0	5,157	9,418
Built 1939 or Earlier:	0	7	18	0	41	58	18	0	7,432	12,970

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Year Moved In										
Median Year Moved In:	1994	1998	1995	1994	1995	1995	1995	1995	1995	1999
Year Moved In 1998 or Later:	94	650	402	61	377	213	441	165	28,976	116,575
Year Moved In 1995 to 1998:	143	1,501	714	379	655	273	872	256	38,429	21,381
Year Moved In 1990 to 1994:	135	426	515	267	410	187	612	154	19,971	11,117
Year Moved In 1980 to 1989:	68	136	313	124	213	93	412	56	13,939	7,804
Year Moved In 1970 to 1979:	37	70	25	46	63	54	51	75	7,685	8,302
Year Moved In 1969 or Earlier:	19	7	0	0	0	18	0	41	4,408	5,112
Detailed Income Characteristics:										
Total Household Income ($):	56,240,484	187,979,680	207,810,816	83,075,000	143,460,384	60,937,892	233,037,808	63,925,312	6,674,109,800	9,096,481,78.
Median Household Income ($):	89,015	54,632	73,105	70,160	72,545	55,492	66,760	53,199	46,560	42,552
Average Household Income ($):	113,388	60,208	105,541	94,726	83,504	72,718	97,587	85,576	58,763	53,417
Per Capita Household Income ($):	42,964	20,221	45,127	27,220	27,388	24,086	40,812	29,270	22,180	19,569
Household High Income Average ($):	183,505	23,175	170,836	148,967	68,952	56,820	164,886	148,483	363,671	355,673
Households by Income										
Less than $15,000:	12	181	130	6	55	78	147	35	12,090	21,169
$15,000 to $24,999:	7	263	180	29	102	69	210	30	14,308	23,676
$25,000 to $34,999:	46	297	152	60	190	98	211	130	14,679	24,115
$35,000 to $49,999:	44	493	236	102	163	147	312	157	20,387	32,148
$50,000 to $74,999:	102	869	310	297	387	132	418	188	25,071	35,445
$75,000 to $99,999:	66	385	280	147	389	85	369	100	13,438	17,284
$100,000 to $124,999:	58	159	203	80	183	133	223	47	8,145	7,609
$125,000 to $149,999:	65	69	125	98	73	52	145	22	2,752	3,354
$150,000 to $199,999:	32	41	125	30	89	19	125	36	2,313	2,869
$200,000 and Over:	64	33	228	26	87	27	228	22	2,394	2,828
% of Households by Income										
Less than $15,000:	*2.4%*	*6.5%*	*6.6%*	*0.9%*	*3.2%*	*9.1%*	*6.2%*	*4.7%*	*10.6%*	*12.4%*
$15,000 to $24,999:	*1.4%*	*9.4%*	*9.1%*	*3.3%*	*5.9%*	*8.2%*	*8.8%*	*4.0%*	*12.6%*	*13.9%*
$25,000 to $34,999:	*9.3%*	*10.6%*	*7.7%*	*6.8%*	*11.1%*	*11.7%*	*8.8%*	*17.4%*	*12.9%*	*14.2%*
$35,000 to $49,999:	*8.9%*	*17.7%*	*12.0%*	*11.6%*	*9.5%*	*17.5%*	*13.1%*	*21.0%*	*17.9%*	*18.9%*
$50,000 to $74,999:	*20.6%*	*31.1%*	*15.7%*	*33.9%*	*22.5%*	*15.8%*	*17.5%*	*22.5%*	*22.1%*	*20.8%*
$75,000 to $99,999:	*13.3%*	*13.8%*	*14.2%*	*16.8%*	*22.6%*	*10.1%*	*15.5%*	*13.4%*	*11.8%*	*10.1%*
$100,000 to $124,999:	*11.7%*	*5.7%*	*10.3%*	*9.1%*	*10.7%*	*15.9%*	*9.3%*	*6.3%*	*5.4%*	*4.5%*
$125,000 to $149,999:	*13.1%*	*2.5%*	*6.3%*	*11.2%*	*4.2%*	*6.2%*	*6.1%*	*2.9%*	*2.4%*	*2.0%*
$150,000 to $199,999:	*6.5%*	*1.5%*	*6.3%*	*3.4%*	*5.2%*	*2.3%*	*5.2%*	*4.8%*	*2.0%*	*1.6%*
$200,000 and Over:	*12.9%*	*1.2%*	*11.6%*	*3.0%*	*5.1%*	*3.2%*	*9.5%*	*2.9%*	*2.1%*	*1.7%*
Detailed Employment Characteristics:										
Labor Force Characteristics (Pop 16+)										
Employment Potential:	1,032	5,637	3,584	2,060	3,853	1,757	4,409	1,588	227,917	347,145
Civilian Total:	690	4,192	2,476	1,512	2,810	1,212	3,133	1,019	156,634	230,044
Civilian Males:	376	2,265	1,351	836	1,446	648	1,709	561	84,552	125,282
Civilian Females:	314	1,927	1,127	676	1,164	564	1,424	458	72,082	104,762
Armed Forces Male:	0	29	18	0	7	6	18	0	726	952
Armed Forces Female:	0	9	0	0	0	0	0	0	184	216
Unemployed Males:	0	37	44	25	49	18	56	43	3,845	6,096
Unemployed Female:	0	89	36	28	25	26	36	39	2,786	4,868
Not in the Labor Force Male:	102	439	246	188	320	160	313	160	24,421	39,774
Not in the Labor Force Female:	240	843	762	329	642	335	853	327	39,541	65,197

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Demographic Concept:	Quail Ridge Drive	Arrow Ridge Way	Cross-creek Lane	Hickory Tree Way	Parkforest Way	Timber Drive	Barber Station Way	Bayhill St.	Ada County	Boise MSA Ada & Canyon Counties
Employment by Industry (Pop 16+)										
Agriculture, Forestry, Fishing, & Mining:	0	9	18	0	22	46	18	0	1,696	6,256
Construction:	66	294	123	136	120	61	151	88	11,839	19,162
Manufacturing:	68	726	443	223	494	208	553	86	22,467	36,114
Wholesale Trade:	44	190	116	49	101	69	128	48	6,505	9,302
Retail Trade:	39	545	176	206	296	130	260	124	19,948	28,150
Transportation & Ware. & Utilities:	40	215	119	35	73	6	126	64	6,462	10,369
Information:	36	160	47	19	69	33	67	39	4,853	6,366
Finance, Ins., Real Est. & Rtl. & Leasing:	65	274	249	141	256	101	324	49	11,208	14,360
Prof., Scientific, Mgmnt, Admin., etc.:	91	347	263	153	289	73	318	95	14,913	19,401
Educational, Health & Social Services:	67	739	452	343	457	267	585	163	27,227	40,234
Arts, Ent., Accom. & Food Svc, etc.:	78	234	233	93	237	91	256	109	12,602	16,811
Other Services:	53	216	54	39	71	72	92	20	7,068	10,143
Public Administration:	41	243	185	71	123	53	255	134	9,846	13,356
Employment by Occupation (Pop 16+)										
Mgmnt., Bus., & Financial Operations:	219	614	755	291	535	222	894	221	24,914	32,936
Professional and Related:	148	958	572	458	728	297	756	263	34,908	45,924
Sales and Office:	232	1,299	611	440	842	336	776	300	44,133	61,228
Service:	75	646	270	187	231	184	353	94	22,188	33,340
Farming, Fishing, and Forestry:	0	9	0	0	22	0	0	0	732	3,315
Construction, Extraction, & Maint.:	10	372	117	107	105	80	170	100	13,776	23,377
Production, Transp., & Material Moving:	8	294	153	49	147	93	184	41	15,983	29,924
General Employment Charcteristics (Pop 16+)										
White Collar:	597	2,871	1,936	1,189	2,105	855	2,426	784	103,955	140,088
Blue Collar:	18	666	270	156	252	173	354	141	29,759	53,301
Priv. for-Profit Wage & Salary Workers:	448	2,999	1,715	1,055	1,832	819	2,107	580	110,734	163,031
Priv. Not-for-Profit Wage & Salary Workers:	41	308	180	134	165	34	211	108	10,904	14,948
Local Government Workers:	51	173	75	70	161	93	145	53	7,359	12,083
State Government Workers:	19	288	243	82	189	128	306	156	11,096	15,271
Federal Government Workers:	40	90	86	26	71	18	92	37	4,498	5,978
Self-Empl. in Own Not Incorp. Business:	91	354	178	145	192	122	253	85	11,707	18,033
Unpaid Family Workers:	0	0	19	0	0	0	19	0	336	702
Transportation to Work (Empl 16+)										
Car, Truck, Van:	616	3,910	2,285	1,364	2,412	1,125	2,887	922	142,818	209,468
Public Transportation:	9	0	9	11	0	0	23	17	1,299	1,490
Other Transportation:	0	43	90	70	27	33	107	39	5,890	9,264
Work at Home:	65	239	94	67	171	54	116	41	6,627	9,822
Transportation to Work Percents										
Car, Truck, Van:	*89.3%*	*93.3%*	*92.2%*	*90.2%*	*92.4%*	*92.8%*	*92.1%*	*90.5%*	*91.2%*	*91.1%*
Public Transportation:	*1.3%*	*0.0%*	*0.4%*	*0.7%*	*0.0%*	*0.0%*	*0.7%*	*1.7%*	*0.8%*	*0.6%*
Other Transportation:	*0.0%*	*1.0%*	*3.6%*	*4.6%*	*1.0%*	*2.7%*	*3.4%*	*3.8%*	*3.8%*	*4.0%*
Work at Home:	*9.4%*	*5.7%*	*3.8%*	*4.4%*	*6.6%*	*4.5%*	*3.7%*	*4.0%*	*4.2%*	*4.3%*
Travel Time to Work (Empl 16+)										
Less than 15 Min:	52	1,073	986	510	574	330	1,176	410	49,153	73,121
15-29 Min:	526	2,159	1,178	737	1,237	479	1,558	429	74,609	97,231
30-59 Min:	38	854	175	160	588	329	224	130	21,590	42,882
60+ Min:	9	87	45	38	40	20	59	9	3,687	6,988

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Demographic Concept:	Quail Ridge Drive	Arrow Ridge Way	Cross-creek Lane	Hickory Tree Way	Parkforest Way	Timber Drive	Barber Station Way	Bayhill St.	Ada County	Boise MSA Ada & Canyon Counties
Detailed Education Characteristics:										
Education Enrollment (Pop 3+)										
Public Preprimary:	0	52	15	15	26	18	27	0	2,016	3,420
Private Preprimary:	38	158	50	62	64	67	54	37	2,989	3,979
Public School:	234	1,621	839	944	1,251	598	1,097	480	53,814	86,130
Private School:	20	148	144	80	109	37	160	112	4,922	7,908
Public College:	26	320	212	133	163	91	284	69	15,868	20,010
Private College:	10	104	44	8	47	20	58	20	2,121	4,372
Not Enrolled In School:	945	5,312	3,154	1,672	3,312	1,563	3,843	1,377	205,143	317,034
Education Enrollment % Enrolled Pop 3+										
Public Preprimary:	*0.0%*	*2.2%*	*1.2%*	*1.2%*	*1.6%*	*2.2%*	*1.6%*	*0.0%*	*2.5%*	*2.7%*
Private Preprimary:	*11.0%*	*6.6%*	*3.8%*	*5.0%*	*3.9%*	*8.1%*	*3.2%*	*5.2%*	*3.7%*	*3.2%*
Public School:	*92.1%*	*67.5%*	*64.3%*	*76.0%*	*75.4%*	*72.0%*	*65.3%*	*66.9%*	*65.8%*	*68.6%*
Private School:	*7.9%*	*6.2%*	*11.0%*	*6.4%*	*6.6%*	*4.5%*	*9.5%*	*15.6%*	*6.0%*	*6.1%*
Public College:	*8.0%*	*13.3%*	*16.3%*	*10.7%*	*9.8%*	*11.0%*	*16.9%*	*9.6%*	*19.4%*	*15.9%*
Private College:	*3.1%*	*4.3%*	*3.4%*	*0.6%*	*2.8%*	*2.4%*	*3.5%*	*2.8%*	*2.6%*	*3.5%*
Education Attainment (Pop 25+)										
Less Than High School:	25	315	97	46	106	70	116	44	17,377	40,375
High School:	143	1,275	323	286	508	358	414	186	43,535	73,731
Some College:	270	1,415	794	465	937	364	962	334	55,066	79,250
Associate Degree:	58	374	95	154	325	44	152	106	13,864	19,295
College:	238	1,120	1,202	470	986	384	1,485	381	40,963	50,625
Graduate Degree:	174	336	679	268	323	268	759	213	17,857	22,042
Detailed Family Charcteristics:										
Families by Size										
Median Size:	2.90	3.80	3.10	4.20	3.70	4.00	3.20	3.70	3.41	3.44
1 Person :	0	0	0	0	0	0	0	0	0	0
2 Person:	227	722	657	247	543	218	779	207	31,833	48,891
3 Person:	56	503	280	118	284	138	372	128	17,792	26,616
4 Person:	64	593	310	177	413	184	365	159	16,938	25,555
5 Person:	48	283	125	139	169	90	162	64	7,345	12,148
6 Person:	6	108	17	82	60	23	22	28	3,152	5,447
7 or More Person:	16	31	0	21	29	44	0	5	1,090	2,611
Percent of Families by Size										
1 Person :	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*
2 Person:	*54.4%*	*32.2%*	*47.3%*	*31.5%*	*36.2%*	*31.1%*	*45.8%*	*35.0%*	*40.7%*	*40.3%*
3 Person:	*13.4%*	*22.5%*	*20.2%*	*15.1%*	*19.0%*	*19.9%*	*21.9%*	*21.7%*	*22.8%*	*21.9%*
4 Person:	*15.3%*	*26.5%*	*22.3%*	*22.6%*	*27.6%*	*26.5%*	*21.5%*	*26.9%*	*21.7%*	*21.1%*
5 Person:	*11.5%*	*12.6%*	*9.0%*	*17.7%*	*11.3%*	*12.9%*	*9.5%*	*10.8%*	*9.4%*	*10.0%*
6 Person:	*1.4%*	*4.8%*	*1.2%*	*10.5%*	*4.0%*	*3.3%*	*1.3%*	*4.7%*	*4.0%*	*4.5%*
7 or More Person:	*3.8%*	*1.4%*	*0.0%*	*2.7%*	*1.9%*	*6.3%*	*0.0%*	*0.8%*	*1.4%*	*2.2%*

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Families by Age										
Median Age:	49.7	39.6	47.5	44.8	45.6	43.5	47.0	46.7	43.5	43.8
Aged Under 25 Years:	1	71	29	0	0	42	47	54	3,787	8,460
Aged 25 to 34 Years:	34	692	171	101	183	85	229	74	18,664	25,662
Aged 35 to 44 Years:	125	777	377	296	542	258	457	136	21,863	32,335
Aged 45 to 54 Years:	103	379	478	240	433	157	577	189	17,438	25,914
Aged 55 to 64 Years:	85	169	175	111	176	91	215	68	9,103	14,829
Aged 65 to 74 Years:	59	116	89	36	64	30	100	23	5,388	8,122
Aged 75 Years and Over:	10	36	70	0	100	32	75	47	3,907	6,928
Percent of Families by Age										
Aged Under 25 Years:	*0.2%*	*3.2%*	*2.1%*	*0.0%*	*0.0%*	*6.0%*	*2.8%*	*9.1%*	*4.8%*	*5.3%*
Aged 25 to 34 Years:	*6.2%*	*30.9%*	*12.3%*	*12.9%*	*12.2%*	*12.2%*	*13.5%*	*12.5%*	*21.3%*	*21.2%*
Aged 35 to 44 Years:	*30.0%*	*34.7%*	*27.1%*	*37.8%*	*36.2%*	*37.1%*	*26.9%*	*23.0%*	*28.0%*	*26.7%*
Aged 45 to 54 Years:	*24.7%*	*16.9%*	*34.4%*	*30.6%*	*28.9%*	*22.6%*	*33.9%*	*32.0%*	*22.3%*	*21.4%*
Aged 55 to 64 Years:	*20.4%*	*7.5%*	*12.6%*	*14.2%*	*11.7%*	*13.1%*	*12.6%*	*11.5%*	*11.6%*	*12.2%*
Aged 65 to 74 Years:	*14.1%*	*5.2%*	*6.4%*	*4.6%*	*4.3%*	*4.3%*	*5.9%*	*3.9%*	*6.9%*	*7.5%*
Aged 75 Years and Over:	*2.4%*	*1.6%*	*5.0%*	*0.0%*	*6.7%*	*4.6%*	*4.4%*	*8.0%*	*5.0%*	*5.7%*
Family Income Characteristics										
Total Family Income($):	51,675,876	144,858,484	175,641,136	76,676,456	133,548,680	56,869,312	195,911,872	58,570,072	5,254,370,600	7,374,525,568
Median Income ($):	99,375	58,366	90,852	70,852	77,582	67,122	83,219	61,827	55,022	49,169
Average Income ($):	123,923	84,869	128,452	98,057	89,151	81,826	115,242	99,103	67,234	60,811
Per Capita Income ($):	43,498	19,192	44,761	26,346	26,795	24,262	40,039	29,270	21,228	18,858
High Income Average ($):	307,589	338,878	386,698	693,729	293,350	340,391	388,117	881,465	361,949	351,315
Families By Income										
Less than $15,000:	0	70	57	1	37	30	63	6	4,720	8,339
$15,000 to $24,999:	0	193	61	16	50	42	72	19	7,248	13,358
$25,000 to $34,999:	29	189	76	60	159	61	120	85	8,921	15,980
$35,000 to $49,999:	36	426	116	87	129	133	179	124	14,203	24,305
$50,000 to $74,999:	85	756	243	276	338	119	320	130	19,826	29,345
$75,000 to $99,999:	80	353	220	126	368	79	292	100	11,362	15,239
$100,000 to $124,999:	58	134	188	80	170	133	208	47	5,291	6,754
$125,000 to $149,999:	53	63	104	82	73	52	124	22	2,473	3,073
$150,000 to $199,999:	32	34	125	30	89	19	125	36	2,042	2,406
$200,000 and Over:	64	33	197	26	87	27	197	22	2,064	2,471
Detailed Non-Family Characteristics:										
Non-Family Households by Size										
Median Size:	1.80	1.70	1.80	1.80	1.60	1.80	1.60	1.60	1.66	1.64
1 Person :	51	417	470	62	189	129	541	124	26,909	38,083
2 Person:	28	116	97	23	31	14	134	32	6,832	8,896
3 Person:	0	9	13	8	0	0	13	0	1,148	1,452
4 Person:	0	8	0	0	0	0	0	0	340	442
5 Person:	0	0	0	0	0	0	0	0	60	95
6 Person:	0	0	0	0	0	0	0	0	26	38
7 or More Person:	0	0	0	0	0	0	0	0	12	15

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Percent of Non-Family Households by Size										
1 Person :	*64.6%*	*75.8%*	*81.0%*	*66.7%*	*85.9%*	*90.2%*	*78.6%*	*79.5%*	*76.0%*	*77.7%*
2 Person:	*35.4%*	*21.1%*	*16.7%*	*24.7%*	*14.1%*	*9.8%*	*19.5%*	*20.5%*	*19.6%*	*18.1%*
3 Person:	*0.0%*	*1.6%*	*2.2%*	*8.6%*	*0.0%*	*0.0%*	*1.9%*	*0.0%*	*3.2%*	*3.0%*
4 Person:	*0.0%*	*1.5%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*1.0%*	*0.9%*
5 Person:	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.2%*	*0.2%*
6 Person:	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.1%*	*0.1%*
7 or More Person:	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*
Non-Family Households by Age										
Median Age:	55.9	42.6	60.9	55.6	55.0	48.6	57.0	49.5	45.4	48.1
Aged Under 25 Years:	7	31	37	0	0	7	48	13	4,266	5,278
Aged 25 to 34 Years:	8	148	47	14	35	23	76	31	7,152	8,648
Aged 35 to 44 Years:	9	126	122	24	16	29	150	16	6,079	8,045
Aged 45 to 54 Years:	13	47	43	7	59	35	55	40	6,012	8,145
Aged 55 to 64 Years:	27	43	69	27	40	25	74	19	3,599	5,401
Aged 65 to 74 Years:	0	35	122	7	49	9	132	11	3,447	5,420
Aged 75 Years and Over:	15	120	140	14	21	15	153	26	4,872	8,086
Percent of Non-Family Households by Age										
Aged Under 25 Years:	*8.9%*	*5.6%*	*6.4%*	*0.0%*	*0.0%*	*4.9%*	*7.0%*	*8.3%*	*12.0%*	*10.8%*
Aged 25 to 34 Years:	*10.1%*	*26.9%*	*8.1%*	*15.1%*	*15.9%*	*16.1%*	*11.0%*	*19.9%*	*20.2%*	*17.6%*
Aged 35 to 44 Years:	*11.4%*	*22.9%*	*21.0%*	*25.8%*	*7.3%*	*20.3%*	*21.8%*	*10.3%*	*17.2%*	*16.4%*
Aged 45 to 54 Years:	*16.5%*	*8.5%*	*7.4%*	*7.5%*	*26.8%*	*24.5%*	*8.0%*	*25.6%*	*17.0%*	*16.6%*
Aged 55 to 64 Years:	*34.2%*	*7.8%*	*11.9%*	*29.0%*	*18.2%*	*17.5%*	*10.8%*	*12.2%*	*10.2%*	*11.0%*
Aged 65 to 74 Years:	*0.0%*	*6.4%*	*21.0%*	*7.5%*	*22.3%*	*6.3%*	*19.2%*	*7.1%*	*9.7%*	*11.1%*
Aged 75 Years and Over:	*19.0%*	*21.8%*	*24.1%*	*15.1%*	*9.5%*	*10.5%*	*22.2%*	*16.7%*	*13.8%*	*16.5%*
Non-Family Household Income Characteristics										
Total Income ($):	4,564,609	23,121,204	32,169,664	6,198,548	9,911,704	4,068,581	37,125,944	5,355,241	1,337,276,500	1,717,845,987
Median Income ($):	41,563	32,708	37,797	63,690	38,971	24,444	38,496	33,444	28,937	28,875
Average Income ($):	57,780	42,039	55,465	66,651	45,053	28,452	53,962	34,328	37,747	35,043
Per Capita Income ($):	3,260	2,438	6,271	1,869	1,655	1,407	10,638	2,185	28,904	27,105
High Income Average ($):	0	0	270,457	0	0	0	272,813	0	393,848	374,331
Non-Family Households by Income										
Less than $15,000:	12	111	73	7	18	46	84	29	8,019	12,630
$15,000 to $24,999:	7	80	118	13	52	27	138	11	7,323	10,318
$25,000 to $34,999:	17	109	76	0	31	37	91	45	6,024	8,135
$35,000 to $49,999:	8	87	118	15	34	14	133	33	6,014	7,843
$50,000 to $74,999:	17	113	67	21	51	13	98	38	4,810	6,100
$75,000 to $99,999:	6	32	60	21	21	6	77	0	1,800	2,045
$100,000 to $124,999:	0	25	15	0	13	0	15	0	696	849
$125,000 to $149,999:	12	6	21	16	0	0	21	0	221	281
$150,000 to $199,999:	0	7	0	0	0	0	0	0	231	263
$200,000 and Over:	0	0	31	0	0	0	31	0	289	357

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Appendix E: Residential Building Permits Issued in Ada County by Type of Residential Housing, by City, and Year for the Period 1990 - 2003

COMPASS Forecast of Population and Households in Ada County, by City Impact Area, in 5-Year Increments 2005 - 2030

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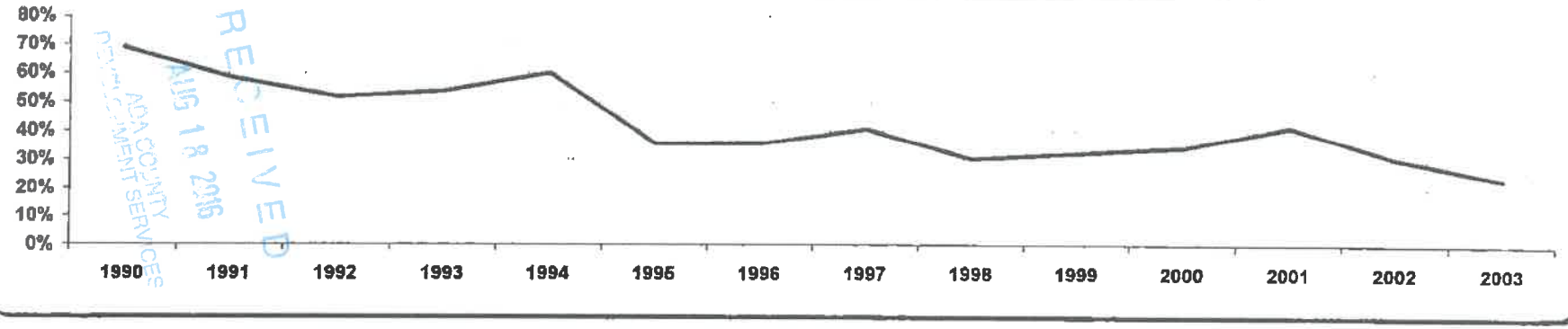
Total Residential Housing Permits Issued in Ada County by City, 1990 through 2003

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	1990-03 Totals	1999-03 Totals
Boise	1,534	1,589	2,061	2,916	3,208	1,255	1,150	1,437	1,255	1,385	1,300	1,815	1,204	1,119	23,228	6,823
Eagle	35	74	223	266	300	356	164	287	339	379	452	353	266	421	3,915	1,871
Garden City	65	111	224	198	153	119	119	78	271	297	94	85	196	88	2,098	760
Kuna	16	25	21	19	99	132	142	195	253	211	336	316	410	232	2,407	1,505
Meridian	230	442	743	1,183	977	1,200	1,082	889	1,020	807	755	914	949	1,766	12,957	5,191
Star									93	109	71	42	46	102	463	370
Unincorp. Ada County	350	483	724	862	627	483	579	677	914	1,100	784	869	859	1,036	10,347	4,648
Total Ada County	2,230	2,724	3,996	5,444	5,364	3,545	3,236	3,563	4,145	4,288	3,792	4,394	3,930	4,764	55,415	21,168

Percentage of Total Residential Housing Permits Issued in Ada County by City, 1990 through 2003

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	1990-03 Averages	1999-03 Averages
Boise	68.8%	58.3%	51.6%	53.6%	59.8%	35.4%	35.5%	40.3%	30.3%	32.3%	34.3%	41.3%	30.6%	23.5%	41.9%	32.2%
Eagle	1.6	2.7	5.6	4.9	5.6	10.0	5.1	8.1	8.2	8.8	11.9	8.0	6.8	8.8	7.1	8.8
Garden City	2.9	4.1	5.6	3.6	2.9	3.4	3.7	2.2	6.5	6.9	2.5	1.9	5.0	1.8	3.8	3.6
Kuna	0.7	0.9	0.5	0.3	1.8	3.7	4.4	5.5	6.1	4.9	8.9	7.2	10.4	4.9	4.3	7.1
Meridian	10.3	16.2	18.6	21.7	18.2	33.9	33.4	25.0	24.6	18.8	19.9	20.8	24.1	37.1	23.4	24.5
Star	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.2	2.5	1.9	1.0	1.2	2.1	0.8	1.7
Unincorp. Ada County	15.7	17.7	18.1	15.8	11.7	13.6	17.9	19.0	22.1	25.7	20.7	19.8	21.9	21.7	18.7	22.0
Total Ada County	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Boise City's Share of Total Residential Housing Permits Issued in Ada County: 1990 - 2003



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Source: COMPASS Development Monitoring Reports 1990-2003. Note: Total housing units above will not equal the sum of the single-family and multi-family housing units below due to the inclusion of mobile and/or manufactured homes.

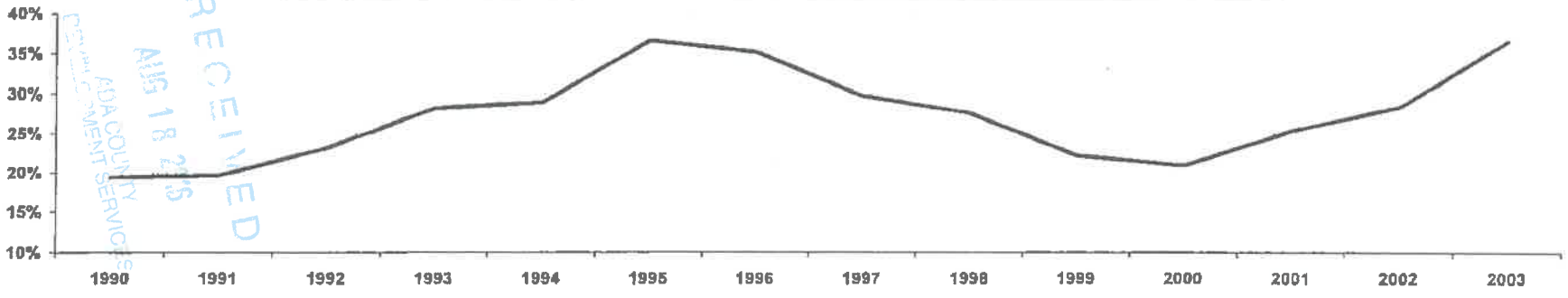
Single-Family Residential Housing Permits Issued in Ada County by City, 1990 through 2003

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	1990-03 Totals	1999-03 Totals
Boise	452	1,077	1,266	1,602	1,185	805	966	916	988	950	993	778	709	677	13,364	4,107
Eagle	35	62	218	250	300	252	164	268	339	379	452	345	265	421	3,750	1,862
Garden City	63	111	220	198	153	119	115	60	70	106	57	83	102	65	1,522	413
Kuna	16	25	21	19	99	130	142	193	249	196	327	284	390	229	2,320	1,426
Meridian	220	430	737	1,125	953	1,030	1,066	889	1,004	807	709	812	919	1,433	12,134	4,680
Star	0	0	0	0	0	0	0	0	93	108	71	42	41	100	455	362
Unincorp. Ada County	350	483	720	806	615	483	578	667	912	1,100	784	869	815	981	10,163	4,549
Total Ada County	1,136	2,188	3,182	4,000	3,305	2,819	3,031	2,993	3,655	3,646	3,393	3,213	3,241	3,906	43,708	17,399

Percentage of Single-Family Residential Housing Permits Issued in Ada County by City, 1990 through 2003

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	1990-03 Averages	1999-03 Averages
Boise	39.8%	49.2%	39.8%	40.1%	35.9%	28.6%	31.9%	30.6%	27.0%	26.1%	29.3%	24.2%	21.9%	17.3%	30.6%	23.6%
Eagle	3.1	2.8	6.9	6.3	9.1	8.9	5.4	9.0	9.3	10.4	13.3	10.7	8.2	10.8	8.6	10.7
Garden City	5.5	5.1	6.9	5.0	4.6	4.2	3.8	2.0	1.9	2.9	1.7	2.6	3.1	1.7	3.5	2.4
Kuna	1.4	1.1	0.7	0.5	3.0	4.6	4.7	6.4	6.8	5.4	9.6	8.8	12.0	5.9	5.3	8.2
Meridian	19.4	19.7	23.2	28.1	28.8	36.5	35.2	29.7	27.5	22.1	20.9	25.3	28.4	36.7	27.8	26.9
Star	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.5	3.0	2.1	1.3	1.3	2.6	1.0	2.1
Unincorp. Ada County	30.8	22.1	22.6	20.2	18.6	17.1	19.1	22.3	25.0	30.2	23.1	27.0	25.1	25.1	23.3	26.1
Total Ada County	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

City of Meridian's Share of Single Family Residential Permits Issued in Ada County: 1990 - 2003



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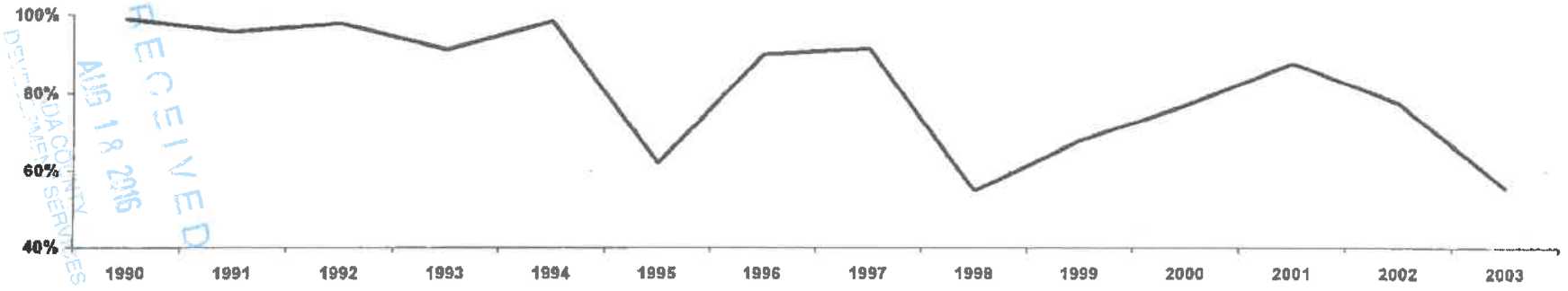
Multi-Family Residential Housing Permits Issued in Ada County by City, 1990 through 2003

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	1990-03 Totals	1999-03 Totals
Boise	1,082	512	795	1,314	2,023	450	184	521	267	435	307	1,037	489	433	9,849	2,701
Eagle	0	12	5	16	0	104	0	19	0	0	0	8	0	0	164	8
Garden City	2	0	4	0	0	0	4	18	201	191	37	2	92	21	572	343
Kuna	0	0	0	0	0	2	0	2	4	15	9	32	20	0	84	76
Meridian	10	12	6	58	24	170	16	0	16	0	46	102	28	330	818	506
Star										1	0	0	0	0	1	1
Unincorp. Ada County	0	0	4	56	12	0	1	10	2	0	0	0	2	0	87	2
Total Ada County	1,094	536	814	1,444	2,059	726	205	570	490	642	399	1,181	631	784	11,575	3,637

Percentage of Multi-Family Residential Housing Permits Issued in Ada County by City, 1990 through 2003

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	1990-03 Averages	1999-03 Averages
Boise	98.9%	95.5%	97.7%	91.0%	98.3%	62.0%	89.8%	91.4%	54.5%	67.8%	76.9%	87.8%	77.5%	55.2%	85.1%	74.3%
Eagle	0.0	2.2	0.6	1.1	0.0	14.3	0.0	3.3	0.0	0.0	0.0	0.7	0.0	0.0	1.4	0.2
Garden City	0.2	0.0	0.5	0.0	0.0	0.0	2.0	3.2	41.0	29.8	9.3	0.2	14.6	2.7	4.9	9.4
Kuna	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.4	0.8	2.3	2.3	2.7	3.2	0.0	0.7	2.1
Meridian	0.9	2.2	0.7	4.0	1.2	23.4	7.8	0.0	3.3	0.0	11.5	8.6	4.4	42.1	7.1	13.9
Star	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0
Unincorp. Ada County	0.0	0.0	0.5	3.9	0.6	0.0	0.5	1.8	0.4	0.0	0.0	0.0	0.3	0.0	0.8	0.1
Total Ada County	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Boise City's Share of Multi-Family Residential Housing Permits Issued in Ada County: 1990 - 2003



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COMPASS June 2004 Ada County Population Forecast by City

City/County Name	Ada County Population						
	2002	2005	2010	2015	2020	2025	2030
Rural County	9,800	11,260	12,890	15,350	17,810	20,160	22,830
Boise	222,740	225,820	240,590	258,540	278,120	302,400	324,330
Eagle	17,090	18,530	20,890	22,920	25,080	27,670	30,040
Garden City	11,570	11,870	12,850	13,200	13,640	14,310	14,870
Kuna	9,380	9,700	13,690	19,430	23,690	26,030	28,180
Meridian	52,900	59,080	69,510	80,480	91,810	104,710	116,820
Star	2,360	3,540	5,010	6,480	7,970	9,590	11,140
Total HH Population	**325,840**	**339,800**	**375,430**	**416,400**	**458,120**	**504,870**	**548,210**
Group Quarters Pop	7,690	8,020	8,860	9,830	10,810	11,910	12,940
Total Population	**333,530**	**347,820**	**384,290**	**426,230**	**468,930**	**516,780**	**561,150**

Absolute Change in Ada County Population				
'05 -'10	'10 -'15	'15 -'20	'20 -'25	'25-'30
1,630	2,460	2,460	2,350	2,670
14,770	17,950	19,580	24,280	21,930
2,360	2,030	2,160	2,590	2,370
980	350	440	670	560
3,990	5,740	4,260	2,340	2,150
10,430	10,970	11,330	12,900	12,110
1,470	1,470	1,490	1,620	1,550
35,630	**40,970**	**41,720**	**46,750**	**43,340**
840	970	980	1,100	1,030
36,470	**41,940**	**42,700**	**47,850**	**44,370**

Percent of Ada County Population by Area

Rural County	3.0%	3.3%	3.4%	3.7%	3.9%	4.0%	4.2%
Boise	68.4%	66.5%	64.1%	62.1%	60.7%	59.9%	59.2%
Eagle	5.2%	5.5%	5.6%	5.5%	5.5%	5.5%	5.5%
Garden City	3.6%	3.5%	3.4%	3.2%	3.0%	2.8%	2.7%
Kuna	2.9%	2.9%	3.6%	4.7%	5.2%	5.2%	5.1%
Meridian	16.2%	17.4%	18.5%	19.3%	20.0%	20.7%	21.3%
Star	0.7%	1.0%	1.3%	1.6%	1.7%	1.9%	2.0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Ann. Avg. Pct. Change in Ada County Population

2.7%	3.6%	3.0%	2.5%	2.5%
1.3%	1.4%	1.5%	1.7%	1.4%
2.4%	1.9%	1.8%	2.0%	1.7%
1.6%	0.5%	0.7%	1.0%	0.8%
7.1%	7.3%	4.0%	1.9%	1.6%
3.3%	3.0%	2.7%	2.7%	2.2%
7.2%	5.3%	4.2%	3.8%	3.0%
2.0%	2.1%	1.9%	2.0%	1.7%

Average Household Size (Persons per Household)

Total County *	2.59	2.50	2.42	2.38	2.36	2.38	2.38
Rural County	2.93	2.83	2.74	2.69	2.67	2.69	2.69
Boise	2.44	2.36	2.28	2.24	2.22	2.24	2.24
Eagle	2.87	2.77	2.68	2.64	2.62	2.64	2.64
Garden City	2.43	2.35	2.27	2.23	2.21	2.23	2.23
Kuna	3.11	3.00	2.91	2.86	2.83	2.86	2.86
Meridian	2.93	2.83	2.74	2.69	2.67	2.69	2.69
Star	2.82	2.72	2.63	2.59	2.57	2.59	2.59

Source: Charles Trainor, Community Planning Association of Southwest Idaho (COMPASS)

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COMPASS June 2004 Ada County Household Forecast by City

City/County Name	Ada County Households						
	2002	2005	2010	2015	2020	2025	2030
Rural County	3,360	3,980	4,710	5,700	6,670	7,490	8,480
Boise	89,200	95,880	105,530	115,310	125,090	134,870	144,650
Eagle	5,790	6,690	7,790	8,690	9,590	10,490	11,390
Garden City	4,760	5,060	5,660	5,910	6,160	6,410	6,660
Kuna	3,030	3,230	4,710	6,800	8,360	9,110	9,860
Meridian	17,890	20,890	25,390	29,890	34,390	38,890	43,390
Star	850	1,300	1,900	2,500	3,100	3,700	4,300
Total Households	124,880	137,030	155,690	174,800	193,360	210,960	228,730

City/County Name	Absolute Change in Ada County Households				
	'05 -'10	'10 -'15	'15 -'20	'20 -'25	'25-'30
Rural County	730	990	970	820	990
Boise	9,650	9,780	9,780	9,780	9,780
Eagle	1,100	900	900	900	900
Garden City	600	250	250	250	250
Kuna	1,480	2,090	1,560	750	750
Meridian	4,500	4,500	4,500	4,500	4,500
Star	600	600	600	600	600
Total Households	18,660	19,110	18,560	17,600	17,770

	Percent of Ada County Households by Area						
Rural County	2.7%	2.9%	3.0%	3.3%	3.4%	3.6%	3.7%
Boise	71.4%	70.0%	67.8%	66.0%	64.7%	63.9%	63.2%
Eagle	4.6%	4.9%	5.0%	5.0%	5.0%	5.0%	5.0%
Garden City	3.8%	3.7%	3.6%	3.4%	3.2%	3.0%	2.9%
Kuna	2.4%	2.4%	3.0%	3.9%	4.3%	4.3%	4.3%
Meridian	14.3%	15.2%	16.3%	17.1%	17.8%	18.4%	19.0%
Star	0.7%	0.9%	1.2%	1.4%	1.6%	1.8%	1.9%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

	Ann. Avg. Pct. Change in Ada County Households				
Rural County	3.4%	3.9%	3.2%	2.3%	2.5%
Boise	1.9%	1.8%	1.6%	1.5%	1.4%
Eagle	3.1%	2.2%	2.0%	1.8%	1.7%
Garden City	2.3%	0.9%	0.8%	0.8%	0.8%
Kuna	7.8%	7.6%	4.2%	1.7%	1.6%
Meridian	4.0%	3.3%	2.8%	2.5%	2.2%
Star	7.9%	5.6%	4.4%	3.6%	3.1%
Total	2.6%	2.3%	2.0%	1.8%	1.6%

Source: Charles Trainor, Community Planning Association of Southwest Idaho (COMPASS)

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Appendix F: Letters to Public Service Providers Regarding Assumptions

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Idaho Economics

Economic Consulting & Forecasting

July 29, 2004

Dr. Linda Clark
Superintendent
Meridian Joint School District #2
911 Meridian Rd.
Meridian, ID 83642

SunCor Idaho, LLC is proposing to develop a Planned Community, consisting of mixed residential, retail, and employment uses, on the existing Spring Valley Ranch property located on Highway 55 in Ada County Idaho. The site location is illustrated in figure attached to this letter. The Spring Valley Ranch property is in total approximately 35,000 acres in size and is currently zoned as Rural Preservation Zone (RP) and is part of the Foothills Planning Area in the Ada County Comprehensive Plan.

The Spring Valley Ranch development as proposed by SunCor Idaho, LLC would rezone approximately 700-800 acres under the Ada County Planned Community Ordinance to develop a village with a mix of residential and commercial uses. The developers are submitting an application to Ada County for approval of the project. This application will include an analysis of the fiscal impact of the project on local public service providers.

Based on our discussions with you, we have identified a series of assumptions and factors will be used to prepare the fiscal impact analysis. The County has asked us to provide written confirmation of your acceptance of these assumptions as part of the application. While you will still have the opportunity to review the complete fiscal impact analysis when the application is submitted, we request that you review the assumptions listed below and provide confirmation or note any changes and sign this letter and return a copy to us.

1. The Spring Valley Ranch development will include residential properties that lie within the boundaries of the Meridian School District as well as some residences within the Boise School District. It is anticipated that approximately 600 of the planned 684 residential housing units in the Spring Valley Ranch development would be within the Meridian School District.

2. Utilizing the Meridian School District's 2003 property tax levy rate of 0.006309126, it is estimated that the District would receive, at the end of the fifth year after initial home sales commenced, approximately $623,200 annually in additional property tax

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revenues from the residential and commercial properties developed in Spring Valley Ranch.

3. The population and demographic projections developed for the Spring Valley Ranch project estimate that the number of school age children residing in the development would, at the end of the fifth year after home sales commenced, reach approximately 470. It is further projected that a portion of those school age children would reside within the boundaries of the Boise School District (approximately 44 children) and that a portion would also attend private schools (projected to be approximately 40 children or 8.5%). Projections are that the residents of Spring Valley Ranch residing within the Meridian School District would add approximately 136 children to the District's enrollment at the end of the first year after the commencement of home sales. By the end of the fifth year residents of Spring Valley Ranch would have nearly 390 children attending the District's schools.

4. It is unlikely that either the Boise School District or the Meridian School District would seek a change in school district boundaries so as to completely incorporate the Spring Valley Ranch development within one school district.

5. Because of the distance from the Spring Valley Ranch development to the nearest Boise School District school, and because of the likelihood of a closer Meridian School District school for those residents living with Spring Valley Ranch there is a high probability of some of the development's residents residing in the Boise School District will request, through "open enrollment" policies, to attend a Meridian School District school. The Meridian School District has indicated that it will be accommodative to such requests.

6. If either the Boise School District or the Meridian School District allows Spring Valley Ranch students who do not reside within their district to attend their schools under "open enrollment" policies they will not receive the property tax revenues associated with that student's residence. On the other hand, they would receive the State of Idaho's educational, "ADA" support, from the State general fund. In the 2002-2003 school year this support averaged $4,775 per student in the Meridian School District and nearly $6,900 in the Boise School District.

7. In the initial years of the Spring Valley Ranch development the district may have to supply transportation services for many of the students residing in the development to the nearest school facility. In the Meridian School District transportation expenditures per student utilizing the District's bus transportation averaged nearly $713 per student per year in the 2002-2003 school year. And, approximately 85% of that amount, $606 per student per year was reimbursed to the District from State of Idaho funds.

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8. The developer proposes to donate the land for a school facility. The school construction and fittings would be financed by the school district.

If these assumptions or your suggested changes are acceptable, please sign a copy of this letter below, and return to us. A second copy of this letter is included for your records. Since, the application is partially submitted at this time, time is of the essence in completing the fiscal impact analysis and would appreciate you prompt attention to this matter.

A pre-addressed, stamped envelope is enclosed for your convenience, or if you would like I would be happy to come to you offices to pick up the letter when you have it completed.

If you have any questions, or if you need further clarification on any of the information that I have provided to you, do not hesitate to contact me at 323-0732, or on my cellular phone at 284-0836, or via e-mail at ideconomics@earthlink.net .

Thank you in advance for your prompt attention to this matter.

Sincerely,

John Church

John Church

Accepted by: Wendel Bingham

Position: Supervisor Facilities

Date: 7-30-04

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Idaho Economics, P.O. Box 45694, Boise, Idaho 83711
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Ada County Highway District

John S. Franden, President
David E. Wynkoop, 1st Vice President
Susan S. Eastlake, 2nd Vice President
Sherry R. Huber, Commissioner
Dave Bivens, Commissioner

3775 Adams Street
Garden City ID 83714-6447
Phone (208) 387-6100
FAX (208) 387-6391
E-mail: tellus@ACHD.ada.id.us

July 26, 2004

John Church
Idaho Economics
P.O. Box 45694
Boise, Idaho 83711

Re: SunCor Idaho, LLC & Spring Valley Ranch

Dear Mr. Church;

I am writing to acknowledge receipt of your correspondence dated June 25, 2004 and July 17, 2004. Specifically, you have requested the Ada County Highway District ("ACHD") to provide written confirmation of a series of assumptions and factors that will be used in the preparation of a fiscal impact analysis for SunCor Idaho, LLC's ("SunCor") proposed Planned Community development on the existing Spring Valley Ranch property. It is my understanding that Ada County has requested SunCor to provide written confirmation of ACHD's acceptance of the series of assumptions as part of their development application.

I have reviewed your request with our legal department and have been advised that it would be improper for ACHD to provide any written confirmation or comment on any aspect of SunCor's proposed development because it is anticipated that the ACHD Commission will be reviewing the development application in the future. Therefore, I am unable to respond to your request.

If you have any questions, please give me a call at 208-387-6122.

Sincerely,

Michael L. Brokaw
Manager Administrative Services/Treasurer

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DEVELOPMENT SERVICES

Idaho Economics

Economic Consulting & Forecasting

July 14, 2004

Ms. Nancy Howe
Dry Creek Cemetery District
9600 Hill Rd.
Boise, ID 83703

SunCor Idaho, LLC is proposing to develop a Planned Community, consisting of mixed residential, retail, and employment uses, on the existing Spring Valley Ranch property located on Highway 55 in Ada County Idaho. The site location is illustrated in figure attached to this letter. The Spring Valley Ranch property is in total approximately 35,000 acres in size and is currently zoned as Rural Preservation Zone (RP) and is part of the Foothills Planning Area in the Ada County Comprehensive Plan.

The Spring Valley Ranch development as proposed by SunCor Idaho, LLC would rezone approximately 700-800 acres under the Ada County Planned Community Ordinance to develop a village with a mix of residential and commercial uses. The developers are submitting an application to Ada County for approval of the project. This application will include an analysis of the fiscal impact of the project on local public service providers.

Based on our discussions with you, we have identified a series of assumptions and factors will be used to prepare the fiscal impact analysis. The County has asked us to provide written confirmation of your acceptance of these assumptions as part of the application. While you will still have the opportunity to review the complete fiscal impact analysis when the application is submitted, we request that you review the assumptions listed below and provide confirmation or note any changes and sign this letter and return a copy to us.

1. Additional revenues received by the Dry Creek Cemetery District would include property taxes at the current (2003) rate of 0.000009355, yielding an estimated $1,270 annually in additional property taxes to the District after the fifth-year of the development.

2. The Dry Creek Cemetery District currently utilizes property tax receipts to cover the ongoing operations and maintenance expense for the cemetery. In years where the district can cover O&M expenses from other revenue sources, property tax revenues may be placed into the district's trust fund for perpetual care of the cemetery.

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3. It is not envisioned that the development of Spring Valley Ranch would cause and increase in operating expenses for the cemetery district.

If these assumptions or your suggested changes are acceptable, please sign a copy of this letter below, and return to us. A second copy of this letter is included for your records. Since, the application is partially submitted at this time, time is of the essence in completing the fiscal impact analysis and would appreciate you prompt attention to this matter.

A pre-addressed, stamped envelope is enclosed for your convenience, or if you would like I would be happy to come to you offices to pick up the letter when you have it completed.

If you have any questions, or if you need further clarification on any of the information that I have provided to you, do not hesitate to contact me at 323-0732, or on my cellular phone at 284-0836, or via e-mail at ideconomics@earthlink.net .

Thank you in advance for your prompt attention to this matter.

Sincerely,

John Church

John Church

Accepted by: Nancy Howe

Position: Office Manager

Date: 7/16/04

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Idaho Economics, P.O. Box 45694, Boise, Idaho 83711
Telephone (208) 323 - 0732, Fax (208) 323 - 5583, E-Mail: ideconomics@earthlink.net

Idaho Economics

Economic Consulting & Forecasting

July 14, 2004

Ms. Mary DeWalt
Ada Community Library
10664 West Victory Rd.
Boise, ID 83709

SunCor Idaho, LLC is proposing to develop a Planned Community, consisting of mixed residential, retail, and employment uses, on the existing Spring Valley Ranch property located on Highway 55 in Ada County Idaho. The site location is illustrated in figure attached to this letter. The Spring Valley Ranch property is in total approximately 35,000 acres in size and is currently zoned as Rural Preservation Zone (RP) and is part of the Foothills Planning Area in the Ada County Comprehensive Plan.

The Spring Valley Ranch development as proposed by SunCor Idaho, LLC would rezone approximately 700-800 acres under the Ada County Planned Community Ordinance to develop a village with a mix of residential and commercial uses. The developers are submitting an application to Ada County for approval of the project. This application will include an analysis of the fiscal impact of the project on local public service providers.

Based on our discussions with you, we have identified a series of assumptions and factors will be used to prepare the fiscal impact analysis. The County has asked us to provide written confirmation of your acceptance of these assumptions as part of the application. While you will still have the opportunity to review the complete fiscal impact analysis when the application is submitted, we request that you review the assumptions listed below and provide confirmation or note any changes and sign this letter and return a copy to us.

1. Additional revenues received by the Ada Community Library would include property taxes at the current (2003) rate of 0.00604482, yielding an estimated $82,480 annually in additional property taxes to the Ada Community Library after the fifth-year of the development.

2. The Ada Community Library currently maintains a self-service branch in the Hidden Springs development and a branch library in Star. It is envisioned demand for the services of the Library would initially small and would increase as the Spring Valley Ranch population increases. However, with a projected population of 1,950 at the

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end of the fifth year of the development it would not rise to the level of need to justify the construction of a library facility.

3. Operating expenses for the Ada Community Library would increase as the number of patrons increases, however, because of cooperative agreements between The Ada Community Library and the libraries in the Ada County cities of Boise, Eagle, Garden City, and Meridian and the subsequent open access to library facilities it would be difficult to estimate the precise impact to the Ada Community Library.

If these assumptions or your suggested changes are acceptable, please sign a copy of this letter below, and return to us. A second copy of this letter is included for your records. Since, the application is partially submitted at this time, time is of the essence in completing the fiscal impact analysis and would appreciate you prompt attention to this matter.

A pre-addressed, stamped envelope is enclosed for your convenience, or if you would like I would be happy to come to you offices to pick up the letter when you have it completed.

If you have any questions, or if you need further clarification on any of the information that I have provided to you, do not hesitate to contact me at 323-0732, or on my cellular phone at 284-0836, or via e-mail at ideconomics@earthlink.net .

Thank you in advance for your prompt attention to this matter.

Sincerely,

John Church

John Church

Accepted by: Mary DeWalt

Position: Library Director

Date: 7-20-04

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Idaho Economics

Economic Consulting & Forecasting

July 16, 2004

Chief Dan Friend
Eagle Fire District
149 West State
Eagle, ID 83616

SunCor Idaho, LLC is proposing to develop a Planned Community, consisting of mixed residential, retail, and employment uses, on the existing Spring Valley Ranch property located on Highway 55 in Ada County Idaho. The site location is illustrated in figure attached to this letter. The Spring Valley Ranch property is in total approximately 35,000 acres in size and is currently zoned as Rural Preservation Zone (RP) and is part of the Foothills Planning Area in the Ada County Comprehensive Plan.

The Spring Valley Ranch development as proposed by SunCor Idaho, LLC would rezone approximately 700-800 acres under the Ada County Planned Community Ordinance to develop a village with a mix of residential and commercial uses. The developers are submitting an application to Ada County for approval of the project. This application will include an analysis of the fiscal impact of the project on local public service providers.

Based on our discussions with you, we have identified a series of assumptions and factors will be used to prepare the fiscal impact analysis. The County has asked us to provide written confirmation of your acceptance of these assumptions as part of the application. While you will still have the opportunity to review the complete fiscal impact analysis when the application is submitted, we request that you review the assumptions listed below and provide confirmation or note any changes and sign this letter and return a copy to us.

1. Additional revenues received by the Eagle Fire District would include property taxes at the current (2003) rate of 0.001127842, yielding an estimated $153,000 annually in additional property taxes to the Eagle Fire District after the fifth-year of the development.

2. Eagle Fire District attempts to maintain a ratio of one career firefighter and three volunteer firefighters per one thousand of population. The projected future population at Spring Valley Ranch would necessitate the need for two additional career and six additional volunteer firefighters.

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3. Because of the location of Spring Valley Ranch and the distance that it is from the nearest fire station in the Eagle Fire District would necessitate the addition of a fire station within or close to Spring Valley Ranch. The provision of land and the capital costs of such a facility would be borne by the developer.

4. In 2003 the Eagle Fire District responded to nearly 950 calls for assistance. It was estimated that with a projected population of nearly 1,950 at the end of the fifth year, Spring Valley Ranch would generate approximately 100 annual calls for assistance.

If these assumptions or your suggested changes are acceptable, please sign a copy of this letter below, and return to us. A second copy of this letter is included for your records. Since, the application is partially submitted at this time, time is of the essence in completing the fiscal impact analysis and would appreciate you prompt attention to this matter.

A pre-addressed, stamped envelope is enclosed for your convenience, or if you would like I would be happy to come to you offices to pick up the letter when you have it completed.

If you have any questions, or if you need further clarification on any of the information that I have provided to you, do not hesitate to contact me at 323-0732, or on my cellular phone at 284-0836, or via e-mail at ideconomics@earthlink.net .

Thank you in advance for your prompt attention to this matter.

Sincerely,

John Church

John Church

Accepted by: Don Truesdell

Position: Chief

Date: 7-16-04

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Idaho Economics, P.O. Box 45694, Boise, Idaho 83711
Telephone (208) 323 - 0732, Fax (208) 323 - 5583, E-Mail: ideconomics@earthlink.net

Idaho Economics

Economic Consulting & Forecasting

July 15, 2004

Mr. Troy Hagen
Ada County EMS
5870 Glenwood Street
Garden City, ID 83714

SunCor Idaho, LLC is proposing to develop a Planned Community, consisting of mixed residential, retail, and employment uses, on the existing Spring Valley Ranch property located on Highway 55 in Ada County Idaho. The site location is illustrated in figure attached to this letter. The Spring Valley Ranch property is in total approximately 35,000 acres in size and is currently zoned as Rural Preservation Zone (RP) and is part of the Foothills Planning Area in the Ada County Comprehensive Plan.

The Spring Valley Ranch development as proposed by SunCor Idaho, LLC would rezone approximately 700-800 acres under the Ada County Planned Community Ordinance to develop a village with a mix of residential and commercial uses. The developers are submitting an application to Ada County for approval of the project. This application will include an analysis of the fiscal impact of the project on local public service providers.

Based on our discussions with you, we have identified a series of assumptions and factors will be used to prepare the fiscal impact analysis. The County has asked us to provide written confirmation of your acceptance of these assumptions as part of the application. While you will still have the opportunity to review the complete fiscal impact analysis when the application is submitted, we request that you review the assumptions listed below and provide confirmation or note any changes and sign this letter and return a copy to us.

1. Additional revenues received by the Ada County EMS would include property taxes at the current (2003) rate of ~~0.002000145~~ 0.000122472 (mH), yielding an estimated ~~$18,700~~ $15,070 (based on your calc mH) annually in additional property taxes to the Ada County EMS after the fifth-year of the development.

2. The Ada County EMS responds to medical emergencies throughout Ada County. In the vicinity of Spring Valley Ranch EMS ambulances and personnel are stationed at the Eagle Fire District's station on Iron Eagle Drive, in Eagle and at the Ada County EMS headquarters on Glenwood St. in Garden City. The EMS response times will exceed the 8 minute goal (mH)

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3. The property tax revenues received by Ada County EMS fund only about 30 - 35% of the services annual budget. Emergency medical services are provided on a fee for service basis to those requesting those services.

4. It is anticipated that capital facilities built for the Eagle Fire District at Spring Valley Ranch, if constructed of sufficient size could serve as a dual use facility for both the Eagle Fire District and Ada County EMS. as time + call volume makes it feasible

5. It is unlikely that the development of Spring Valley Ranch will add significantly to the overall operating expenses for Ada County EMS.

If these assumptions or your suggested changes are acceptable, please sign a copy of this letter below, and return to us. A second copy of this letter is included for your records. Since, the application is partially submitted at this time, time is of the essence in completing the fiscal impact analysis and would appreciate you prompt attention to this matter.

A pre-addressed, stamped envelope is enclosed for your convenience, or if you would like I would be happy to come to you offices to pick up the letter when you have it completed.

If you have any questions, or if you need further clarification on any of the information that I have provided to you, do not hesitate to contact me at 323-0732, or on my cellular phone at 284-0836, or via e-mail at ideconomics@earthlink.net .

Thank you in advance for your prompt attention to this matter.

Sincerely,

John Church

John Church

Accepted by: Tony M. Hage

Position: Acting Director

Date: 9-22-04

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Idaho Economics, P.O. Box 45694, Boise, Idaho 83711
Telephone (208) 323 - 0732, Fax (208) 323 - 5583, E-Mail: ideconomics@earthlink.net

Idaho Economics

Economic Consulting & Forecasting

Mr. Troy Hagen
Ada County EMS
5870 Glenwood Street
Garden City, ID 83714

March 8, 2005

Troy:

In a recent review of my correspondence associated with the economic and fiscal impact analysis that I performed for SunCor's planned community – Avimor (Spring Valley Ranch) I again noticed that you had made some corrections to figures that were in the July 15, 2004 letter which outlined the assumptions and projected property tax revenue impacts that the development would have on Ada County EMS. For easier reference, I have attached a copy of that letter with your corrections.

I also noticed in that review that I did not send you an acknowledgement of those corrections. Please accept my apology for that oversight.

Your edits to the July 15, 2004 "assumptions" letter were quite correct. Let me assure you that the levy rate that I included in his letter was strictly typographical. I put the levy rate for Ada County in the letter instead of the rate for Ada County EMS. Nevertheless, I rechecked the calculations that I made for SunCor's fiscal impact analysis. I can assure you that I utilized the correct levy rate in the analysis and the projected property revenues in the analysis are within a few hundred dollars of the figure that you had noted in the returned "assumptions" letter.

The only reason that there is any difference in the projected property tax revenues is that the projected assessed valuation that I discussed with you in July only included the residential component of the development. Subsequent to our correspondence further information became available such that the property tax revenue estimates could include the commercial property component of the development.

If you have any questions, please feel free to call me at 323-0732.

Sincerely,

John Church

John Church

cc: Mike Wardle, SunCor

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Avimor

Appendix G: Idaho Power Company: IPUC Rule H

New Service Attachments & Distribution Line Installations or Alterations

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ADA COUNTY
DEVELOPMENT SERVICES

RULE H
NEW SERVICE ATTACHMENTS AND DISTRIBUTION LINE INSTALLATIONS OR ALTERATIONS

This rule applies to requests for electric service under Schedules 1, 7, 9, 19, 24, 45, and 46 that require the installation, alteration, relocation, removal, or attachment of Company-owned distribution facilities. New construction beyond the Point of Delivery for Schedule 9 or Schedule 19 is subject to the provisions for facilities charges under those schedules. This rule does not apply to transmission or substation facilities, or to requests for electric service that are of a speculative nature.

1. Definitions

Additional Applicant is a person or entity whose Application requires the Company to provide new or relocated service from an existing section of distribution facilities with a Vested Interest.

Applicant is a person or entity whose Application requires the Company to provide new or relocated service from distribution facilities that are free and clear of any Vested Interest.

Application is a request by an Applicant or Additional Applicant for new electric service from the Company. The Company, at its discretion, may require the Applicant or Additional Applicant to sign a written application.

Company Betterment is that portion of the Work Order Cost of a Line Installation, alteration, and/or Relocation that provides a benefit to the Company not required by the Applicant or Additional Applicant. Increases in conductor size and work necessitated by the increase in conductor size are considered a Company Betterment if the Connected Load added by the Applicant or Additional Applicant is less than 100 kilowatts. If, however, in the Company's discretion, it is determined that the additional Connected Load added by the Applicant or Additional Applicant, even though less than 100 kilowatts, is (1) located in a remote location, or (2) a part of a development or project which will add a load greater than 100 kilowatts, the Company will not consider the work necessitated by the load increase to be a Company Betterment.

Connected Load is the total nameplate kW rating of the electric loads connected for commercial, industrial, or irrigation service. Connected Load for residences is considered to be 25 kW for residences with electric space heat and 15 kW for all other residences.

Fire Protection Facilities are water pumps and other fire protection equipment, served separately from the Applicant's other electric load, which operate only for short periods of time in emergency situations and/or from time to time for testing purposes.

Line Installation is any installation of new distribution facilities (excluding Relocations or alteration of existing distribution facilities) owned by the Company.

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IDAHO PUBLIC UTILITIES COMMISSION
Approved June 1, 2004 Effective June 1, 2004
Jean D. Jewell Secretary

RULE H
NEW SERVICE ATTACHMENTS
AND DISTRIBUTION LINE
INSTALLATIONS OR
ALTERATIONS
(Continued)

1. Definitions (Continued)

Line Installation Allowance is the portion of the estimated cost of a Line Installation funded by the Company.

Line Installation Charge is the partially refundable charge assessed an Applicant or Additional Applicant whenever a Line Installation is built for that individual.

Local Improvement District is an entity created by the appropriate city or county governing body, as provided by Idaho Code §50-2503, whose purpose is to provide for the study, financing and construction of a Distribution Line Installation or alteration. The governing body shall assess property owners to recover the cost of the distribution Line Installation or alteration. A Local Improvement District has discernible property boundaries.

Multiple Occupancy Projects are projects that are intended to be occupied by more than four owners or tenants. Examples include, but are not limited to, condominiums and apartments.

Relocation is a change in the location of existing distribution facilities.

Residence is a structure built primarily for permanent domestic dwelling. Dwellings where tenancy is typically less than 30 days in length, such as hotels, motels, camps, lodges, clubs, and structures built for storage or parking do not qualify as a Residence.

Subdivision is the division of a lot, tract, or parcel of land into two or more parts for the purpose of transferring ownership or for the construction of improvements thereon, that is lawfully recognized and approved by the appropriate governmental authorities.

Temporary Line Installation is a Line Installation for electric service of 18 calendar months or less in duration.

Temporary Service Attachment is a service attachment to a Customer provided temporary pole which typically furnishes electric service for construction.

Terminal Facilities include transformer, meter, service cable, and underground conduit (where applicable).

Underground Service Attachment Charge is the non-refundable charge assessed an Applicant or Additional Applicant whenever new single phase underground service is required by a Schedule 1 or Schedule 7 customer attaching to the Company's distribution system.

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IDAHO PUBLIC UTILITIES COMMISSION
Approved June 1, 2004 Effective June 1, 2004
Jean D. Jewell Secretary

RULE H
NEW SERVICE ATTACHMENTS
AND DISTRIBUTION LINE
INSTALLATIONS OR
ALTERATIONS
(Continued)

1. Definitions (Continued)

Unusual Conditions are construction conditions not normally encountered. These conditions may include, but are not limited to: frost, landscape replacement, road compaction, pavement replacement, chip-sealing, rock digging, boring, nonstandard facilities or construction practices, and other than available voltage requirements.

Vested Interest is the right to a refund that an Applicant or Additional Applicant holds in a specific section of distribution facilities when Additional Applicants attach to that section of distribution facilities.

Vested Interest Charge is an amount collected from an Additional Applicant for refund to a Vested Interest Holder.

Vested Interest Holder is an entity that has paid a refundable Line Installation Charge to the Company for a Line Installation. A Vested Interest Holder may also be an entity that has paid a refundable charge to the Company under the provisions of a prior rule or schedule.

Vested Interest Refund is a refund payment to an existing Vested Interest Holder resulting from a Vested Interest Charge to an Additional Applicant.

Vested Interest Portion is that part of the Company's distribution system in which a Vested Interest is held.

Work Order Cost is a cost estimate performed by the Company for a specific request for service by an Applicant or Additional Applicant. The Work Order Cost will include general overheads limited to 1.5 percent. General overheads in excess of 1.5 percent will be funded by the Company.

2. General Provisions

a. Cost Information. The Company will provide cost information as reflected in the charges contained in this rule, to potential Applicants and/or Additional Applicants. This preliminary information will not be considered a formal cost quote and will not be binding on the Company or Applicant but rather will assist the Applicant or Additional Applicant in the decision to request a formal cost quote. Upon receiving a request for a formal cost quote, the Applicant or Additional Applicant will be required to prepay non-refundable engineering costs to the Company.

b. Ownership. The Company will own all distribution Line Installations and retain all rights to them.

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IDAHO PUBLIC UTILITIES COMMISSION
Approved June 1, 2004
Effective June 1, 2004
Jean D. Jewell Secretary

RULE H
NEW SERVICE ATTACHMENTS
AND DISTRIBUTION LINE
INSTALLATIONS OR
ALTERATIONS
(Continued)

2. General Provisions (Continued)

c. Rights-of-Way. The Company will construct, own, operate, and maintain lines only along public streets, roads, and highways that the Company has the legal right to occupy, and on public lands and private property across which rights-of-way satisfactory to the Company may be obtained at the Applicant's or Additional Applicant's expense.

d. Removals. The Company reserves the right to remove any distribution facilities that have not been used for one year. Facilities shall be removed only after providing 60 days written notice to the last Customer of record and the owner of the property served, giving them a reasonable opportunity to respond.

e. Property Specifications. Applicants or Additional Applicants must provide the Company with final property specifications as required and approved by the appropriate governmental authorities. These specifications may include but are not limited to: recorded plat maps, utility easements, final construction grades, and property pins.

f. Undeveloped Subdivisions. When electric service is not provided to the individual spaces or lots within a Subdivision, the Subdivision will be classified as undeveloped.

g. Mobile Home Courts. Owners of mobile home courts will install, own, operate, and maintain all termination poles, pedestals, meter loops, and conductors from the Point of Delivery.

h. Conditions for Start of Construction. Construction of the Line Installations and/or Relocations will not be scheduled until the Applicant or Additional Applicant pays the appropriate charges to the Company.

i. Terms of Payment. All payments listed under this section will be paid to the Company in cash 30 days prior to the start of Company construction, unless mutually agreed otherwise.

j. Interest on Payment. If the Company does not start construction on a Line Extension and/or Relocation within 30 days after receipt of the construction payment, the Company will compute interest on the payment amount beginning on the 31st day and ending once Company construction actually begins. Interest will be computed at the rate applicable under the Company's Rule L. If this computation results in a value of $10.00 or more, the Company will pay such interest to the Applicant, Additional Applicant, or subdivider.

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IDAHO PUBLIC UTILITIES COMMISSION
Approved June 1, 2004 Effective June 1, 2004
Jean D. Jewell Secretary

RULE H
NEW SERVICE ATTACHMENTS AND DISTRIBUTION LINE INSTALLATIONS OR ALTERATIONS
(Continued)

2. General Provisions (Continued)

k. Fire Protection Facilities. The Company will provide service to Fire Protection Facilities when the Applicant pays the full costs of the Line Installation including Terminal Facilities, less Company Betterment. These costs are not subject to a Line Installation Allowance, but are eligible for Vested Interest Refunds under Section 6.a.

l. Customer Provided Trench Digging and Backfill. The Company will at its discretion allow an Applicant, Additional Applicant or subdivider to provide trench digging and backfill. In a joint trench, backfill must be provided by the Company. Costs of Customer provided trench and backfill will be removed or not included in the Work Order Costs and will not be subject to refund.

3. Line Installation Allowances

The Company will contribute an allowance for the Terminal Facilities necessary for service attachments and/or Line Installations. A Line Installation Allowance will be applied to the Line Installation costs for a Subdivision as outlined in Section 4.a.i. Subdividers may recoup their payments only through the refunding provisions under Section 6 of this rule.

	Maximum Allowance
Schedule 1	
Non-Electric Heat Residence	Overhead Terminal Facilities + $1,000
All-Electric Residence	Overhead Terminal Facilities + $1,300
Non-Residence	Cost of Meter Only
Multiple Occupancy Projects	
Single Phase	Overhead Terminal Facilities
Three Phase	80% of Terminal Facilities
Schedule 7	
Single Phase	Overhead Terminal Facilities
Three Phase	80% of Terminal Facilities
Schedule 9	
Single Phase	$1,726
Three Phase	80% of Terminal Facilities
Schedule 24	
Single Phase	$1,726
Three Phase	Overhead Terminal Facilities
Schedule 19	
Case-By-Case	

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4. Charges for Line Installations and Additional Charges for Underground Service Attachments

An Applicant or Additional Applicant will pay the Company for construction of Line Installations and/or underground service attachments, less Line Installation Allowances, based upon the charges listed in this section.

a. Line Installation Charge. If a Line Installation is required, the Applicant or Additional Applicant will pay a partially refundable Line Installation Charge equal to the Work Order Cost less applicable Line Installation Allowances.

i. Line Installation Charges Inside Subdivisions. Inside a Residential Subdivision, the Line Installation Charges are calculated using the Work Order Cost less Terminal Facilities. The maximum refund will be the total per lot refund amount as specified in Section 6.b., but not more than the Work Order Cost less Terminal Facilities. Costs of new facilities outside Subdivisions are subject to Vested Interest Refunds.

Inside a non-Residential Subdivision, the Line Installation Charges are calculated as follows:

	Maximum Allowance
Schedule 7	
Single Phase	Overhead Terminal Facilities
Three Phase	80% of Terminal Facilities
Schedule 9	
Single Phase	Overhead Terminal Facilities
Three Phase	80% of Terminal Facilities

b. Underground Service Attachment Charge. Each Applicant or Additional Applicant will pay a non-refundable Underground Service Attachment Charge for attaching new Terminal Facilities to the Company's distribution system. The Company will determine the location and maximum length of service cable.

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4. Charges for Line Installations and Additional Charges for Underground Service Attachments (Continued)

Schedule 1 and Schedule 7, Single Phase

Underground Service Cable (Base charge plus distance charge)		
Base Charge		
from underground	$ 30.00	
from overhead including riser	$255.00	
Distance Charge (per foot)		
Company Installed Facilities	$ 5.05	
Customer Provided Trench & Conduit	$ 1.05	(Schedule 1 only, Single Family and Duplex)

c. Vested Interest Charge

Additional Definitions for Section 4.c. and Section 6.a.:
Original Investment - Work Order Cost less Terminal Facilities Allowance.
Vested Interest Holder's Contribution - Customer Payment plus Line Installation Allowances other than Terminal Facilities.
Vested Interest - Amount potentially subject to refund.
Load Ratio - Additional Applicant load divided by the sum of Additional Applicant's load and Vested Interest Holder's load.
Distance Ratio - Additional Applicant distance divided by original distance.

i. The initial Applicant will pay the original investment cost less any allowances. An Additional Applicant connecting to a Vested Interest Portion will have two options:

Option One - An Additional Applicant may choose to pay the current Vested Interest Holder's Vested Interest, in which case the Additional Applicant will become the Vested Interest Holder and, as such, will become eligible to receive Vested Interest Refunds up to that new Vested Interest Holder's contribution less 20 percent of the original investment.

Option Two - An Additional Applicant may choose to pay an amount determined by this equation:

Vested Interest Payment = Load Ratio x Distance Ratio x Vested Interest Holder's unrefunded contribution.

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4. Charges for Line Installations and Additional Charges for Underground Service Attachments (Continued)

If Option Two is selected, the Additional Applicant has NO Vested Interest and the previous Vested Interest Holder remains the Vested Interest Holder. The Vested Interest Holder's Vested Interest will be reduced by the newest Additional Applicant's payment.

ii. The Vested Interest Charge will not exceed the sum of the Vested Interests in the Vested Interest Portion.

iii. If an Additional Applicant connects to a Vested Interest Portion which was established under a prior rule or schedule, the Vested Interest Charges of the previous rule or schedule apply to the Additional Applicant.

5. Other Charges

All charges in this section are non-refundable.

a. Relocation and Removal Charges. If an Applicant or Additional Applicant requests a Relocation or removal of Company facilities, the Applicant or Additional applicant will pay a non-refundable charge equal to the Work Order Cost.

b. Engineering Charge. Applicants or Additional Applicants will be required to prepay all engineering costs for Line Installations, and/or Relocations. Engineering charges will be calculated at $36.00 per hour.

c. Engineering Charges for Agencies and Taxing Districts of the State of Idaho. Under the authority of Idaho Code Section §67-2302, an agency or taxing district of the State of Idaho may invoke its right to decline to pay engineering charges until the engineering services have been performed and billed to the agency or taxing district. Any state agency or taxing district that claims it falls within the provisions of Idaho Code §67-2302 must notify Idaho Power of such claim at the time Idaho Power requests prepayment of the engineering charges. Idaho Power may require that the state agency or taxing district's claim be in writing. If the state agency or taxing district that has invoked the provisions of Idaho Code Section §67-2302 does not pay the engineering charges within the 60-day period as provided in that statute, all the provisions of that statute will apply.

d. Right of Way Charge. Applicants or Additional Applicants will be responsible for any costs associated with the acquisition of right-of-way.

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5. Other Charges (Continued)

e. Temporary Line Installation Charge. Applicants or Additional Applicants will pay the installation and removal costs of providing Temporary Line Installations.

f. Temporary Service Attachment Charge. Applicants or Additional Applicants will pay for Temporary Service Attachments as follows:

i. Underground - $140

The Customer provided pole must be set within two linear feet of the Company's existing transformer or junction box.

ii. Overhead - $120

The Customer provided pole shall be set in a location that does not require more than 100 feet of #2 aluminum service conductor that can be readily attached to the permanent location by merely relocating it.

The electrical facilities provided by the Customer on the pole shall be properly grounded, electrically safe, and ready for connection to Company facilities.

The Customer shall obtain all permits required by the applicable state, county, or municipal governments and will provide copies or verification to the Company as required. The above conditions must be satisfied before the service will be attached. Refer to Schedule 66 for charges if these conditions are not satisfied.

g. Unusual Conditions. Applicants, Additional Applicants, and subdividers will pay the Company the additional costs associated with any Unusual Conditions included in the Work Order cost related to the construction of a Line Installation or Relocation. This payment, or portion thereof, will be refunded to the extent that the Unusual Conditions are not encountered. Unusual Conditions payments for Line Installations will also be refunded, under the provisions of Section 6, if the Unusual Conditions are encountered.

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5. Other Charges (Continued)

In the event that the estimate of the Unusual Conditions included in the Work Order Cost exceeds $10,000, the Applicant, Additional Applicant or Subdivider may either pay for the Unusual Conditions or may furnish an Irrevocable Letter of Credit drawn on a local bank or local branch office issued in the name of Idaho Power Company for the amount of the Unusual Conditions. Upon completion of that portion of the project which included an Unusual Conditions estimate, Idaho Power Company will bill the Applicant, Additional Applicant or subdivider for the amount of Unusual Conditions encountered up to the amount established in the Irrevocable Letter of Credit. The Applicant, Additional Applicant or subdivider will have 15 days from the issuance of the Unusual Conditions billing to make payment. If the Applicant, Additional Applicant or subdivider fails to pay the Unusual Conditions bill within 15 days, Idaho Power will request payment from the bank.

h. Joint Trench. Applicants, Additional Applicants, and subdividers will pay the Company for trench and backfill costs included in the work order prepared for an unshared trench. In the event that the Company is able to defray any of the trench and backfill costs included in the work order through the sharing of the trench with other utilities, the trench and backfill cost savings will be refunded.

6. Refunds

a. Vested Interest Refunds. The initial Applicant will be eligible to receive up to 80 percent of the original investment as a Vested Interest Refund in accordance with Section 4.c. Refunds will be funded by the Additional Applicant's Vested Interest Charge as calculated in accordance with Section 4.c. A Vested Interest Holder and the Company may agree to waive the Vested Interest payment requirements of Additional Applicants with loads less than an agreed upon level. Waived Additional Applicants would not be considered Additional Applicants for purposes of Section 6.a.i.(1).

i. Vested Interest Refund Limitations

(1). Except for Rule 6.c, Vested Interest Refunds will be funded by no more than four Additional Applicants during the 5 year period following the completion date of the Line Installation for the initial Applicant.

(2). In no circumstance will refunds exceed 100 percent of the refundable portion of any party's cash payment to the Company.

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6. Refunds (Continued)

b. Subdivision Refunds

i. A subdivider will be eligible for Vested Interest Refunds for payments for Line Installations outside the subdivision.

ii. A subdivider will be eligible for a refund from the Company on the Line Installation Charge inside the Subdivision when a permanent Residence connects for service and occupies a lot inside the Subdivision within 5 years from the construction completion date of the Line Installation for the Subdivision.

iii. The amount refunded to subdividers of residential Subdivisions will be $800 per lot, less any additional Line Installation costs required to provide connected service to the lot.

c. Special Rule for Undeveloped Subdivisions Platted Prior to January 1, 1997

i. For an undeveloped Subdivision which has been platted prior to January 1, 1997, and which has not been amended after January 1, 1997, refunds will be made for connections inside the Subdivision during the first 10 years following the completion date of the Line Installation.

ii. The subdivider will not be entitled to refunds under Sections 6.b.ii. and 6.b.iii. Connections within the undeveloped Subdivision will be treated as individual Applicants or Additional Applicants for payment, extension allowance, and refunding purposes.

iii. The individual requesting the 10 year refund date will have the burden of demonstrating that the Line Installation is to a Subdivision which has been platted and is undeveloped.

iv. Special Arrangements Permitting Deviation from Rule H Refund Provisions – An Applicant and/or Applicants and the Company may mutually agree that a deviation from Rule H refund provisions is reasonable and does not adversely affect other Customers of the Company. A written agreement to deviate from Rule H refund provisions will be prepared and submitted to the Commission. The agreement will not be effective until approved by the Commission.

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7. Line Installation Agreements

When the Line Installation Allowance paid by the Company under the provisions of this rule equals or exceeds $75,000, the Applicant will be required to contract to pay, for a period of 5 years following the completion date of the Line Installation, an annual payment equal to the greater of the billings determined by application of the appropriate schedule or:

a. Eighty percent of the Applicant's total annual bill as determined by application of the appropriate schedule; plus;

b. Twenty percent of the Line Installation Allowance granted the Applicant.

Each Line Installation, for which the Line Installation Allowance paid equals or exceeds $75,000, will require a separate Uniform Distribution Line Installation Agreement between the Applicant and the Company.

Developers of multi-family residential dwellings in which each unit is separately metered will be exempt from the requirement to enter into an agreement with the Company if the Line Installation Allowance paid equals or exceeds $75,000.

8. Existing Agreements

This rule shall not cancel existing agreements, including refund provisions, between the Company and previous Applicants, or Additional Applicants. All Applications will be governed and administered under the rule or schedule in effect at the time the Application was received and dated by the Company.

9. Local Improvement Districts

Unless specifically provided for under this paragraph, a Local Improvement District will be provided service under the general terms of this rule.

The Company will provide a cost estimate and feasibility study for a Local Improvement District within 120 days after receiving the resolution from the requesting governing body. The cost estimate will be based on Work Order Costs and will not be considered binding on the Company if construction is not commenced within 6 months of the submission of the estimate for reasons not within the control of the Company. The governing body issuing the resolution will pay the Company for the costs of preparing the cost estimate and feasibility study regardless of whether the Line Installation or the conversion actually takes place.

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9. Local Improvement Districts (Continued)

After passage of the Local Improvement District ordinance, the Company will construct the Line Installation or conversion. Upon completion of the project, the Company will submit a bill to the Local Improvement District for the actual cost of the work performed, including the costs of preparing the cost estimate and feasibility study. If the actual cost is less than the estimated cost, the Local Improvement District will pay the actual cost. If the actual cost exceeds the estimated cost, the Local Improvement District will pay only the estimated cost. The governing body will pay the Company within 30 days after the bill has been submitted.

A Local Improvement District will be eligible for a Line Installation Allowance for any new load connecting for service upon the completion of the Line Installation. A Local Improvement District will retain a Vested Interest in any Line Installation to the Local Improvement District. A Local Improvement District may waive payments for Vested Interest from Additional Applicants within the Local Improvement District.

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Idaho Power Company
Uniform Distribution Line Installation Agreement

DISTRICT _____ ACCOUNT NO._____
THIS AGREEMENT Made this _____ day of _____, 20____, between _____, whose billing address is _____ hereinafter called Customer, and Idaho Power Company, A corporation with its principal office located at 1221 West Idaho Street, Boise, Idaho, hereinafter called Company:

NOW THEREFORE, The parties agree as follows:

1. The Company will agree to provide facilities to supply _____ volt, ____ phase Electric Service for the Customer's facilities located at or near _____, County of _____, State of Idaho.

2. The Customer will agree to:

a. Make a cash advance to the Company of $_____ as the Customer's share of the investment in service facilities;

b. Provide rights-of-way for the line extension at no cost to the Company, in a form acceptable to the Company;

c. Pay an annual minimum charge during the first 60 months following the Initial Service Date. The annual minimum charge will be the greater of (1) the total of the schedule billings for the year or (2) $_____ plus 80 percent of the total schedule billings for the year. The total schedule billings will be computed in accordance with the rates and provisions of the schedules under which the Customer received service for that year.

3. This Agreement will not become binding upon the parties until signed by both parties.

4. The initial date of delivery of power and energy is subject to the Company's ability to obtain required labor, materials, equipment, satisfactory rights-of-way and comply with governmental regulations.

5. The term of this Agreement will be for 5 years from and after the Initial Service Date thereof.

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6. This Agreement will be binding upon the respective successors and assigns of the Customer and the Company, provided however, that no assignment by the Customer will be effective without the Company's prior written consent. The Company's consent will not be unreasonably withheld.

7. This Agreement is subject to valid laws and to the regulatory authority and orders, rules and regulations of the Idaho Public Utilities Commission and such other administrative bodies having jurisdiction as well as Idaho Power Company's Rules and Regulations as now or may be hereafter modified and approved by the Idaho Public Utilities Commission.

8. The Company's Rule H, any revisions to that rule, and/or any successor rule is to be considered as part of this Agreement.

9. In any action at law or equity commenced under this Agreement and upon which judgment is rendered, the prevailing party, as part of such judgment, will be entitled to recover all costs, including reasonable attorneys fees, incurred on account of such action.

W.O. No. _____

Initial Service Date _____

(APPROPRIATE SIGNATURES)

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Appendix H: Intermountain Gas Company: IPUC Tariff
Section A: General Service Provisions

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SECTION A
GENERAL SERVICE PROVISIONS

1. GENERAL

1.1 The word "Company" as used herein means Intermountain Gas Company.

1.2 The word "month" for rate schedule and billing purposes shall mean the period of approximately 30 days intervening between regular meter reading dates.

1.3 The term "therm" shall mean 100,000 British thermal units.

2. APPLICATION FOR SERVICE

2.1 The Company shall furnish service to applicants within its existing distribution system under the filed rates and in accordance with these General Service Provisions.

2.2 The Company reserves the right to place limitations on the amount and character of gas service it will supply and to refuse service to new consumers for any of the following reasons: (1) If it is unable to obtain the necessary equipment, facilities, or gas to suply such service; (2) If required to do so by regulatory authorities having jurisdiction over the Company; (3) Where such service might adversely affect the gas supply of other consumers; (4) If the permanence of the structure proposed to be served is such that the Company's investment in the service connection is jeopardized; or (5) For other good and sufficient reasons.

2.3 The Company may require the signing of a standard form application for service by all consumers. In addition, a twelve-month special service contract will be required of consumers served under: (1) The LV-1 Rate Schedule; (2) The GS-1 Rate Schedule for water pumping purposes; (3) The GS-1 Rate Schedule in an amount exceeding 2,000 therms per day.

2.4 The Company may, at its option, renegotiate a special service contract for a new twelve-month period whenever the consumer desires to increase usage.

2.5 Other Special contracts may be required where large or special investment in facilities is necessary to supply the requested service, and the Company reserves the right to require

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contributions toward such investment and to establish such minimum charges as are deemed necessary.

3. DEPOSITS TO GUARANTEE PAYMENT OF BILLS

3.1 The Company may require deposits as a condition of service as set forth in Section B, Uniform Customer Relations Practices.

4. PAYMENTS

4.1 The Company shall endeavor to have each consumer's meter read at approximately monthly intervals to determine the amount of gas delivered. In the event the Company's meter reader is unable to gain access to the premises to read the meter on his regular trip, the Company may estimate the consumer's gas consumption for the current billing period based on known consumption for a prior period adjusted for variation in temperature on a degree day basis; subsequent readings will automatically adjust for difference between estimated and actual. Estimated bills shall carry appropriate notice to that effect.

4.2 Saturdays, Sundays, holidays or an unusual condition may alter the normal billing period. In such situations service covering 27 to 35 days inclusive will be billed as a normal billing period. When other than normal billing periods are caused by the Company due to modification of meter reading schedules, consumptions will be billed on a normal billing period basis, or prorated, whichever produces a smaller bill. When other than normal billing periods are caused by the consumer due to opening (or closing) an account, the customer charge for under 16 days will be prorated.

4.3 All billings rendered shall be net and each monthly bill shall be due and payable within 15 days from the date of rendition, except as provided under Section B, Uniform Customer Relations practices. When the customer account is participating in the electronic transfer of funds, the billings shall be due and payable within 11 days from the date of rendition.

4.4 The respective obligations of Company and customer, whether in contract or not, are subject to valid laws, orders, and rules of the Idaho Public Utilities Commission and any other authority having jurisdiction thereof.

The customer shall reimburse the Company for the customer's proportionate part of any new or existing tax or franchise fee, user fee, increased tax or fee, rate, increased rate, or charge (other than ad valorem and income taxes) assessed,

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imposed or levied against the Company or upon its business, or on or in respect of gas sold or transported as a result of any law, amendment of law, order or regulation of any agency, public body or court having jurisdiction, which shall be an addition to any tariff rate schedules in effect.

4.5 With the exception of the state and its taxing districts, amounts due for utility service which remain unpaid at the time of the next cyclical billing will be assessed interest at the rate of 1% per month as specified in Idaho Code Section 28-22-104. Interest will be assessed against the state and its taxing districts at the rate of 1% per month sixty (60) days after receipt of the bill. Participants in the Level Payment Program will be exempt from late payment interest charges.

4.6 Once each month, customers will be assessed a $15.00 fee as a "Field Collection Charge" if a Company representative visits the premises to disconnect service and receives payment in lieu of disconnection. However, the Company shall allow one collection visit per customer without charge during any twelve (12) consecutive month period. Application of this charge will be waived if service is discontinued during the field collection visit.

4.7 Customers will be assessed a $20.00 "Returned Check Charge", pursuant to Idaho Code Section 28-22-105. This charge shall apply when a customer tenders payment for utility service with a check which is subsequently rejected and returned by the bank.

5. SELECTION OF RATE

5.1 When more than one schedule is applicable to the customer's service, the Company shall, at the customer's request, assist in determining the rate most favorable to him. Except where there is a contract between the Company and the customer, any of the Company's rates, if applicable to the service, may at any time be substituted, at the customer's option, for the rate under which service is rendered; provided that not more than one substitution of a rate may be made within any period of twelve consecutive months. Such change shall not be retroactive.

5.2 All rate schedules as they may be in effect from time to time and as approved by the Idaho Public Utilities Commission shall be subject to the General Service Provisions herein.

6. METERING

6.1 The customer shall provide a suitable location satisfactory to the company for its metering equipment.

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6.2 The representative of the Company shall be given access to the premises of the consumer at all reasonable hours for obtaining meter readings, for shutting off the flow of gas for reasons herein prescribed, for inspection of piping and appliances, and for inspecting, removing, repairing or protecting from abuse or fraud any of the property of Company installed on the premises. Access shall be granted at all times for emergency purposes. The company may refuse gas service, or suspend it, on refusal of legitimate access to the property. In the event of recurring inaccessibility, the Company, at its option, may relocate its metering equipment at the consumer's expense.

6.3 Gas supplied to a consumer under any of the Company's rate schedules is for the sole use of such consumer and shall not be re-metered or sub-metered for sales to others; nor shall the gas be piped across or along public streets, roads or alleyways beyond the confines of said consumer's premises for use at other locations, without first obtaining written permission from the Company.

6.4 When service is supplied to condominiums, townhouses or individually owned units located on contiguous property, such service may be supplied through a single meter, and the charge will be computed by multiplying the minimum charge and the therms in each block of the General Service Rate Schedule by the number of individually owned units to be served.

6.5 Only at the Company's option, service may be supplied through more than one meter on the customer's contiguous property, and registrations totaled for billing purposes. Service may not be combined for any billing or service purpose on non-contiguous property.

7. METER ACCURACY

7.1 Company will maintain its metering equipment in accordance with the rules and regulations of the Idaho Public Utilities Commission. When for any reason a meter fails to register the full use of gas, or fails to register within the limits of accuracy prescribed by the Idaho Public, consumer's use of gas will be estimated on the basis of available data and charges will be adjusted accordingly.

8. CONSUMER PIPING AND APPLIANCES

8.1 All piping, fixtures and appliances on the consumer's side of the meter shall be installed and maintained under the responsibility and at the expense of the consumer or owner of the premises.

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8.2 The piping, fixtures and appliances shall be maintained in conformity with all municipal, state and federal requirements and with the applicable standards published by the National Fire Protection Association. The nature and condition of this piping and equipment shall be such as not to endanger life or property, interfere with service to other consumers or permit the consumption of gas without meter registration (except flat rate service). If there is any violation of these conditions, the Company may refuse service or discontinue service without notice until such violations are remedied by the consumer.

9. DISCONTINUANCE AND RECONNECTION OF SERVICE

9.1 When a consumer desires to discontinue service he shall give notice at the office of the Company at least two days in advance and shall be responsible for all gas consumed for the two days after date of such notice.

9.2 The Company may discontinue service for any of the reasons set forth in Section B, Uniform Customer Relations Practices.

9.3 When it becomes necessary for the Company to discontinue gas service to a consumer for any of the foregoing reasons, service will be reinstated only after all bills for service then due have been paid or satisfactory arrangements made for the extension of credit, except as provided in Section B, Uniform Customer Relations Practices.

9.4 A reconnection charge of $20.00 if reconnection is made during regular business hours, Monday through Friday, holidays excepted, and $40.00 for such reconnection if made other than during regular business hours or on weekends or holidays shall be made to restore service discontinued as a result of seasonal or non-pay service interruption.

9.5 An "Account Initiation Charge" in the amount of $14.00 during regular business hours and $40.00 outside of regular business hours will be assessed on each account opened with the Company and will be billed with the first regular bill. This charge will not apply to landlord temporary service where a landlord has signed a Continuous Service Agreement or to code compliance inspections mandated by Commission General Order 98.

9.6 The Company shall determine the pressure to be supplied to the consumer, and service shall be disconnected if pressure regulation equipment is changed or altered by consumer.

9.7 Only those persons authorized by the Company may turn on a Company gas meter.

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10. GAS LEAKS

10.1 The consumer shall give immediate notice to the Company of leakage of gas. No adjustment of bills on account of leakage shall be made unless leakage results from fault or neglect of agents of the Company. In the case of leakage or fire, the stopcock at the meter should be closed immediately.

11. TEMPORARY DISCONTINUANCE OF SUPPLY

11.1 The Company may temporarily shut off the supply of gas to the consumer's premises after reasonable notice for the purpose of making necessary repairs or adjustments to the main, service, meter or other facilities and reserves the right to shut off the gas supply without notice in case of emergency.

12. INSTALLATION OF SERVICE PIPES AND CONNECTIONS

12.1 The Company may provide a gas service line to a consumer receiving service under Rate Schedules RS-1, RS-2 and GS-1 at its own expense from the property line bounding the street or right-of-way in which the gas main is located. This determination to provide service will be made according to the service line schedules as shown in Section C. All additional footage for service lines over the maximum allowed in these schedules may be charged an excess footage fee.

(a) Service lines with an internal rate of return of 12.5% or greater will be installed by the Company at no charge. The Company investment will be secured by a Service Line Application and Agreement.

(b) Service lines with an internal rate of return less than 12.5% will not be constructed without payment of an excess footage charge by the consumer. The Company investment will be secured by a Service Line Application and Agreement and a Service Extension Contract.

12.2 The Company requires Service Line Application and Agreement and Service Extension Contracts as follows for all new service lines extended from existing mains.

(a) The Service Line Application and Agreement secures a commitment from the customer to install specified gas appliances when the service is initiated. Those specified appliances are compared to the graphs and tables in

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Section C to determine the allowable service line footage that will result in an internal rate of return of at least 12.5%. When the allowable service line footage is equal to or greater than the footage necessary to serve the consumer, the service is constructed at no charge to the consumer and no additional documents are needed.

(b) The Service Extension Contract is necessary in addition to the Service Line Application and Agreement when the allowable service line footage is less than that necessary to serve the customer. The allowable service line footage is converted to an "Allowed Investment" that will result in an internal rate of return of 12.5% and the footage necessary to serve the consumer is converted to a "Calculated Investment." The difference between them is the excess footage charge the consumer must pay the Company before the service will be constructed. The Service Extension Contract provides for the refund to the consumer of the excess footage charge with no interest if during the first twenty-four (24) months after the service line is constructed the customer adds appliances and the recalculated allowable service line footage is equal to or greater than the footage actually installed. The recalculation is done based on the requirements in force at the time the Service Extension Contract was signed.

12.3 For uses not appearing in Section C, an allowance for increased footage may be made to compensate for increased revenue.

12.4 The Company shall not be required to provide service under this provision when, in the judgment of the Company, the premises proposed to be served are of such temporary nature or in such a state of repair as to be of questionable permanence.

12.5 The Company reserves the right to designate the location of the service line, meter and regulator, and the amount of space which must be left unobstructed for the installation and future maintenance and operation thereof.

12.6 Relocation of service piping for the convenience of the consumer will be at the expense of the consumer.

12.7 The consumer to be served shall indemnify and hold the Company harmless from liability for trespass or injury to property crossed by the installation of the service line.

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12.8 Where a service connection is desired for premises on which there is no permanent structure (mobile homes in a recognized mobile home court and any structure situated on a permanent foundation will be considered permanent and will not be considered in applying this rule), the Company will install a service connection to said premises only upon the payment by the applicant of the estimated cost of said service connection. If the service connection remains in continuous use for a period of five (5) years from the date of the installation, the Company will refund to the applicant the full amount advanced.

12.9 The Company will provide only one service to one customer. When requested, however, a second service for a remote location may be provided if the new meter location is over fifty (50) feet from the closest point on the existing service and the new load justifies the second service under the criteria set forth in the service line schedules.

13. EXTENSIONS OF MAINS

13.1 The Company shall extend its mains to serve residential or small commercial customers in its service area according to the standards set forth in this paragraph. The Company shall have the right to refuse service where, in its opinion, the building for which service is requested is not of such permanence as to warrant the expenditure involved. All costs for customers will be based on a two inch (2") diameter gas main unless the actual load requires a larger size.

(a) Projects with an internal rate of return equal to or greater than 12.5 percent will be constructed by the Company without charge. The Company's investment will be secured by either a type B Contract or, for individual customer, a Service Line Application and Agreement.

(b) Projects with an internal rate of return less than 12.5 percent will not be constructed without a contribution in aid of construction and a type A Contract.

(c) Contributions in aid of construction must be of an amount sufficient to achieve an internal rate of return of 12.5 percent.

13.2 The Company shall extend its mains to serve other than residential or small commercial customers at the option of the Company when, in its opinion, the prospective revenue warrants the investment.

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13.3 The Company requires main extension contracts and/or Service Line Applications and Agreements as follows for projects not meeting criteria under Schedule C or for all new main extension projects.

(a) Main Extension Contract Type B

This agreement is to secure a commitment from the subdivision developer to insure a proposed development will meet minimum project revenue standards as shown in Schedule C. This agreement will be in force for three (3) years from the end of the month in which the construction of the main extension is completed. The project revenue shall be computed from the gross revenue received in the twelve (12) month period of the third and final year. Customers connected during this final twelve (12) month period will be adjusted for estimated annual revenue. If one and one half (1½) times the computed project revenue is less than the Company's investment, the developer shall pay the Company the difference between this computed revenue and the investment in the project.

(b) Main Extension Contract Type A

When in the determination of the Company the proposed extension of service will not provide sufficient revenue to meet the minimum rate of return, the Company will require an advance payment of an amount to cover the additional costs over and above the allowable investment as determined in Paragraph 13.1 These funds will be subject to refund for a maximum of five (5) years, and will be reviewed yearly for potential refund. This refund shall be computed and returned to the customer in an amount equal to one and one half (1½) times the estimated annual gross revenue for the increased load from those new services not used to calculate any previous revenue.

(c) Service Line Application and Agreement

For new individual homes and existing home conversions, a Service Line Application and Agreement is completed for each first year customer on the project. Estimated revenue from first year customers who have signed a Service Line Application and Agreement may be used to determine the Internal Rate of Return.

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14. REGISTRATION OF GAS FIRED EQUIPMENT

14.1 To assist the Company in anticipating future peak-load requirements, all installations of new gas fired equipment shall be registered with the Company within Five (5) days after such installation. Unless so registered, the Company shall not be obligated to supply gas to such equipment.

15. EMERGENCY OR STAND-BY SERVICE

15.1 Gas service is not available to any customer for equipment requiring an aggregate of more than two therms per hour for emergency stand-by, or intermittent use in conjunction with another fuel, except by special arrangement with the Company.

16. WATER PUMPING SERVICE

16.1 Farm customers and organizations using gas for the operation of irrigation and soil drainage pump engines accepted by the Company as qualified may select seasonal service under Rate Schedule GS-1 or if the requirements exceed 2,000 therms per day, the customer may elect service under Rate Schedule LV-1.

16.2 In order to obtain service for irrigation water pumping, a customer must provide the Company with either a payment covering at least 75% of the estimated seasonal usage or an acceptable letter of credit securing payment for 100% of the estimated total seasonal usage with provisions for monthly payments.

17. PRIORITIES OF FIRM SERVICE

17.1 Service to firm customers will be maintained on priority basis. In the event that the Company's firm gas supply is insufficient at any time to meet in full the requirements of customers served under Firm Rate Schedules, either due to inadequacy of supply or by reason of force majeure, the Commission may declare an emergency to exist, as that term is used in Idaho Code, Section 61-531, and curtailment by the Company of firm service shall be in the inverse order of the priorities specified herein.

17.2 Curtailment shall be imposed in the inverse order of the following priorities:

(a) Requirements of less than 500 therms per day of firm service;

(b) Requirements of 500 therms per day, but less than 2,000 therms per day of firm service, excepting gas used for industrial boiler fuel, and requirements for storage gas injection for gas reasonable anticipated to be

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needed for use in connection with priority (a) above or with this priority (b) within the next ensuing 90 days;

(c) Requirements of 2,000 therms or more per day of firm service for commercial consumers and for industrial use for feedstock, direct fired processing and plant protection;

(d) Requirements for all other contracted customer uses.

Subject to the provisions of Paragraph 17.1 above, curtailment within each priority and among the consumers therein shall be imposed at as close a daily pro rata basis as is reasonably possible. One hundred percent (100%) of each consumer's requirements in each priority will be curtailed before the next highest priority is curtailed.

17.3 The Company shall not be liable for damages nor for loss of productivity nor business arising out of curtailment under the schedule set forth in Paragraph 17.2 above.

17.4 The company shall endeavor to give notice of curtailment and limitation of service as far in advance of actual curtailment as conditions permit.

17.5 In the event that it should be necessary to curtail firm service due to force majeure, the Company will attempt to adhere to the priorities established in Paragraph 17.2 to the extent that such adherence is technically feasible.

17.6 The Company shall have the right to inspect consumer's facilities in order to determine service requirements, establish the order of priority of service and ascertain whether curtailment is being carried out pursuant to this rule. The Company may physically terminate service to any consumer who does not comply with a curtailment request or an inspection request issued pursuant to this Section 17.

17.7 In cases of force majeure, the Company may deviate from strict adherence to the stated priorities in Section 17.2, if adherence to priorities would not improve the Company's ability to maintain its service in accordance with those priorities. All deviations from the priorities stated in Section 17.2, including differences between what a consumer may actually receive and what the consumer would reasonably be expected to take on a given day under the circumstances than existing as to that consumer, shall be reported immediately by the Company to the Idaho Public Utilities Commission.

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17.8 Any disputes concerning enforcement of any provision of this Section 17 may, upon application by any affected party, be submitted to the Idaho Public Utilities Commission for a ruling thereon.

17.9 For the purpose of applying the priority schedule, the following definitions shall apply:

Firm Service: Service from schedules or contracts under which seller is expressly obligated to deliver specific volumes within a given time, and which anticipates no interruptions except to permit curtailment under this Section 17.

Commercial: Service to consumers engaged primarily in the sale of goods or services, including institutions and local, state and federal governmental agencies for uses other than those involving manufacturing.

Industrial: Service to consumers engaged primarily in a process which creates or changes raw or unfinished materials into another form or product.

Plant Protection Gas: The minimum volumes required to prevent physical harm to the plant facilities or danger to plant personnel when such protection cannot feasibly be afforded through the use of an alternate fuel. This includes the protection of such material in process as would otherwise be destroyed but shall not include deliveries required to maintain plant protection.

Feedstock Gas: Natural gas used as raw material for its chemical properties in creating an end product.

Direct Fired Processing: This includes only: (a) the direct application of flaming gas on a product being processed or manufactured in an industrial process; and (b) gas uses which require precise temperature controls and precise flame characteristics not readily available in alternate fuels.

18. FORCE MAJEURE

The Company shall not be liable for damages resulting from or occasioned by a cause not reasonably within the control of the Company and which, by the exercise of due diligence and prudent management, the Company is unable to prevent or overcome. Such causes shall include, but not be limited to, acts of God, strikes and lockouts, acts of the public enemy, wars, blockades, insurrections, sabotage, riots, epidemics, landslides, lightning, earthquakes, fires, storms, floods, washouts, arrests and restraints by the people of governmental bodies, civil disturbances, explosions, breakage or accident to machinery or lines of pipe, or the other of any court or governmental authority having jurisdiction.

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19. RATES FOR SERVICE

19.1 The Company will inspect customer owned equipment and house piping for known or suspected hazardous conditions and for compliance with municipal, state and federal codes and standards at no cost to the customer.

19.2 Diagnostic Service and Pilot Maintenance will be charged at the rate of $20.00 during normal business hours and $30.00 after hours, on weekends and holidays. This service includes: 1) equipment inspection and/or minor adjustments; b) re-lighting the pilot light, and/or cleaning and replacing the pilot orifice or thermocouple.

19.3 If a service reconnection as cited in Section A, Paragraph 9.4 is made in connection with the pilot light service, the only charge to the customer will be the reconnection charge.

19.4 If a new residential service line customer requests the installation of an Excess Flow Valve ("EFV"), the customer will bear all costs associated with the EFV installation. The installation of the EFV will be charged at the rate of $76.00. The installation of an EFV to an existing residential customer will be charged at a rate as estimated to modify that specific service line. The original customer may later incur costs for maintaining and replacing the EFV. Intermountain Gas Company will notify the customer as to the estimated costs associated with maintenance and/or replacement of the EFV to the extent known.

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SECTION A

GENERAL SERVICE PROVISIONS

20. RATES FOR SERVICE

20.1 The Company will inspect customer owned equipment and house piping for known or suspected hazardous conditions and for compliance with municipal, state and federal codes and standards at no cost to the customer.

20.2 Diagnostic Service and Pilot Maintenance will be charged at the rate of $20.00 during normal business hours and $30.00 after hours, on weekends and holidays. This service includes: a) equipment inspection and/or minor adjustments; b) re-lighting the pilot light, and/or cleaning and replacing the pilot orifice or thermocouple.

20.3 If a service reconnection as cited in Section A, Paragraph 9.4 is made in connection with the pilot light service, the only charge to the customer will be the reconnection charge.

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Appendix I: Qwest Corporation: IPUC Basic Local Exchange Tariff Section 104.4.1: Extensions for New Real Estate Additions

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104. OBSOLETE CONSTRUCTION CHARGES AND OTHER SPECIAL CHARGES

104.4 UNUSUAL INSTALLATIONS

104.4.1 EXTENSIONS FOR NEW REAL ESTATE ADDITIONS

A. Facility Charges for New Areas of Residential Land Development

1. A facility charge (refundable) applies to the developer when the Company undertakes the provision of facilities for exchange service or other services to a residential development of 4 or more lots or living units before telephone demand is known within the development. Extensions into or additions of 4 or more lots or living units to new or existing Mobile Home, Trailer, and RV Parks requiring telephone facilities to individual spaces will be considered residential developments. This Tariff applies to projects both inside and outside the base rate area.

2. The facility charge will be $215 per lot/living unit within the development and is payable in full by the developer prior to the start of any required construction by the Company.

3. The Company will not incur expenses prior to receiving payment from the developer equal to the total amount due for the development.

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104. OBSOLETE CONSTRUCTION CHARGES AND OTHER SPECIAL CHARGES

104.4 UNUSUAL INSTALLATIONS

104.4.1 EXTENSIONS FOR NEW REAL ESTATE ADDITIONS

A. Facility Charges for New Areas of Residential Land Development (Cont'd)

4. The Company and the developer will enter into a written land development agreement for provision of all additional facilities necessary to provide service to the development. The agreement will include the following:

   a. A description of the development.

   b. A description of the telephone facilities to be provided.

   c. The amount of the facility charge.

   d. A provision for the refund of the facility charges at $430 per working access line, but not to exceed the amount paid by the developer, if at any time within 5 years of the date of the execution of the land development agreement, 50% of the access lines specified in the written agreement are in service.

   e. A provision for the developer to notify the Company in writing when, in their judgment, fifty percent fill has been attained. Final evaluation will be made by the Company.

   f. A date beyond which this refund provision will no longer apply.

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104. OBSOLETE CONSTRUCTION CHARGES AND OTHER SPECIAL CHARGES

104.4 UNUSUAL INSTALLATIONS
104.4.1 EXTENSIONS FOR NEW REAL ESTATE ADDITIONS
A. Facility Charges for New Areas of Residential Land Development (Cont'd)

5. Residential developments with multi-family dwellings will be assessed $215 per living unit.

6. If the development does not reach a 50% in-service rate within 5 years, the developer will not be entitled to any refund.

7. If a new community dial office or feeder facilities must be provided specifically to serve the development, additional charges will apply to the developer based on the nonrecoverable, nonreusable costs involved. These facilities and associated charges will be included in the agreement.

8. The Company will use its best efforts to assure the availability of CO facilities consistent with its obligations to provide exchange service.

9. Applicants for service within a new area of land development located outside of the base rate area will be required to pay a zone connection charge for each exchange access line requested.

10. Where, in the Company's judgment, a development involves considerable risk and there is reason to believe that the cost of the requested facilities cannot be recovered, the Company reserves the right to extend facilities to the development as required by specific requests for customer service.

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104. OBSOLETE CONSTRUCTION CHARGES AND OTHER SPECIAL CHARGES

104.4 UNUSUAL INSTALLATIONS

104.4.1 EXTENSIONS FOR NEW REAL ESTATE ADDITIONS

A. Facility Charges for New Areas of Residential Land Development (Cont'd)

11. For requests for telephone service within land development areas for which there is no written land development agreement, the construction charges for each applicant will be $215 per lot or living unit. This charge to individual applicants is not refundable.

12. If the Company determines that requests for service described in paragraph 11 preceding, should be filled by providing temporary facilities and if temporary construction charges would be less than the per lot charge, the applicant will be charged the temporary construction charge.

B. Facility Charges for New Areas of Commercial Land Development

1. A facility charge applies to the developer when the Company undertakes the provision of feeder and/or distribution facilities for exchange or other services to industrial parks; business, professional or institutional complexes; and apartment complexes. Developments where multi-family structures are to be rented or leased are included in this Tariff.

2. The facility charge will apply both inside and outside the base rate area.

3. A non-refundable charge applies for entrance facilities placed on private property, be it a parcel of land or a lot within a subdivision.

4. A refundable charge applies for back-bone feeder and/or distribution facilities placed or committed to serve commercial land developments.

5. The Company and the developer will enter into a written land development agreement for the provision of the requested facilities.

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104. OBSOLETE CONSTRUCTION CHARGES AND OTHER SPECIAL CHARGES

104.4 UNUSUAL INSTALLATIONS

104.4.1 EXTENSIONS FOR NEW REAL ESTATE ADDITIONS

B. Facility Charges for New Areas of Commercial Land Development (Cont'd)

6. The facility charge will equal the estimated cost of the facilities requested and is payable in full by the developer prior to the start of any required construction or commitment of facilities by the Company.

7. Where facilities are to be placed in a commercial development, the developer must provide conduit, trenching and backfill, unless negotiated otherwise.

8. In lieu of a non-refundable charge, as outlined in 3. above, the developer may provide the entrance facilities from the utility easement to the protector or network interface on the following conditions:

   a. Facilities must be installed in accordance with rules adopted by the Federal Communications Commission as amended and the most recent edition of the National Electrical Code.

   b. Facilities must be sized by joint agreement between the Company and the developer.

   c. All inspections, splicing and acceptance testing will be performed by the Company and the cost will be non-refundable.

   d. Maintenance of the entrance cable will be provided by the Company.

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104. OBSOLETE CONSTRUCTION CHARGES AND OTHER SPECIAL CHARGES

104.4 UNUSUAL INSTALLATIONS
104.4.1 EXTENSIONS FOR NEW REAL ESTATE ADDITIONS
B. Facility Charges for New Areas of Commercial Land Development (Cont'd)

9. Refunds, where applicable, will be based on a five-year agreement and will be determined as follows:

   a. A declining refund factor of 100% the first year, 90% the second year, 80% the third year, 70% the fourth year and 60% the fifth year, will be applied to the refund formula in e. below based on lines in service subject to the facility agreement. Refunds will not be applicable to facilities placed in service beyond 5 years from the date of the facility agreement.

   b. The cost per line will be determined by dividing the total refundable facility charge by the number of lines negotiated.

   c. A minimum of 40% of the lines negotiated must be in service before a refund is applicable.

   d. Determination of refunds will be limited to once per year and must be initiated by the developer in writing.

   e. The following formula will determine the amount of refund:

INCREASED LINES IN SERVICE	X	COST/ LINE	X	REFUND FACTOR	=	REFUND

10. Applicants for service within a new area of land development located outside of the base rate area will be required to pay a zone connection charge for each exchange access line requested.

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104. OBSOLETE CONSTRUCTION CHARGES AND OTHER SPECIAL CHARGES

104.4 UNUSUAL INSTALLATIONS
104.4.1 EXTENSIONS FOR NEW REAL ESTATE ADDITIONS (Cont'd)

C. Temporary Development Charge

1. A temporary development charge will apply when, in the opinion of the Company, substantial evidence exists indicating that exchange telephone facilities will not be required beyond a ten (10) year (or less) time period within the specific development.

2. Normally the temporary development charge shall be collected in advance from the developer and shall be in the amount of the present worth of the undepreciated portion of the nonrecoverable, nonreusable investment required to provide exchange services to the development assuming a depreciation period equal to the estimated economic life of the facilities provided.

3. The Company and the developer will enter into a written agreement covering a time period not to exceed 10 years. Contract considerations include the following:

   a. Whenever possible the above agreement shall be incorporated with the land development agreement governing facility charges in new areas of land development and all terms of that contract as described in 4.4.1.A.4., preceding, shall apply except that the facility charge refund per exchange access line shall be reduced by an amount equal to the temporary development charge divided by the estimated number of exchange access lines within the development.

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104. OBSOLETE CONSTRUCTION CHARGES AND OTHER SPECIAL CHARGES

104.4 UNUSUAL INSTALLATIONS
104.4.1 EXTENSIONS FOR NEW REAL ESTATE ADDITIONS
C. Temporary Development Charge (Cont'd)

4. The development shall be reclassified permanent under the following conditions:

   a. On the fifth anniversary date of the contract the Company determines that conditions area such that temporary status no longer applies to the specific development.

   b. On the sixth and subsequent anniversary dates prior to the tenth anniversary date of the contract the developer petitions the Company in writing for a review of the development's temporary status and the Company determines that temporary status no longer applies to the specific development.

   c. On the tenth anniversary of the contract, if exchange access lines remain in service within the development, the development shall be classified permanent.

5. Refunds of all or a portion of the temporary development charge shall be made to the developer upon reclassification of the development to permanent based on primary exchange access lines in service as follows:

   a. Determine the ratio of exchange access line in service to the estimated net primary exchange access lines as specified in the agreement.

   b. The refund shall be an amount equal to the total temporary development charge times the ratio in 5.a., preceding.

   c. If a facility charge has been collected under a land development contract, the exchange access line ratio in 5.a., preceding, shall not exceed the exchange access line ratio calculated using exchange access lines in service as of the fifth anniversary of the contract.

   d. There shall be only one refund made of the temporary development charge, or portion thereof, during the term of the contract.

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104. OBSOLETE CONSTRUCTION CHARGES AND OTHER SPECIAL CHARGES

104.4 UNUSUAL INSTALLATIONS

104.4.1 EXTENSIONS FOR NEW REAL ESTATE ADDITIONS

C. Temporary Development Charge (Cont'd)

6. In those instances when it is necessary to collect the temporary development charge from individual customers residing within the development, the temporary development charge shall be converted to a monthly increment per exchange access line which shall be added to each customer's monthly billing.

   a. Collection of the monthly increment shall terminate, if in the opinion of the Company, conditions indicate that the development has attained permanent status or on the tenth anniversary date of initial exchange access line installation within the development whichever occurs first.

   b. Individual customers residing within a temporary development may form an association for the purposes of negotiating a temporary development contract with the Company. Such association will be accorded the same rights, privileges and obligations as a developer under the terms of the written agreement.

   c. No refunds of the temporary development charge will be made to individual customers.

7. The temporary development charge applies in addition to any monthly, construction, zone connection or service charges applicable under existing tariffs.

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Appendix J: Southwest Idaho Public Libraries: Open Access Services Agreement

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Open Access Services Agreement

This Agreement is made by and between the Libraries named as signatories.

The parts of this Agreement are as follows:

1. Effect Of This Agreement
2. Definitions
3. Services
4. Cooperative Fund: Fund Creation Annual Fund Calculations, and Fund Uses
5. Cooperative Activities
6. Fund Administration
7. Participation of Additional Libraries
8. Agreement Variables
9. Compensation
10. Term of Agreement
11. Withdrawal
12. Effect of Section Headings
13. Non-Exclusivity
14. Severability
15. Governing Law
16. Notices
17. Amendments

1. Effect Of This Agreement

In order to provide quality library services and to promote and extend the regional value of libraries, the signatory Libraries have created and now fully support the contents of this Agreement.

This Open Access Agreement (after this "Agreement") binds the signatory parties, which are the Libraries or their jurisdictional parent organizations (after this "Library" or "Libraries") to provide services, as defined in Section 3, Services, of this Agreement, to the patrons of each Library in a manner equivalent to those services offered to the patrons resident in the jurisdiction of the Library providing service.

The Agreement further establishes a regional Cooperative Fund, funded by the participating libraries and used to further regional service goals. Finally, the Agreement identifies a level of lending service to patrons of an individual OAP Library jurisdiction which represents a lending imbalance significant enough to warrant compensation to the lending library.

The Agreement shall be signed by all parties no later than September 15, 1997, and signature must be that of the jurisdictional body with power to commit and bind each Library to the Agreement's terms, conditions, and covenants. Any library signing the Agreement later than September 15, 1997, shall become a participant in the Agreement in the second and succeeding Annual Periods of the Agreement.

This Agreement shall be effective October 1, 1997.

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2. Definitions

Annual Period: October 1 through September 30, the reporting period used for calculation of contributions to the Cooperative Fund and for identification of the requirement for Compensation under the Agreement.

Compensation: That compensation resulting from usage of one Library by the patrons of another Library's jurisdiction at levels of 10 percent or greater of the lending Library's total annual lending.

Compensation requires a separate working agreement between the two Libraries, as defined in Section 9, Compensation.

Cooperative Fund: An account containing the annual contributions of the Open Access partner libraries, including any unexplained balances of current or previous years' contributions to the Fund, plus funds from other sources, to be used for purposes benefiting all participating libraries.

Open Access Partner (OAP): Term used to designate a library that is signatory to and participating in this Agreement.

3. Services

The Libraries agree to provide lending services to the patrons of each Library, as if the patron requesting lending services in a Library were a resident of the jurisdiction in which the patron is seeking lending services.

For the purposes of this Agreement, lending services shall mean direct lending to a patron in person, Interlibrary Loan lending to a patron via another Library, lending to a patron conveyed by courier service, or other means of providing lending service to a patron. Until the Agreement is amended, the Agreement covers no other services.

Nothing in this Agreement shall require a Library to extend services to a non-resident patron beyond the kind, number, value, or quality of services provided to resident patrons.

The non-resident patron must have a valid borrower's card from his/her home library, unless a bilateral agreement between two libraries established that this card is not required. Any Library may require that a patron be in good standing in the patron's residential jurisdiction, and may elect at its discretion to verify patron status and to deny service to patrons whose status does not correspond to the requirements of the lending Library.

All Libraries agree to provide electronic access to patron records to the other Libraries, where technically feasible, for the purpose of verifying patron status. Libraries may elect to verify patron status using other means, at their discretion.

4. Cooperative Fund: Fund Creation, Annual Fund Calculations, and Fund Uses

The Libraries agree to create and maintain a Cooperative Fund, to be administered as described in Section 6, Fund Administration, of this Agreement, to provide for cooperative, mutual benefits among the Libraries. In order to make the Cooperative Fund responsive to Libraries' budgets, the Fund contribution shall be reviewed by the Libraries on an annual basis, and in that review, the Cooperative Fund Contribution will be assigned an annual value or designation. (See Section 8, Agreement Variables.)

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For each Annual Period the Libraries will pay to the Fund, in a single annual payment, the contribution calculated by the Fund Administrator based on the Agreement Variables in Section 8 of this Agreement.

The Initial period of the Agreement is from October 1, 1997, until September 30, 1998. For this period Libraries will pay to the Fund an amount equal to the percentage of their materials budget identified in the Section 8, Agreement Variables. This payment shall be made in a single annual payment.

Duties and Annual Schedule of Cooperative Fund

The duties and schedule of annual activities for the Cooperative Fund shall be as described in the following table. In 1997, the development of this Agreement shall substitute for Step 1.

1.	Between September 1 and September 30	The Libraries will conduct an Annual Meeting to review the Agreement Variables, affirming existing Variables, or modifying them according to the guidelines contained in Section 8, Agreement Variables, and to designate a Chair and Fund Administrator.
2.	No later than November 1	Libraries shall report to the Fund Administrator the Collection Expenditure figure for the just-concluded fiscal year, by November 1 of each year in which the Agreement is in force. The report will conform to the methods and reporting requirements of annual statistical reports provided to the Idaho State Library.
3.	No later than November 1	Libraries shall keep records of their lending services, noting the jurisdiction of each borrower, and counting the number of items each borrower takes from each Library. These records will correspond to the methods and reporting requirements of annual statistical reports provided to the Idaho State Library. The Libraries shall provide those reports to the Fund Administrator by November 1 of each year in which the Agreement is in force.
4.	No later than December 1	The Fund Administrator shall receive the report, and cumulate them for all Libraries annually, following receipt. Such reports will be provided to each Library within thirty days of receipt by the Fund Administrator, but not later than December 1. The reports will include a statement of amounts owing to the Fund, based on the Libraries' annual modifications to the Cooperative Fund Agreement Variables and the Libraries' lending reports. These reports will also include notification to any libraries affected by the Compensation Section 9, Compensation, of this Agreement.
5.	No later than February 1	Payments to the Cooperative Fund shall be due by the 1st of February of each year in which the Agreement is in force.
6.	At any time during Annual	Open Access Partner libraries may meet at any time during the

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Period to agree on the disbursement of Cooperative Fund monies to the mutual benefit of the parties, as described in Section 5, Cooperative Activity, of this Agreement.

The Libraries may also seek funding for the Cooperative Fund from other sources, including but not limited to the Library Improvement Account funded by the Idaho Legislature, other State or Federal library grants, private foundation grant funding, or any such funding source. The user of such grant funds for any service whatsoever requires an affirmative vote of two-thirds of the participating libraries. By a two-thirds vote the Libraries may also assess themselves an additional fee.

5. Cooperative Activities

The participants in the Open Access Agreement will conduct activities that enhance and support library services in their region. To do so, the participants will select a Chair and a Fund Administrator at their Annual Meeting, to be held during the month of September of each year of the Agreement. These elections shall be by a majority vote of the participating libraries.

Duties of the Fund Administrator appear in Section 6 of this Agreement.

Duties of the Chair will include conveying and conducting the Annual Meeting and any other meetings of the participants as may occur from time to time, and ensuring that official minutes are recorded for each meeting. The Chair will see that all participants are advised of any meeting prior to a meeting, except that, on emergency basis, a notice of meeting and such meeting can take place at a time convenient for the majority of the participants.

Should either the Chair or the Fund Administrator be unable to successfully complete her/his duties throughout the Annual Period, a replacement can be names by a vote of two-thirds of the participating libraries.

The Libraries may elect to use the Cooperative Fund to acquire or fund any service, product, or other enhancement to library services within the Libraries' region. Agreement on acquiring or funding such service, product, or enhancement shall require an affirmative vote of two-thirds of all participants in the Cooperative Fund.

Any participating library may propose a use for monies in the Cooperative fund and request a meeting to make a decision related to that use. The proposing library shall provide each OAP library, not less than 15 days prior to the scheduled meeting a written description of the proposal, including specific expenditure items, estimated costs, and a description of the regional benefit to be derived from such expenditure.

Any two participating libraries may call for a meeting on any other topic related to the activities of the Open Access Partnership and the Cooperative Fund, and one or both of the libraries shall provide a proposed statement of purpose and agenda for distribution as part of the meeting notice.

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By majority vote of the participating Libraries, the Open access Partners may establish working subcommittees for purposes of research, consensus-building, educational outreach, or other purposes determined by the Open Access Partners.

Participants in the Cooperative Fund, in meetings and decisions regarding the Cooperative Fund, and in any elections shall be the Director of the individual Library or her/his appointed representative.

6. Fund Administration

In managing the Cooperative Fund, the Libraries agree to select from among participating Libraries a mutually acceptable Fund Administrator using procedures described in Section 5, Cooperative Activities. The fund Administrator shall receive and disburse funds according to this Agreement. The Fund Administrator shall be an organization familiar with and competent in managing public agency financial matters. The Fund Administrator shall employ Generally Accepted Accounting Principles as they relate to government fund accounting in managing the Cooperative Fund and reporting the Fund's status to the Libraries.

Periodically, and not less than annually as detailed in Section 9, Compensation, of this Agreement, or as required by Idaho statutes or by the Libraries acting as a single entity, the Fund Administrator shall provide an accounting of fund status, to include all contributions by each Library, all disbursements, and free balance.

The Fund Administrator may request that Libraries compensate the Fund Administrator for out-of-pocket expenses involved in postage or other direct expenses in preparation and delivery of reports and compensation. Out-of-pocket expenses may not exceed one percent of the Fund total at its greatest balance during the year.

Monies collected and maintained in the Cooperative Fund may be invested for the benefit of the Cooperative Fund and its participants, subject to the limitations of Idaho Code.

7. Participation of Additional Libraries

Libraries not original signatories to this Agreement may be added to the Agreement by (1) two-thirds vote of the participating Libraries; (2) signing the Agreement as specified in Section 1, Effect Of This Agreement; and (3) paying the specified contributions due.

A library may join at the beginning of an Annual Period by making the reports and paying the contributions specified in this Agreement. A library joining the Agreement at any other time of year shall pay a pro-rated contribution for the remainder of that Annual Period. A new participating Library is fully vested at the time of paying initial contributions and shall receive all future benefits of the Open Access Partnership and the Cooperative Fund as long as it remains a participating member.

Any Library receiving an inquiry about participation by additional libraries should direct such inquiry to the OAP Chair.

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8. Agreement of Variables

In order to make the Cooperative Fund responsive to Libraries' budgets, the Cooperative Fund contributions shall be reviewed by the Libraries on an annual basis, at an Annual Meeting held between September 1 and September 30. In that review, the Agreement Variables will be assigned their annual value or designation. Annual modifications to the Agreement Variables will not constitute an amendment to the Agreement. Such annual modifications shall require a vote of two-thirds of the participating libraries.

For the initial period following completion of the Agreement's signing, signing, the following table sets forth the values and designations.

No.	Description	Initial Value or Designation
1.	Source used to calculate Cooperative Fund contribution	Collection Expenditures as reported to the Idaho State Library
2.	Percentage of funding contributed by each Library to 1 percent, or Minimum Contribution, the fund whichever is greater	
3.	Minimum annual contribution	$250.00

9. Compensation

When any Library provides more than 10 percent of its total lending to the patrons of another Library's jurisdiction, that lending Library is entitled to Compensation under this agreement, to be negotiated with the Library jurisdiction representing the borrowing patrons. Such Compensation shall be based on, and compensate for, the estimated marginal cost to the lending Library of providing such lending services tot he borrowing jurisdiction's patrons.

Each bilateral Compensation Agreement under this Agreement shall be in place no later than January 31 of the year following notification by the Fund Administrator, shall cover an Annual Period conforming to the Annual Period of this Agreement, and shall be compensation for the period for which lending imbalance was reported. Such agreements shall have an annual term corresponding to the Annual Period set forth in this Agreement. Any bilateral agreements existing at the time of signing of the Agreement shall remain in force, but shall, where practical and reasonable, be conformed to this Agreement.

The bilateral Compensation Agreement requires only the signature of the two Libraries involved in the Compensation arrangement and shall identify and set forth the issue of issues involved in the Compensation as well as the amounts, types, and dates of compensation. Nothing in a Compensation Agreement shall modify this Agreement.

A Library seeing Compensation may elect, at its discretion, in-kind compensation in lieu of cash.

At the time of original signing, these four Libraries meet Compensation levels and agree to conclude mutually satisfactory Compensation Agreements by October 30, 1997:

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Ada Community Library (ACL), in providing service to residents of Boise.
Garden City Library (GCL), in providing service to residents of Boise.
Eagle Public Library (EPL), in providing service to residents of Ada County.

In addition, one bilateral arrangement existing at the time of original signing but not otherwise specifically covered by this Agreement may be continued for the first year of this Agreement:

Garden City Library (GCL), in providing service to residents of Ada County.

10. Term of Agreement

The initial term of this Agreement is five years and may be extended by simple majority vote of the participating Libraries.

Should any political jurisdiction which funds a participating Library reduce or cease funding a Library during the Term of Agreement, that library may elect not to participate during the period of reduced or eliminated funding, and may re-activate its participation with no penalty when funding is restored. Nothing in this Agreement shall require the continuation of the Agreement beyond legally required time or funding limits.

11. Withdrawal

Any Library can withdraw with 90 days of notification, and such withdrawal shall be valid on the 30th of September of any year in which the Agreement is in force. No refund of contributions shall be made to a Library withdrawing from the Open Access Agreement.

If a withdrawing Library is party to a bilateral Compensation Agreement initiated by Section 9 of this Agreement, upon withdrawal from the Open Access Agreement the bilateral agreement is no longer covered by this Agreement.

12. Effect of Section Headings

The section headings appearing in this Agreement are not to be construed as interpretation of the text but are inserted for convenience and reference only.

13. Non-Exclusivity

This Agreement recognizes and permits existing contracts or agreements between and among the participating Libraries and does not supersede any such agreement. This includes, but is not limited to, the existing agreement covering the LYNX! Integrated online library system.

14. Severability

If any portion of Agreement is found illegal or unenforceable, other provisions of the Agreement remain valid and in force.

15. Governing Law

This Agreement shall be construed and the rights of the parties governed by the lays of the State of Idaho.

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16. Notices

Any notice or other writing required or permitted by this Agreement to be delivered to any party may be delivered personally to an authorized representative or may be delivered by mailing such notices or writing c/o Library Director at the normal business address of each Library. In general, Notices must be made not less than 15 days prior to the event or action identified in the Notice.

17. Amendments

This Agreement may be amended from time to time. Amendments may include, but are not, limited to, the addition of other Libraries to the Open Access group, the addition of services to be acquired from the Cooperative Fund, or other matters relating to the equitable and efficient administration of Open Access and enhanced library services. The Libraries must ratify amendments with the same signatory process as initial signing.

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Conceptual Phasing & Planning Area Plan

LEGEND

- PLANNED COMMUNITY BOUNDARY
- (A) PLANNING AREA
- (#) PHASE NUMBER

AREA SUMMARY

PHASE 1	228.33	AC
PHASE 2	0.23	AC
PHASE 3	27.49	AC
PHASE 4	52.61	AC
PHASE 5	66.51	AC
PLANNING AREA A	160.09	AC
PLANNING AREA B	226.50	AC
PLANNING AREA C	14.34	AC
PLANNING AREA D	143.24	AC

NOTES: PHASING AREAS, UNIT NUMBERS AND TYPES OF DWELLINGS ARE SUBJECT TO CHANGE THROUGH THE PLATTING PROCESS. PHASES MAY BE DEVELOPED INDIVIDUALLY OR IN GROUPINGS, AND NOT NECESSARILY IN THE SEQUENCE NOTED.

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Plan Scale

*PHASE 2

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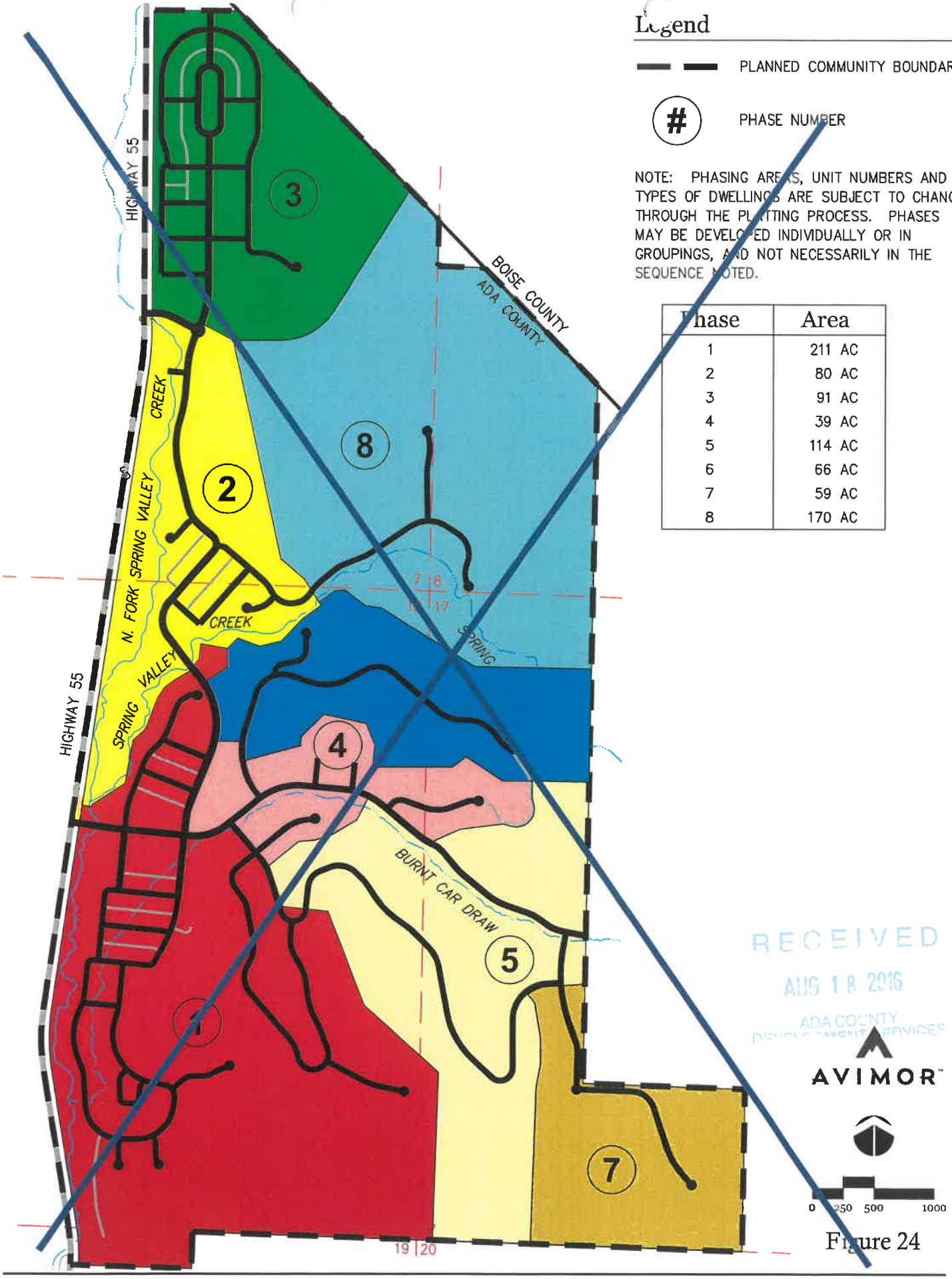
Project # 20160140

Exhibit K

Figure 24



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AVIMOR

Figure 24

14. PHASING PLAN

The Avimor Planned Community will be developed in phases as depicted in **Figure 24**. The first phase will include the "heart" of the community – the Mixed-Use Village Center and approximately ~~255~~ 220 single family dwellings on lots ranging from 4,950 square feet to more than an acre. Subsequent phases, in the Village Residential and Foothills Residential zones, will respond to market demands and may deviate from the conceptual unit phasing projections which follow.

Table 5 – Unit Phasing

Phase	Lot Sizes / Unit Types					
	Multi-Family*	45'	60'	75'	ESTATE	TOTAL
1	--	~~73~~ 77	~~83~~ 89	~~84~~ 43	~~15~~ 11	~~255~~ 220
2	--	~~22~~ --	~~26~~ --	~~15~~ --	~~14~~ --	~~77~~ 0
3	--	~~58~~ --	~~51~~ 12	~~33~~ 5	~~13~~ 26	~~155~~ 43
4	~~60~~ --	--	-- 50	-- 21	~~30~~ 12	~~90~~ 83
5	--	--	-- 58	-- 18	~~51~~ --	~~51~~ 76
~~6~~ A	--	--	-- 4	-- 45	~~13~~ 82	~~13~~ 131
~~7~~ B	--	--	--	--	~~22~~ 20	~~22~~ 20
~~8~~ C	--	--	--	-- 3	~~21~~ 7	~~21~~ 10
D	60	58	71	34	33	256
TOTALS	60	~~153~~ 135	~~160~~ 284	~~132~~ 169	~~179~~ 191	~~684~~ 839

**May be townhomes, lofts, live/work units, apartments or condos.*

Note: Proposed phasing, lot size and dwelling unit counts are subject to revision at submittal of preliminary plats. Phases may be developed individually, or in combined groupings, and not necessarily in the sequence noted. The total number of dwelling units may vary (*increase or decrease*) by ten percent (10%) and still be compliant with the approved Specific Plan.

Utility System capability will factor into phasing decisions, particularly water storage facilities and pressure zones. Phasing projections made at this conceptual stage will, therefore, be subject to modification with detailed infrastructure design submitted at the platting stage.

Phase Sequencing

As illustrated by the "Conceptual Phasing Plan," the project will commence in the low-lying fields at the south end of Spring Valley, along Highway 55. The principal reasons are that the Village Center, the "heart" of the community, is to be established at the outset of the project and the location of the waste water treatment plant, immediately south of Phase 1. From this initial area, the project will extend northerly, parallel to the highway, and easterly into the low valleys and minor ridges and knolls by extension of utilities and roadways. **Table 6**, on the following page, details the land uses, area and infrastructure associated with each phase.

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Exhibit L

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Table 6 – Phasing and Infrastructure Schedule [Refer to Figures 23A and 24]

Phase	Uses	Begin/End (1)	Area/ac.	Population	Infrastructure/Services Completed
1	220 SF Units Mixed-Use Village Center (2)	2008/2016	228.25	627	-- Backbone utilities (water, sewer, electric power, natural gas, and communications) and street system -- Recreation/community center (Building A) -- 12,000 feet of pathways and trails with trailheads, including a connection to Dry Creek Valley via Broken Horn Road (3) -- 4.5 acres of improved open space (3)
2	0 SF Units	2011/2012	.25	0	-- 6,500 feet of pathways & trails with trailheads
3	43 SF Units	2012/2016	27.5	123	-- Utility extensions from backbone system -- 10,700 feet of pathways & trails with trailheads -- 3.55 acres of improved open space
4	83 SF Units	2015/2019	52.5	237	-- Utility extensions from backbone system -- 4.6 acres of improved open space -- 2,000 feet of pathways & trails with trailheads
5	76 SF Units	2016/2020	66.5	217	-- Utility extensions from backbone system -- Office/retail/commercial, continued -- Public School Constructed (4) -- 7,300 feet pathways & trails with trailheads -- 7.35 acres of improved Open Space (includes school fields)
Planning Area "A" (5)	131 SF Units	2017/2021	160	373	-- Utility extensions from backbone system -- Office/retail/commercial, continued
Planning Area "B"	20 SF Units	2018/2022	226.5	57	-- Utility extensions from backbone system -- Office/retail/commercial, continued -- 4,100 feet of pathways & trails with trailheads
Planning Area "C"	10 SF	2019/2023	14.25	29	-- Utility extensions from backbone system -- Office/retail/commercial, continued
Planning Area "D"	196 SF 60 MF	2020/2024	143.25	730	-- Signalized Highway 55 intersection (6) -- Utility extensions from backbone system -- Office/retail/commercial, continued -- 9,550 feet of pathways & trails with trailheads
Totals	**839 Units**	**2008/2024**	**919**	**2393**	***52,150 LF pathways & trails; 20 ac. Improved O.S.**

(1) *The "Begin" date is subject to market conditions. "End" date assumes development activity is completed the first year, with final unit sales in later years.*
(2) *Mixed-Use Village Center streets and utilities will be fully improved in Phase 1, but the Center will develop over time in response to market demands [See discussion in Specific Plan Section B – 5 : Intensity/Density of Proposed Land Uses].*
(3) *Linear feet of pathways & trails and acreage of improved open space are approximate and subject to change at subdivision platting.*
(4) *Timing of School Construction is at the sole discretion of the West Ada School District.*
(5) *"Planning Areas" may be partially developed in a given year or developed in tandem with another Planning Area depending upon market conditions. Planning Area development may not occur in the sequence noted above.*
(6) *Avimor has agreed to a traffic signal at Hwy 55 when ITD deems a signal necessary.*

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Table 6 – Phasing and Infrastructure Schedule [Refer to Figures 23A and 24]

Phase	Uses	Begin/End (1)	Area	Population	Infrastructure/Services Completed
1	255 SF Units Mixed-Use Village Center (2)	2006/2008 2006/2015	210	727	-- Signalized Highway 55 intersection -- Backbone utilities (water, sewer, electric power, natural gas, and communications) and street system -- Interim two-bay fire facility -- Recreation/community center (Building A) and office/ retail Building B -- 12,000 feet of pathways and trails with trailheads, including a connection to Dry Creek Valley via Broken Horn Road -- 4.5 acres of improved open space
2	77 SF Units	2007/2009	81	220	-- Extension of utilities and streets -- Office/retail/commercial, continued -- Un-signalized Highway 55 intersection (north access) -- 6,500 feet of pathways & trails with trailheads
3	155 SF Units	2008/2010	91	442	-- Utility extensions from backbone system -- Office/retail/commercial, continued -- 10,700 feet of pathways & trails with trailheads -- 3.55 acres of improved open space
4	30 SF Units 60 MF Units	2009/2011	39	257	-- Utility extensions from backbone system -- Office/retail/commercial, continued -- 2,000 feet of pathways & trails with trailheads -- 4.6 acres of improved open space
5	51 SF Units	2010/2012	114	146	-- Utility extensions from backbone system -- Office/retail/commercial, continued -- Public school constructed -- 7,300 feet pathways & trails with trailheads
6	13 SF Units	2010/2012	66	37	-- Utility extensions from backbone system -- Office/retail/commercial, continued -- 73.5 acres of improved open space (includes school fields)
7	22 SF Units	2011/2012	59	63	-- Utility extensions from backbone system -- Office/retail/commercial, continued -- 4,100 feet of pathways & trails with trailheads
8	21 SF Units	2011/2012	170	60	-- Utility extensions from backbone system -- Office/retail/commercial, continued -- 9,550 feet of pathways & trails with trailheads
Totals	**684 Units**	**2006/2012**	**830**	**1,952**	***52,150 LF pathways & trails; 20 ac. Improved O.S.**

(1) *The "Begin" date is subject to market conditions. "End" date assumes development activity is completed the first year, with final unit sales in the latter.*

(2) *Mixed Use Village Center streets and utilities will be fully improved in Phase 1, but the Center will develop over time, in response to market demands [See discussion in specific Plan Section B – 5 : Intensity/Density of Proposed Land Uses].*

** Linear feet of pathways & trails and improved open space are approximate and subject to change at subdivision platting.*

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Section E – Economic Impact Analysis

Avimor

2016 Updated

Economic Impact Analysis

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Project # 201601401

Exhibit M

DPFG
DEVELOPMENT PLANNING & FINANCING GROUP, INC.

950 WEST BANNOCK, 11TH FLOOR
BOISE, ID 83702
TEL (208) 340-5146
FAX (208) 439-7339
www.dpfg.com

Updated Economic Impact Analysis

August 5, 2016

Ada County Commission
200 Front Street
Boise, Idaho 83702

Dear Ada County Commissioners:

Avimor Partners, LLC ("AP") is in the process of developing Village One of the Avimor Master Planned Community ("Village One"). In 2015, Ada County ("County") re-surveyed the County boundary line which also serves as the eastern boundary of Village One. As a result of the survey the boundary line was moved eastward increasing the amount of land included in Village One. Consequently, AP's development plans have been modified to include the development of the additional acreage.

In May 2005, Idaho Economics ("IE") was engaged by SunCor Idaho, LLC (the "Prior Developer") to prepare an Economic Impact Analysis Report ("Prior Report") in conjunction with the submittal of the Avimor Planned Community Application ("Application") for the approval of entitlements related to Village One. The findings of the Prior Report indicated that Village One was anticipated to have a positive fiscal impact on the County's General Fund, Special Revenue Funds and Special Districts.

As a result of the proposed changes in the development plans resulting from the aforementioned boundary change, Development Planning & Financing Group, Inc. ("DPFG") has been engaged by AP the to estimate the gross property tax, sales tax and revenue sharing revenues (collectively, the "Revenues") under the revised Village I development plan ("2016 Review") to those of the Prior Report. For purposes of the 2016 Review, except as otherwise indicated, one-time fiscal impacts such as building permits, impact fees, enrollment based allocations from the State of Idaho to school districts have been excluded from our analysis.

Based upon our analysis, the proposed changes to the Village I development plan as the result of the boundary change, will have an additive financial impact on County's General Fund, Special Revenue Funds and Special Districts from that outlined in the Prior Report.

I. Background:

The eastern boundary of Village One is the boundary between the County and Boise County. In 2015, the County resurveyed the county line and discovered that prior legal descriptions had wrongly identified the county line's location. As a result, the county line was moved eastward which resulted in increasing the area of Village One from 830 acres to 919 acres, an addition of 89 acres. Avimor Partners, LLC ("AP") is proposing changes to Village One development plan as outlined in Table 1 located on the following page. In the course of reviewing the proposed revisions to Village One's development plan, the County has requested that AP provide updated estimates of the gross Revenues anticipated to be received by the County.

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TABLE 1
Avimor
Development Assumptions
2005 Report versus 2016 Review

Description	2005 Report[1]	2016 Review[2]	Difference
Residential			
Residential Acres	830	919	89
Residential Units	684	839	155
Average Residential Density Per Acre	0.82	0.91	0.09
Estimated Average Market Value (rounded)	230,000	350,000	
Commercial			
Commercial Acres	10.5	10.5	-
Estimated Net Commercial Square Feet [2,3]	33,900	87,000	53,100
Other			
Improved Open Space Acres	47.00	41.50	(5.50)
Village Residential Open Space		12.80	12.80
Unimproved Open Space Acres	444.00	506.50	62.50
Total Acres	**1,331.50**	**1,490.30**	**158.80**

Footnotes:

1) Source: 2005 Idaho Economics Report, page 13

2) Source: AP

3) Commercial Square Feet in the 2016 Review does not include 88,000 sf (60 units) of assisted living units or the residential portion of live/work units. Those are included in the resident portion.

II. Update to Fiscal Impact Study:

As shown in Table 2 on the following page, the revised Village I development plan adds 155 residential units that increase the number of residential units from 684 units to 839 units. The market value of additional homes is estimated to range from approximately $240,000 to approximately $460,000. For purposes of our analysis we have utilized an average home price of $350,000.

Of the proposed 839 residential units in the proposed plan, it is anticipated that 304 units will have been constructed by December 31, 2016. The remaining 535 homes are anticipated to be constructed in phases beginning in 2017 and ending in 2021. The Village I absorption estimates are illustrated in the Table 2 located on the following page.

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TABLE 2
Avimor
Proposed Phasing by Housing Type

Homes for Occupancy	Avg. Mkt. Value	Totals Units	Phase I 2016	Phase 2 2017	Phase 3 2018	Phase 4 2019	Phase 5 2020	Phase 6 2021
High Density Residential	$ 240,000	135	71.0	13.4	13.4	13.4	15.4	8.1
Medium Density Residential	340,000	284	130.0	32.4	32.4	32.4	37.2	19.4
Low Density Residential	417,500	360	103.0	54.2	54.2	54.2	62.3	32.5
Multifamily	250,000	60	-	-	-	-	-	60.0
Total Homes for Occupancy			**304**	**100**	**100**	**100**	**115**	**120**
Cumulative		**839**	**304**	**404**	**504**	**604**	**719**	**839**

Source: AP

The commercial portion of the revised development plan has increased from 33,000 square feet to 87,000 square feet. The commercial area of Village One is anticipated to be comprised of retail services, office space and live/work and/or an assisted living center serving the local community. Currently within the commercial portion of Village One there is a community center that includes meeting rooms, a library, a fitness center and a salt-water swimming pool. The community center is operated by the homeowners association ("HOA")

Table 3 located on the following page, compares the anticipated annual Revenues between the 2005 Report and the 2016 Review.

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TABLE 3
Avimor
Comparison of Estimated Ada County General Fund Revenues
2005 Report versus 2016 Review

Description	2005 Report	2016 Review	Difference
Property Tax Revenue - Ada County General Fund			
Single Family			
Est. Market Value At Build-out[1,2]	$ 157,227,500	$ 294,324,056	$ 137,096,556
Est. Assessed Value At Build-out[1,2]	123,052,500	205,517,701	82,465,201
Commercial			
Est. Assessed Value At Build-out[1]	5,085,000	17,400,000	12,315,000
Total Est. Assessed Value At Build-out	**128,137,500**	**222,917,701**	**94,780,201**
Ada County Tax Rate[3]	0.0028001450	0.0031145030	0.0003143580
Total Estimated Property Tax Revenue	**$ 358,804**	**$ 694,278**	**$ 335,474**
County Sales Tax and Revenue Sharing Allocation			
Est. Population at Build-out[4]	1,884	1,953	68.35
Sales Tax and Revenue Sharing Allocation /Person[5]	$ 25.88	$ 36.11	$ 10.24
Total Est. Sales Tax and Revenue Sharing	**48,764**	**70,524**	**21,760**
Total Est. Property and Sales Tax / Revenue Sharing	**$ 407,568**	**$ 764,802**	**$ 357,234**

Sources:

1) 2016 residential value is derived from data gathered from AP; 2016 assessed value is derived from information gathered from AP, Ada County and the Idaho State Tax Commission.

2) 2005 residential market value and assessed value: Prior Report, page 13.

3) 2005 Report, pages C2 & C3 and Ada County 2015 L-1 Report;

4) U.S. Census Bureau; Prior Report, page 11; Avimor.

5) Idaho State Tax Commission.

As illustrated above, our analysis indicates that upon build-out the revised Village I development plan is anticipated to generate approximately $765,000 in annual gross Revenues that are anticipated to available to the County's. This is approximately $357,000 more in annual Revenues that what was previously estimated to be received by the County in the Prior Report.

Lastly, other Special Districts within the County are also anticipated to benefit from the proposed Village I development plan revisions as shown in Table 4 located on the following page.

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TABLE 4
Avimor
Comparison of Estimated Special Taxing District Revenues
2005 Report versus 2016 Review

Description	2005 Report	2016 Review	Difference
Total Project Estimated Assessed Value At Build-out[1]	**$ 123,052,500**	**$ 205,517,701**	**$ 205,517,701**
Special District Property Tax Revenue By District			
Ada County Library District Tax Rate[2]	0.0006044820	0.0005920270	(0.0000124550)
Estimated Property Tax Revenue	**74,383**	**121,672**	**47,289**
Ada County Highway District Tax Rate[2]	0.0010113660	0.0010089650	(0.0000024010)
Estimated Property Tax Revenue	**124,451**	**207,360**	**82,909**
Eagle Fire District Tax Rate[2]	0.0011278420	0.0019634090	0.0008355670
Estimated Property Tax Revenue	**138,784**	**403,515**	**264,732**
Dry Creek Cemetery District Tax Rate[2]	0.0000093550	0.0000395720	0.0000302170
Estimated Property Tax Revenue	**1,151**	**8,133**	**6,982**
West Ada (Formerly Meridian) School District Tax Rate[2]	0.0063091260	0.0042156440	(0.0020934820)
Estimated Property Tax Revenue	**776,354**	**866,389**	**90,036**
Emergency Medical Services Tax Rate[2]	0.0001224720	0.0001549790	0.0000325070
Estimated Property Tax Revenue	**15,070**	**31,851**	**16,780**
Pest Control District Tax Rate[2]	0.0001041970	0.0001453360	0.0000411390
Estimated Property Tax Revenue	**12,822**	**29,869**	**17,047**
College of Western IdahoTax Rate[3]	N/A	0.0001641830	0.0001641830
Estimated Property Tax Revenue	**-**	**33,743**	**33,743**
TOTAL EST. PROPERTY TAX REVENUE	**1,143,015**	**1,702,532**	**559,517**

Footnotes:
1) Source: 2005 Report, page13; AP.
2) Source: 2005 Report, pages C2 & C3;Ada County 2015 L-1 Report.
3) College of Western Idaho did not exist in 2005; 2016 Review Source: Ada County 2015 L-1 Report.

Given the preceding analysis, it is concluded that the modifications to Village I development plan will have a positive additive financial effect on the gross Revenues of County and the Special Districts therein.

III. Disclaimer

The 2016 Review does not represent a prediction or projection of actual results. Such results may vary materially from those presented. DPFG does not make, and expressly disclaims, any implied, expressed, or statutory warranty or guarantee of any particular results concerning Village One. The analysis of fiscal benefits contained in the 2016 Review is not considered to be a "financial forecast" or "financial projection" as technically defined by the American Institute of Certified Public Accountants ("AICPA").

Since the analyses within the 2016 Review are based on estimates and assumptions that are inherently subject to uncertainty and variation depending upon evolving events, we do not represent them as results

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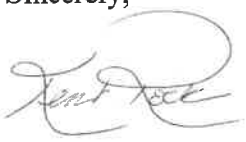
that will actually be achieved. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur; therefore the actual results achieved may vary materially from the projections.

Sincerely,



Kent Rock
Senior Manager

KR/mn

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Avimor Recreation Plan

Executive Summary

The following plan describes the existing and future planning guidelines for development of the Avimor Trail System (Maps 1 and 2). For the purposes of this document, the Avimor Trail system only refers to the trails and access roads under the ownership of the Avimor Dual Beneficiary Trust, First American Title Insurance Company as Trustee, and does not encumber or manage any lands (private, state, or federal) outside said ownership. The goal of this document is to provide an outline of trail development and user designation to provide a quality recreational experience within a conservation driven community. In the event there is a conflict between the recreation plan and the Avimor Wildlife Mitigation Plan (WMP), the WMP shall govern in all regards.

The Avimor Recreation Plan (ARP) outlines the location and connectivity of recreational trails on Avimor property; use designations associated with user safety and wildlife habitat management; and trail maintenance/sustainability guidelines. The intent of the ARP is to create an adaptive, sustainable trail system and limit user conflicts and impacts to wildlife and associated habitat.

The ARP also outlines the decision process for reviewing existing and proposed races, trail designations, seasonal trail closures, and the development of new trails and annual work plans to ensure sustainability and connectivity of adjacent trail systems. All recommendations regarding races, trail placement/design, season of use, and use designations will be submitted to or by the Avimor Trail Board (ATB). The ATB will make recommendations to the Avimor Stewardship Organization (ASO), which in turn will make the final recommendation for implementation to the Avimor Conservation Advisory Committee (ACAC) or Ada County Commissioners (See Avimor WMP). Amendments, modifications and/or repeal of the ARP shall be made pursuant to Idaho Code § 67-6509.

This plan will be an adaptive document which can be modified to adapt to changing needs and conditions of the community and the trail system. As recreational patterns, regional trail systems, and adjacent landownership changes, the ARP will adapt to the needs and opportunities to provide the best user experience and recreational opportunities while maintaining conservation goals.

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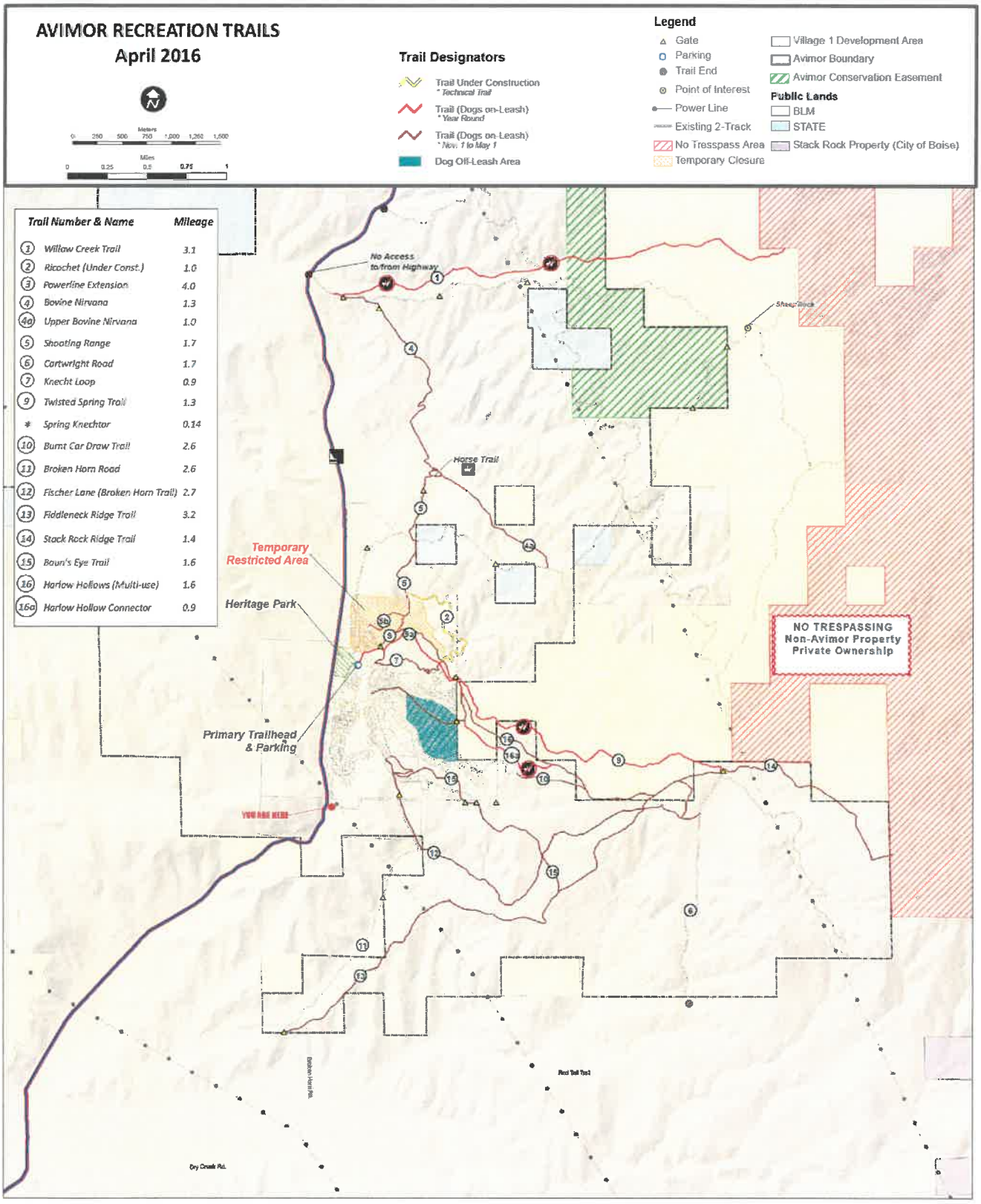

Map 1: Avimor Trail Map.

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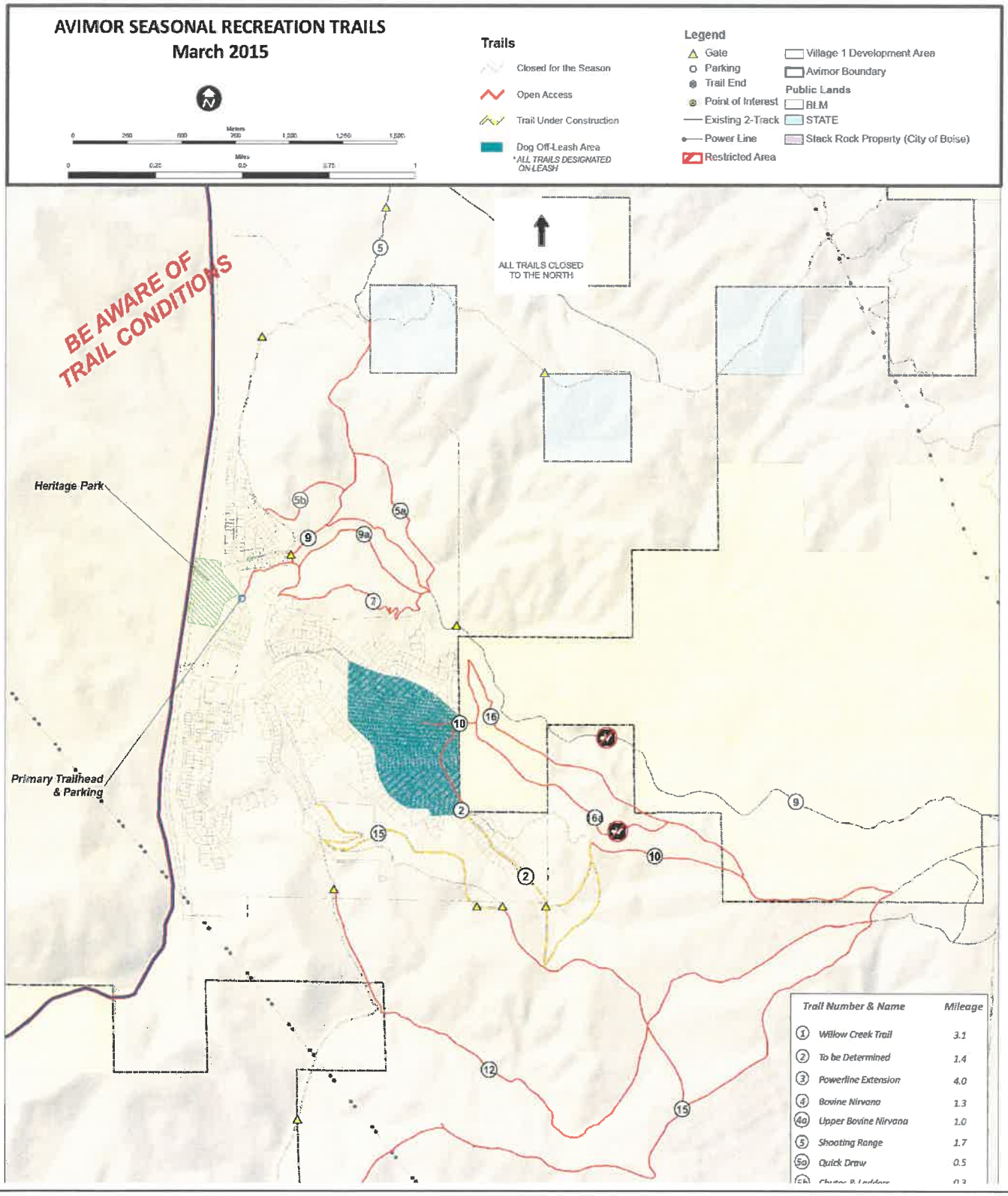

Map 2: Avimor Seasonal Restrictions Trail Map.

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User Designations and Guidelines

The Avimor Trail System (Map 1) is open for use to the general public. A wide range of recreational opportunities exist throughout the trail system for all types of trail users. In an effort create the most enjoyable recreational experience, while balancing conservation requirements, user safety, trail limitations/impacts, and future development, Avimor and its partners has developed use designations and proposed changes for specific areas and trails. In addition, an adaptive trail management process is in place that allows trails to be moved in accordance with changes in the development, thereby guaranteeing that connectivity stays in place even if a specific trail may move. Understanding that this may restrict some users from desirable areas and trails, and require short-term trail closures associated with realignment can construction, it is the best way to try to manage user conflicts and provide the best overall user experience for all user types in a safe and sustainable format. Attachment 1 and 2 show the proposed changes associated with the existing trail system to adapt to future development actions. All future trail changes would go through a collaborative process between the ASO and Ada County Commissioners with the requirements that trail alignment cannot prevent or restrict development, and development cannot limit or restrict trail connectivity without an alternative pathway to reestablish the lost connectivity.

In addition to designating areas and trails to reduce user conflicts, portions of the trail system will be closed or have restricted uses during the winter months for critical wintering areas for elk, mule deer, and migratory bird populations (Map 2). The upper elevations of the trail system are one of the largest areas in the Treasure Valley for wintering population of elk and mule deer. Restricting access reduces user/wildlife interaction which often results in wintering animals using essential energy reserves needed to survive the winter.

While portions of the trail system would have seasonal restrictions, designated lower elevation trails would be available for use on a managed basis year round. Trail use and big game movement will continue to be monitored, and any adjustments needed to protect the big game populations or limit damage to trails will be addressed on an annual basis. Seasonal trail closures for general use will extend from November 1 through March 1 each year. In addition, all dogs must be on leash at all times on all trails from October 1 through May 1 each year. Exceptions to these restrictions may be made on an individual basis with special use permits. Any changes associated with seasonal use restrictions will be determined by the ASO and Ada County Commissioners. If a consensus on use restrictions is not made by 1 November of that calendar year, the trail use will default to the prior year's designation.

User Types

Although open to public use, the ASO has granted access through and on its private lands. To maximize the user experience and preserve the natural resources on the land, specific trails have been designated by user type, season of use, and motorized access. Trail users may include hikers and wildlife viewers, mountain bikers, equestrians, on and off-leash dogs, controlled

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hunting, and use of motorized vehicles on specified two-tracks. Specific management requirements for general uses are defined below.

Use Designations

Seasonal Closures-

The majority of the Avimor trail system will be shut down from November 1st to March 1st every winter to help protect wintering big game (elk and mule deer) and migratory bird populations, as well as limiting damage to trails. Special use permits can be obtained for use of these trails during this time, and some lower elevation trails will remain open, conditions permitting, for year round use. During unusually harsh winters (heavy snowfall and cold temperatures), these trails may also be restricted based on the movement of big game and other species to lower elevations.

Additional trail or use restrictions may also be enforced during this time on a trail by trail basis to protect the integrity and sustainability of the trail system. Changes to trail and use restrictions will be determined by the ASO and Ada County Commissioners. If a consensus on use restrictions is not made by 1 November of that calendar year, the trail use will default to the prior year's designation.

Based on historic big game movement patterns and prior years monitoring of wintering areas, the trails that will be available for year-round use are:

- All walking paths within the Avimor Village development (gravel paths within the development)
- Heritage Park Trails: all trails
- Trail 2- Name To Be Determined: entire trail
- Trail 5-Shooting Range: open from junction with trail 9 to junction with mapped two-track (posted annually)
- Tails 5a and 5b- Quick Trigger and Chutes and Ladders: entire trail
- Trail 7- Knecht Loop: entire trail
- Trail 9- Spring Valley Creek Trail: open from the trailhead to the canyon gate (posted annually)
- Trail 9a- Twisted Spring Trail: entire trail
- Trail 16 and 16a: Harlow Hallow/Connector: entire trail
- Trail 10- Burnt Car Draw Trail: open from trailhead to junction with trails 12 and 13, closed from junction with trails 12/13 to Cartwright Road (posted annually)
- Trail 15- Baun's-Eye Trail: open from trailhead to junction with Trail 13
- Trail 12- Fischer Lane Trail: open from junction with Trail 11 to junction with Trail 12 (posted annually)
- Trail 13- Fiddleneck Ridge Trail- open from trailhead to junction with trails 10 and 12 (posted annually).

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These trails will provide recreational users the opportunity for some scenic loops used for hiking, biking, and equestrian opportunities, while protecting wintering big game and migratory bird populations. The availability of these trails during winter months may vary by year dependent on weather conditions, trail impacts, and future monitoring of big game and migratory bird populations. If the winter snow line is low or persistent, or big game are found to use these areas frequently for winter bedding and foraging, access may be restricted based on an index developed by the ASO and Ada County Commissioners in coordination with the IDFG. Regardless of conditions, all trail users must comply with seasonal closures.

Hikers/Foot-traffic-

Trails in the Avimor trail system are open for all hikers and other foot traffic. However, hikers must comply with the season closures listed in the prior section.

Mountain Bikers-

Currently, all trails in the Avimor trail system are available for use by mountain bikers. However, bikers must comply with the season closures listed in the prior section. Based on the current and projected increased use of the trails, future plans could include directional trail use to manage potentially dangerous encounters. If directional designations are implemented, clear signage will be posted to inform and direct users. At this time there are no directional trails.

Equestrian-

The majority of trails in the Avimor trail system are available for equestrian trail users with a few exceptions. Some trails have been designated for foot traffic and mountain biking only to reduce user conflicts or maintain trail integrity. In general, these trails are narrow, steep, and have limited line of sight. As such they create a potential safety issue for users. Therefore, the following trails are restricted from all equestrian use:

- Trail 1- Willow Creek Trail
- Trail 9- Spring Valley Creek Trail (Canyon Portion Only)
- Trail 16a- Harlow Hallow Connector

Motorized Vehicles-

All motorized vehicles use in the Avimor trail system is by special permit only. In order to monitor and promote sustainable use by motorized vehicles, Avimor has implemented a permit system with a limited number of motorized vehicle users per day. All motorized vehicle use on Avimor trails are restricted to designated routes only, i.e. no off road or cross country travel is allowed. A day permit can be acquired at the Avimor administrative office. Once a special use permit is acquired, motorized vehicle users are allowed to access the following Avimor trails:

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- All existing two-tracks
- Trail 3- Powerline Extension
- Trail 10- Burnt Car Draw Trail
- Trail 13- Fiddleneck Ridge Trail
- Trail 14-Stack Rock Ridge Trail

Motorized vehicle use associated with emergency medical services (EMS), trail maintenance activities, or permitted livestock operations are exempt from the restrictions.

Dogs

Dogs are permitted on all trails in the Avimor trail system. However, to prevent user conflicts, protect wildlife, and ensure the safety for dogs and other trail users, off-leash restrictions exist on some trails. **All dogs must remain on leash at all times on all open trails from October 1 to May 1, with the exception of the off-leash dog area (Maps 1 and 2)**. The on-leash restrictive time period is extended beyond winter trail closures to ensure wildlife safety and to protect nesting birds in Avimor. Some wildlife may be present near open trails during this time year and off-leash dogs threaten winter survival by chasing or disturbing wintering wildlife. A designated off leash area has been made available for year round access and off leash use (Map 1 and Map 2). From May 1 to October 1, controlled off-leash dog use is allowed on all Avimor trails with exception of the following trails which are on-leash year round for user safety and to reduce user conflicts.

- Trail 1- Willow Creek Trail
- Trail 9- Spring Valley Creek Trail
- Trail 9a- Twisted Spring Trail
- Trail 10a- Harlow Hallow Connector

Hunting

In the past, Avimor had a depredation hunt with a number of tags for big game within their property. While Avimor is not currently part of the Fish and Game's depredation hunt, it could be in the future, and Avimor does have access to a number of privately held tags for their property. Like motorized vehicles (see above), hunting is only allowed via specialized permission, inquire at the Avimor administrative office.

Use of motorized vehicles during hunting season will be restricted, with the exception of permitted use for disabled hunters and game removal on an as needed basis. All motorized vehicles will stay on designated trails, and hunting directly from any motorized vehicles is strictly prohibited. Signs will be posted to alert all trail users that hunting season is open and educated users and hunters about safety measures to take while hunting in the Avimor foothills.

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Trail Design Guidelines and Maintenance

For any new trail construction or re-routing of trails, general trail building guidelines will be followed during each step in the planning and construction process. Following the general guidelines will help create a more sustainable and user friendly trail system, while reducing maintenance or reconstruction requirements of faulty trail design and construction.

Trail design should follow the five essential elements of sustainable trails as presented in the US Forest Services trail design parameters (http://www.fs.fed.us/recreation/programs/trail-management/trail-fundamentals/National_Design_Parameters_10_16_2008.pdf). Although certain stretches of new trails may require deviations, the following five principals should be used during planning and construction of all new trails at Avimor.

1. The Half Rule. The grade of the trail should not exceed half the grade of the hillside or side slope that the trail traverses. Trails that exceed the half rule are considered fall-line trails and encourage water flow down the trail rather than across it, increasing probability of erosion damage.

2. The Ten Percent Average Guideline. On average the overall trail grade ([elevation gain/trail length] x's 100) should not exceed 10 percent. Although some trail segments may exceed ten percent grade, the general rule for a sustainable trail is an average of ten percent over the length of the trail.

3. Maximum Sustainable Trail Grade. Although the ten percent rule is a general rule for an entire trail, determining a maximum grade (typically 15-20 percent) for trail segments should be determined in planning based on site specific factors:

    - Half rule
    - Soil type
    - Rock
    - Annual rainfall
    - Grade reversals
    - Types of users
    - Number of users
    - Difficulty level.

4. Grade Reversals. Grade reversals are spots in the trail where a climbing trail levels out then changes direction, dropping subtly for up to 50 feet before rising again. The change in grade allows water to exit the trail at the low point, reducing erosive power of water running down the trail. Depending on soil stability, grade reversals should be placed every 20 to 50 feet.

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5. Outslope. When a trail contours across a hillside, the downhill edge of the tread surface should tilt slightly down and away from the high side of the trail, promoting water flow across the trail rather than down the trail. A general rule is to build all trails with a 5-percent outslope. In looser soils, i.e. sandy soils, frequent grade reversals will aid in cross-trail drainage.

In addition to using these five design guidelines, all new trail construction proposals will be submitted to and reviewed by the ATB, and will require approval from the ASO. The ASO will coordinate with the Ada County Commissioners to determine if the trail will be included.

Annual Trail Maintenance

Trail maintenance is a critical component to a sustainable trail system. As such, an annual work plan will be developed by the ATB based on recommendations from the Avimor Trail Coordinator. The trail plan will be submitted to the ASO and Ada County Commissioners for review and approval. The annual work plan will outline the dates, recommended actions, and associated justification for more intensive maintenance actions throughout the trail system. Intensive maintenance actions include, but are not limited to: trail diversions or reroutes; projects associated with wetlands/riparian areas; and new construction projects.

In contrast, routine maintenance actions may not be included in the annual work plan, and do not require approval from the County Commissioners. Routine maintenance actions include, but are not limited to: light mechanical vegetation control to include pruning, grubbing, lopping, and hand pulling; noxious weed control; and minor erosion control and emergency trail stabilization. However, these actions will still require approval from the ASO (land owner) prior to implementation.

Annual Race Events

The Avimor trail system has a long history with organized mountain biking race events and will continue to do so. However, as the population of the region continues to grow with the use of the Avimor trail system, it will be imperative that future races are well organized, have a minimal effect on the public use of the trail system (temporal or spatial), and result in a net gain for the trail system. As such, the number of annual race events will not exceed five (5) in any calendar year, with two of the five reserved for the Knobby Tire Series and Broken Spoke Cycling, and one (1) reserved for the Idaho High School Cycling League. Additional races may be approved on a case by case basis with consensus from the ASO and Ada County Commissioners.

Regardless of the applicant, all races will go through the ATB application process and be submitted to the ASO and the Ada County Commissioners for approval no later than September

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1 of each year; some exceptions may apply. However, the ASO reserves the right to disapprove any applicant or event.

Avimor Trail Board

The ATB will be made up of one representative from each of the following groups: the ASO, Avimor Home Owners Association (HOA), trail group (technical expertise and maintenance), a mountain bike user group, an equestrian user group, a running user group, and the Avimor Conservation Director (CD). The purpose of the review board is to monitor trail use, identify and address any concerns or conflicts, develop the annual work plan, and to review and make recommendations on proposed trail developments and races to the ASO and Ada County Commissioners. Additional members may be added to increase the technical capabilities of the ATB with a majority vote (greater than 50% of the ATB present). Members, other than the ASO representative, can also be asked to step down from the ATB with a similar vote.

The ATB will meet on a quarterly basis, with additional meetings if necessary. The board will make recommendations on trial designations, new construction, maintenance issues, and use conflicts, which will be presented to the ASO, who will in turn present these recommendations to the Ada County Commissioners (Figure 1).The Ada County Commissioners will review the trail board's recommendation and make the final decision on any issues or proposed changes to the trail system and its users. Modifications and/or amendments and/or repeal of the recreation plan must be made pursuant to Idaho Code § 67-6509.

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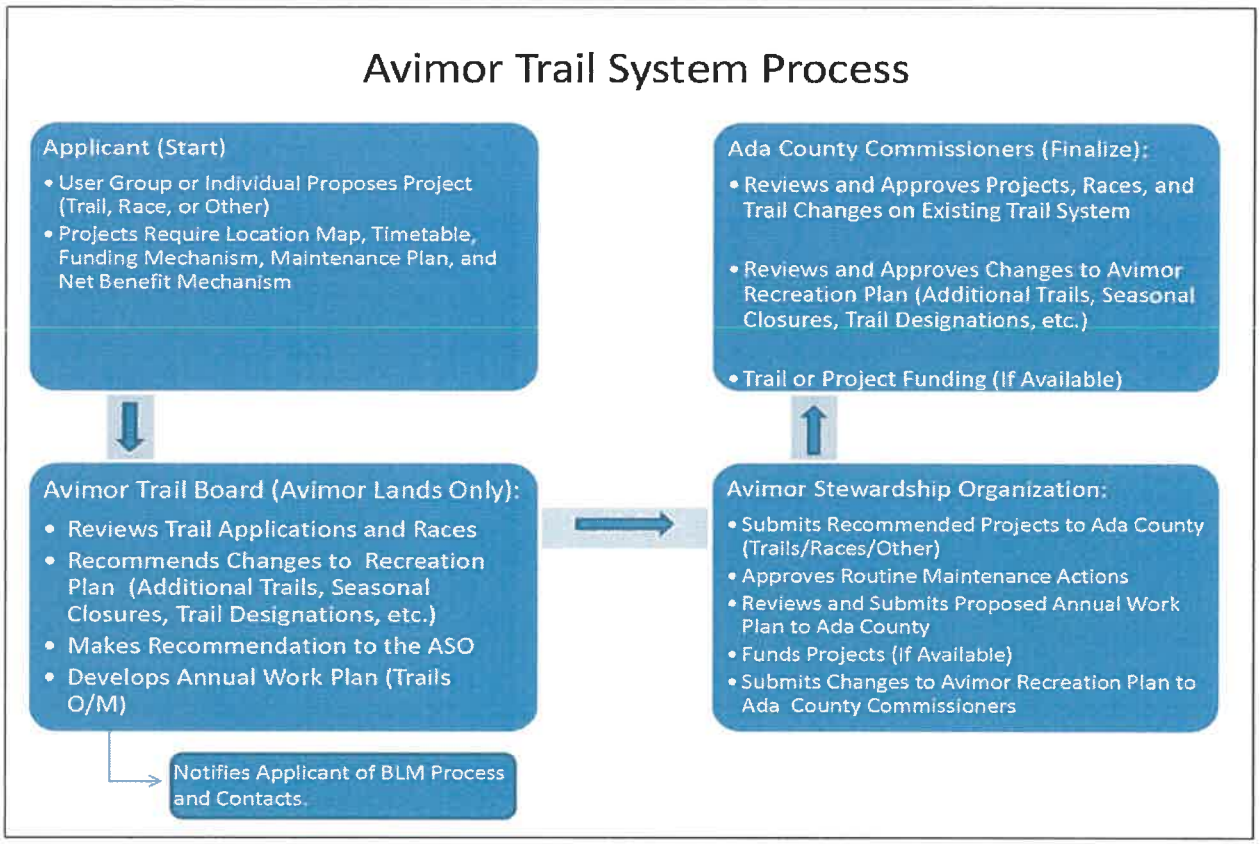

Figure 1: Avimor Trail System Process Flow Chart.

Funding

Funding for all trail projects, including trail construction, maintenance, signage, and kiosks can be provided by a combination of funds from the Avimor Conservation Fund (managed by the ASO), Ada County, external private partners, and by actively pursuing grants or other funding through local, state, and federal sources. Ada County does hold some easements within the Avimor Planned Community. Ada County explicitly retains authority as to whether the County will appropriate funding, including but not limited to trail construction, maintenance, signage, and kiosk for the easements that Ada County holds.

A large portion of work to be done on the trail system has and will continue to be completed through volunteer efforts and community support/building projects by SWIMBA, Broken Spoke, Avimor residents, the Idaho High School Cycling League, and the surrounding communities.

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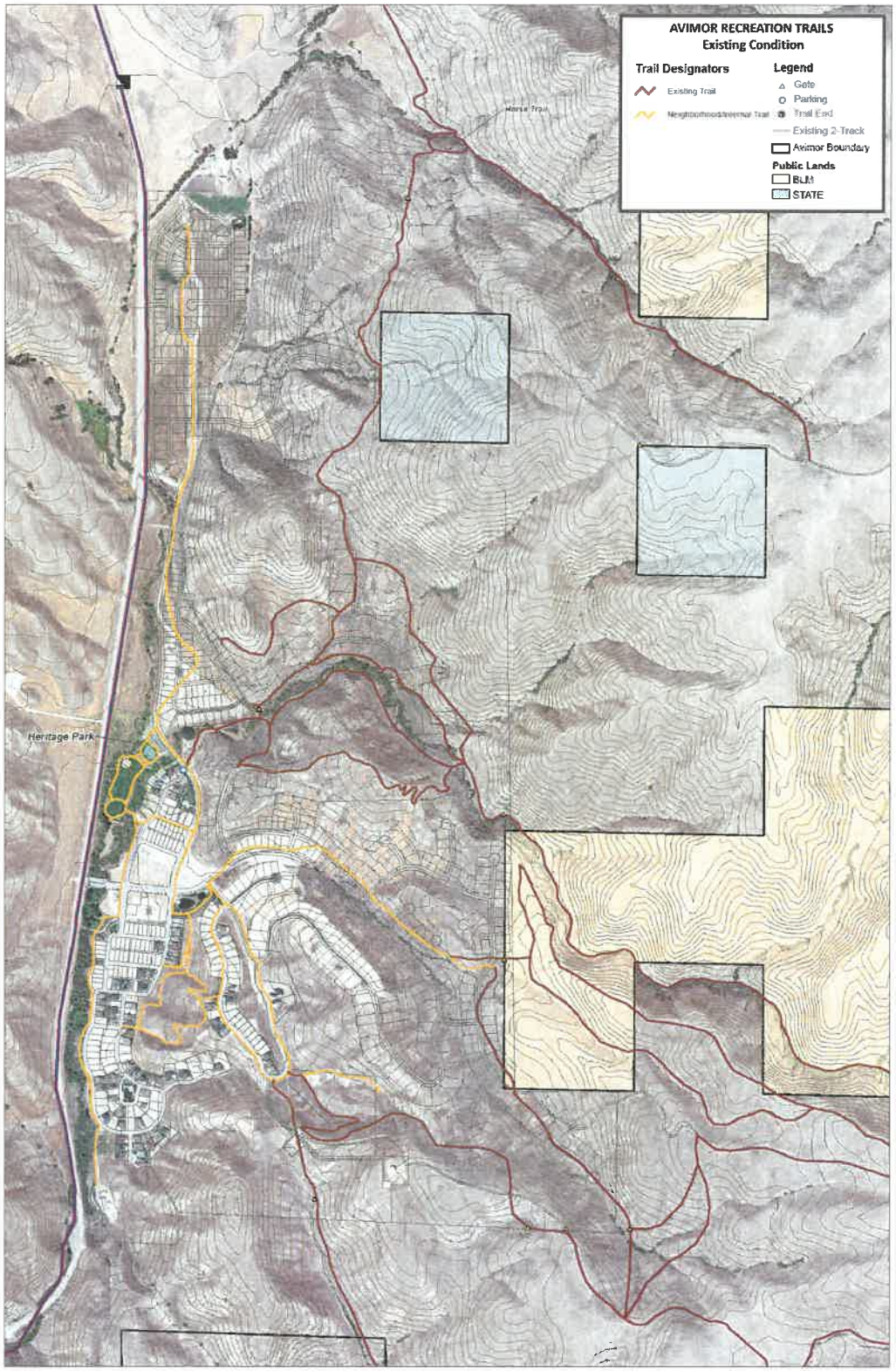

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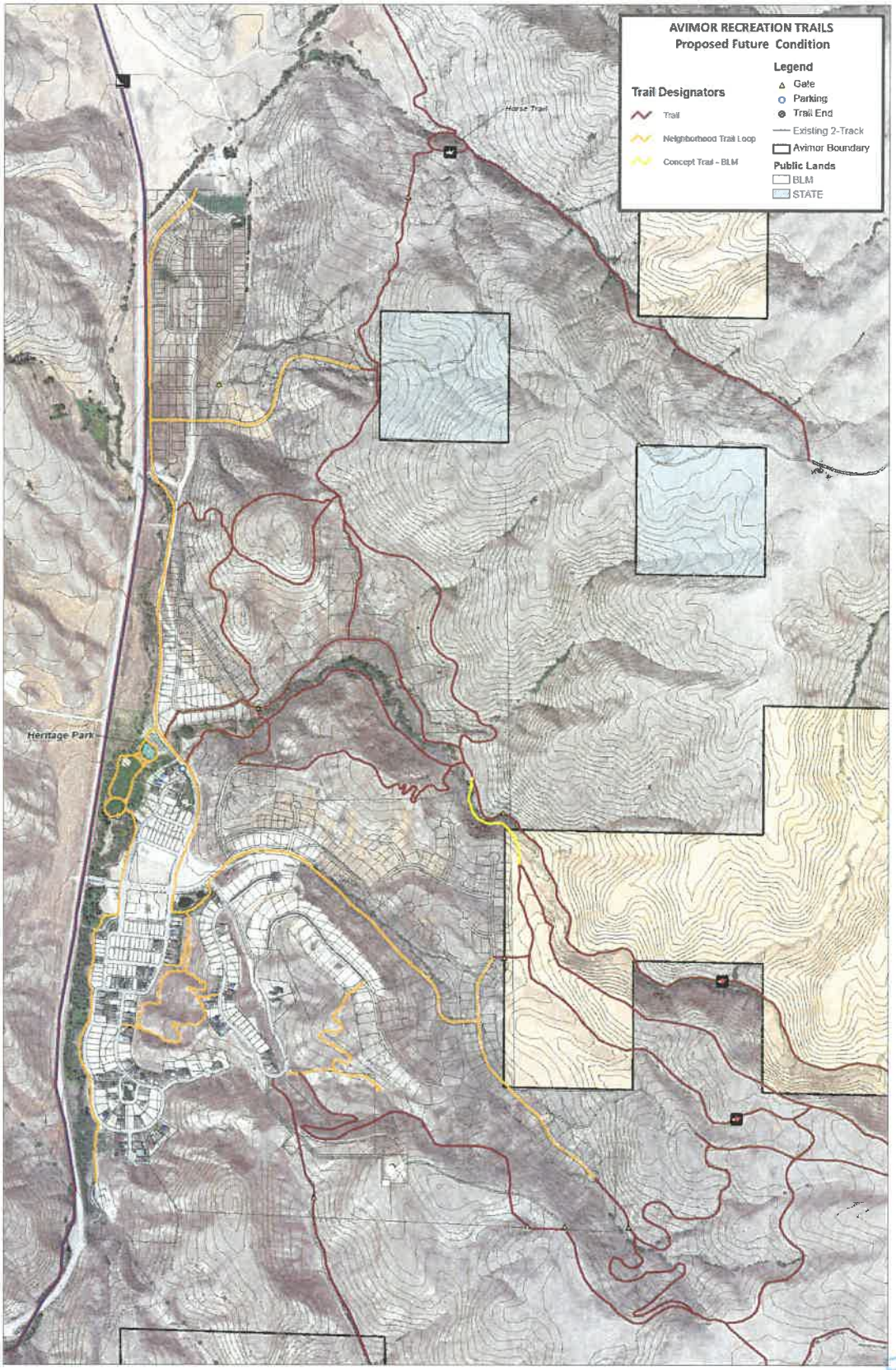
ATTACHMENT 1 – EXISTING TRAIL CONDITIONS



ATTACHMENT 2 – PROPOSED FUTURE TRAILS

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Avimor Recreation Plan

Executive Summary

The following plan describes the existing and future planning guidelines for development of the Avimor ~~Planned Community~~ Trail System. For the purposes of this document, the Avimor Trail system only refers to the trails and access roads under the ownership of the Avimor Dual Beneficiary Trust, First American Title Insurance Company as Trustee. The goal of this document is to provide an outline of trail development and user designation to provide a quality recreational experience within a conservation driven community. In the event there is a conflict between the recreation plan and the Avimor Wildlife Mitigation Plan (WMP), the WMP shall govern in all regards.

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The Avimor Recreation Plan (ARP) outlines the location and connectivity of recreational trails on Avimor property; use designations associated with user safety and wildlife habitat management; and trail maintenance/ sustainability guidelines. The intent of the ARP is to create an adaptive, ~~a~~ sustainable trail system and limit user conflicts and impacts to wildlife and associated habitat.

The ARP also outlines the decision process for reviewing existing and proposed races, trail designations, seasonal trail closures, and the development of ~~as well as developing~~ new trails and annual work plans to ensure sustainability and connectivity of adjacent trail systems. All recommendations regarding races, trail placement/design, season of use, and use designation will be submitted to or by the Avimor Trail Board (ATB). The ATB will make recommendations to the Avimor Stewardship Organization (ASO), which in turn will make the final recommendation for implementation to the Avimor Conservation Advisory Committee (ACAC) or Ada County Commissioners (See Avimor WMP). Amendments, modifications and/or repeal of the ~~recreation plan~~ ARP shall be made pursuant to Idaho Code § 67-6509.

This plan will be an adaptive document which can be modified to adapt to changing needs and conditions of the community and the trail system. As recreational patterns, regional trail systems, and adjacent landownership changes, the ARP will adapt to the needs and opportunities to provide the best user experience and recreational opportunities while maintaining conservation goals.

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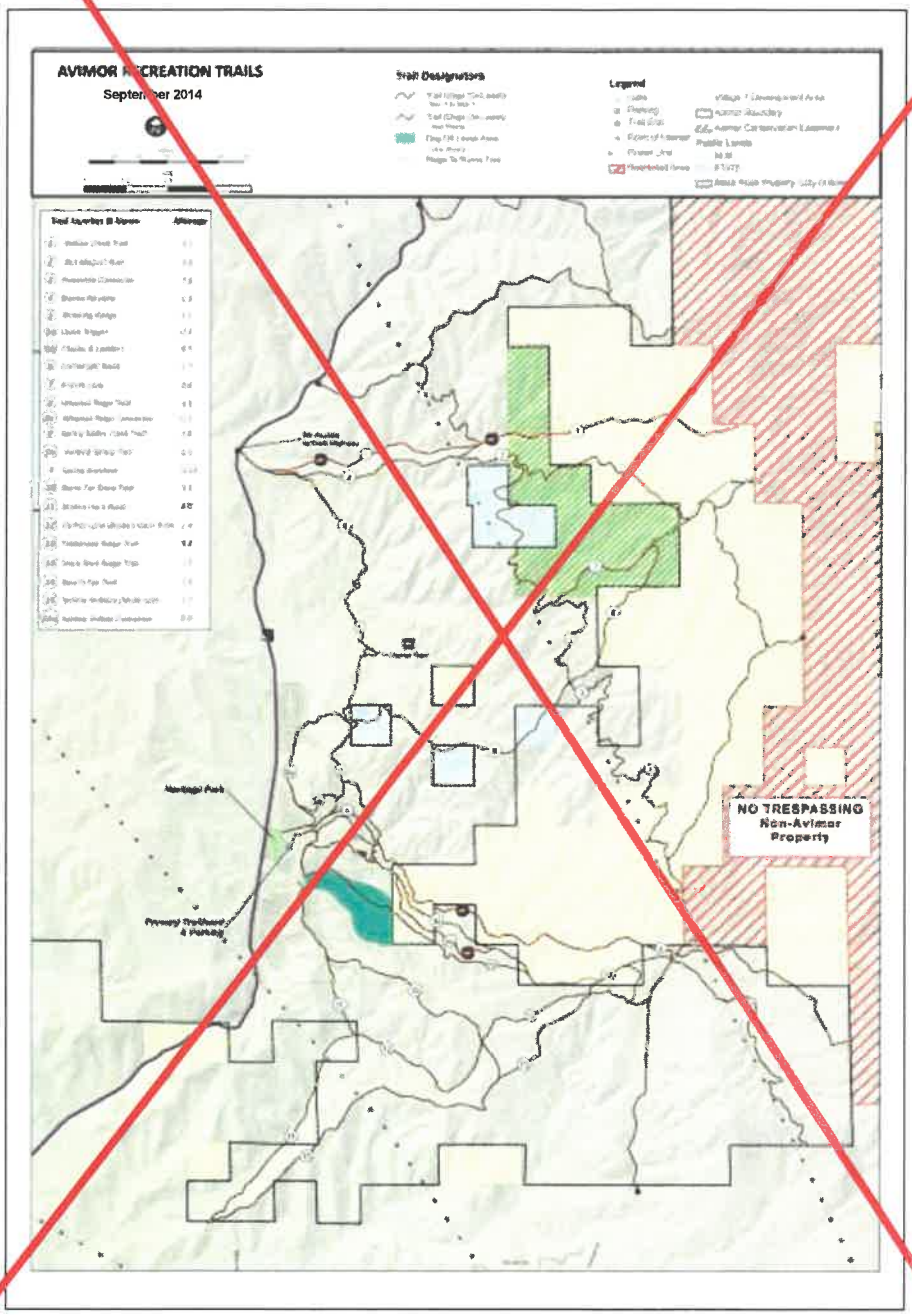
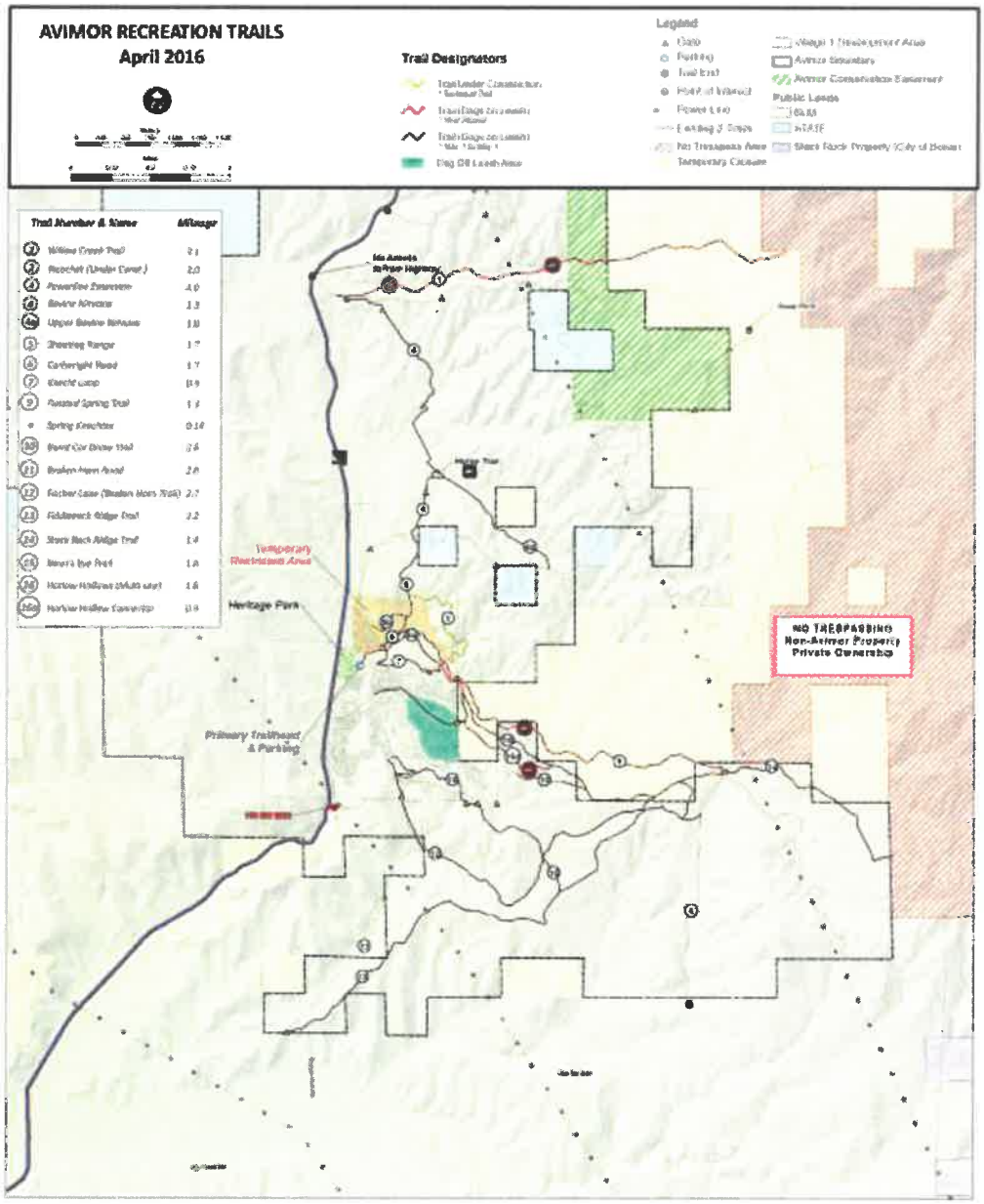


Map 1: Avimor Trail Map.



Map 1: Avimor Trail Map

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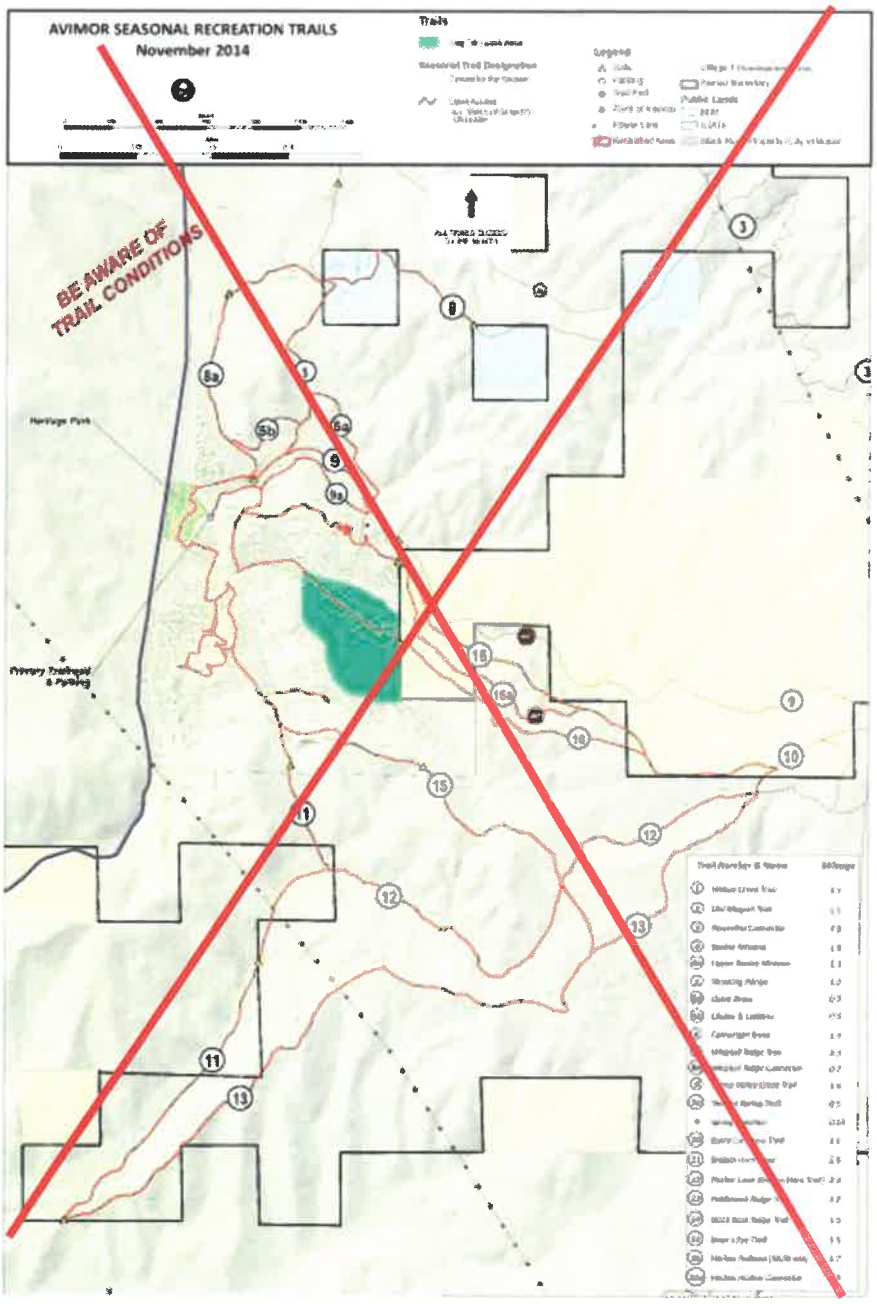

Map 2: Avimor Seasonal Trail Map

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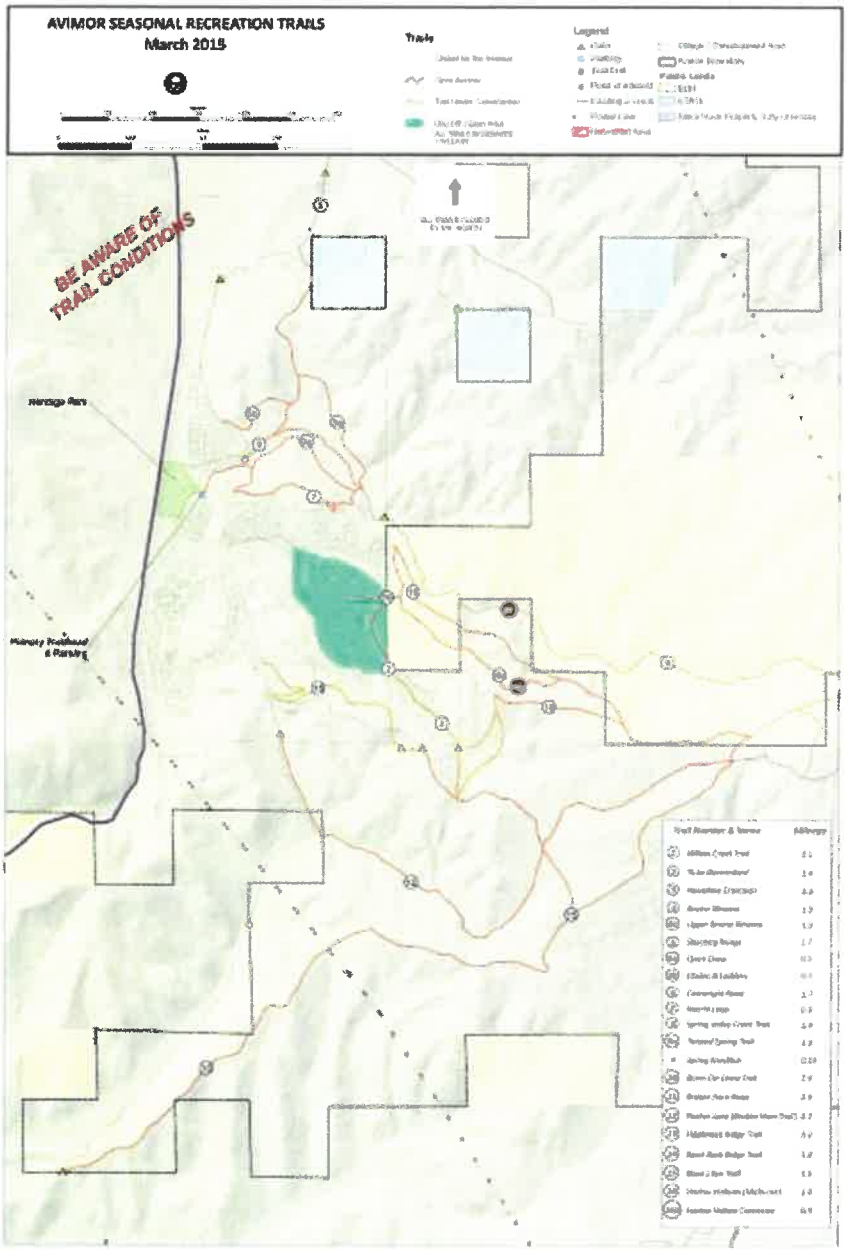

Map 2: Avimor Seasonal Trail Map

User Designations and Guidelines

The Avimor trail system (Map 1) is open for use to the general public. A wide range of recreational opportunities exist throughout the trail system for all types of trail users. In an effort to create the most enjoyable recreational experience, while balancing conservation requirements, user safety, ~~and~~ trail limitations or impacts, and future development, Avimor and its partners have ~~has~~ developed use ~~some use~~ designations and proposed changes for specific areas and trails. In addition, an adaptive trail management process is in place that allows trails to be moved in accordance with changes in the development, thereby guaranteeing that connectivity stays in place even if a specific trail may move. Understanding that this may restrict some users from desirable areas and trails~~,~~ and require short-term trail closures associated with realignment and construction, it is the best way to try to manage user conflicts and provide the best overall user experience for all user types in a safe and sustainable format. Attachment 1 and 2 show the proposed changes associated with the existing trail system to adapt to future development actions. All future trail changes would go through a collaborative process between the ASO and Ada County Commissioners with the requirements that trail alignment cannot prevent or restrict development, and development cannot limit or restrict trail connectivity without an alternative pathway to reestablish the lost connectivity.

In addition to designating areas and trails to reduce user conflicts, portions of the trail system will be closed or have restricted uses during the winter months ~~(November 1 through March 1)~~ for critical wintering areas for elk, mule deer, and migratory bird populations (Map 2). The upper elevations of the trail system are one of the largest areas in the Treasure Valley for wintering population of elk and mule deer. Restricting access will reduce user/wildlife interaction which often results in wintering animals using essential energy reserves needed to survive the winter. ~~Some designated lower elevation trails will be available for use on a limited basis throughout the year. Trail use and big game movement will continue to be monitored and any adjustments needed to protect the big game populations will be addressed~~.

While portions of the trail system would have seasonal restrictions, designated lower elevation trails would be available for use on a managed basis year round. Trail use and big game movement will continue to be monitored, and any adjustments needed to protect the big game populations or limit damage to trails will be addressed on an annual basis. Seasonal trail closures for general use will extend from November 1 through March 1 each year. In addition, all dogs must be on leash at all times on all trails from October 1 through May 1 each year. Exceptions to these restrictions may be made on an individual basis with special use permits. Any changes associated with seasonal use restrictions will be determined by the ASO and Ada County Commissioners. If a consensus on use restrictions is not made by November 1st of that calendar year, the trail use will default to the prior year's designation.

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User Types

Although open to public use, ~~the~~ Avimor ~~trail system is on or~~ has granted access through and on its private lands. To maximize the user experience and preserve the natural resources on the land, specific trails have been ~~Avimor has~~ designated ~~some areas~~ by user type, season of use, and ~~limited~~ motorized uses. Trail users may include hikers and wildlife viewers, mountain bikers, equestrians, on and off-leash dogs, and controlled hunting and use of motorized vehicles on specified two-tracks. Specific management requirements for general uses are defined below.

Use Designations

Seasonal Closures-

The majority of the Avimor trail system will be shut down from November 1st to March 1st every winter to help protect wintering big game (elk and mule deer) and migratory bird populations, as well as limiting damage to trails. ~~within the Avimor property.~~ Special use permits can be obtained for use of these trails during this time, and some lower elevation trails will remain open, conditions permitting, for year round use. During unusually harsh winters (heavy snowfall and cold temperatures) these trails may also be restricted based on movement of big game and other species to lower elevations.

Additional trail or use restrictions may also be enforced during this time on a trail by trail basis to protect the integrity and sustainability of the trail system. Changes to trail and use restrictions will be determined by the ASO and Ada County Commissioners. If a consensus on use restrictions is not made by ~~1~~ November 1st of that calendar year, the trail use will default to the prior year's designation.

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Based on historic big game movement patterns and prior year's monitoring of wintering areas, the trails that will be available for year-round use are:

- All walking paths within the Avimor Village development (gravel paths within the development);
- HPC- Heritage Park Trails- all trails;
- Trail 2 – Name to be determined: entire trail;
- ~~Trail 8a-Whiptail Ridge Connector- entire trail;~~
- ~~Trail 8- Whiptail Ridge Trail- open from junction with trail 8a to eastern gate (signed);~~
- Trail 5-Shooting Range- open from junction with trail 9 to junction with mapped two-track (posted annually)~~trail 8 (signed)~~;
- Trails 5a and 5b- Quick Trigger and Chutes and Ladders- entire trail;
- Trail 7 – Knect Loop: entire trail
- Trail 9- Spring Valley Creek Trail- open from the trailhead to the canyon gate (posted annually);
- Trail 9a- Twisted Spring Trail- entire trail;
- Trail 16 and 16a- Harlow Hallow/Connector- entire trail;

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- Trail 10- Burnt Car Draw Trail- open from trailhead to junction with trails 12 and 13, closed from junction with trails 12/13 to Cartwright Road (~~signed~~posted);
- ~~Trail 10a- Burnt Car Extender- entire trail;~~
- Trail 15- Baun's-Eye Trail- open from trailhead to junction with Trail 13;
- ~~Trail 11- Broken Horn Road- entire trail;~~
- Trail 12- Fischer Lane ~~/Broken Horn Trail~~- open from junction with Trail 11 to junction with Trail 12 (~~signed~~posted annually); and
- Trail 13- Fiddleneck Ridge Trail- open from trailhead to junction with trails 10 and 12 (~~signed~~posted annually).

These trails will provide recreational users the opportunity for some scenic loops used for hiking, biking, and equestrian opportunities, while protecting wintering big game and migratory bird populations. The availability of trails during winter months may vary dependent on weather conditions, trail impacts, and future monitoring of big game and migratory bird populations. If the winter snow line is low or persistent, or big game are found to use these areas frequently for winter bedding and foraging, access may be restricted based on an index developed by the ASO and Ada County Commissioners in coordination ~~ATB/ACAC in conjunction~~ with the IDFG. Regardless of conditions, all trail users must comply with seasonal closures.

Hikers/Foot-traffic-

Trails in the Avimor trail system are open for all hikers and other foot traffic. However, hikers must comply with the season closures listed in the prior section.

Mountain Bikers-

Currently, all trails in the Avimor trail system are available for use by mountain bikers. However, bikers must comply with the season closures listed in the prior section. Based on the current and projected increased use of the trails, ~~F~~future plans could include directional trail use to manage potentially dangerous encounters. If directional designations are implemented, clear signage will be posted to inform and direct users. At this time there are no directional trails. ~~, such as downhill only, which would reduce potentially dangerous encounters, but at this time there are no directional trails. If problems with encounters are present, the ATB may recommend directional flow to increase safety for all trail users. In the case of direction designations, signage will be posted to inform and direct users to proper use and alternative routes.~~

Equestrian-

The majority of trails in the Avimor trail system are available for equestrian trail users with a few exceptions. Some trails have been designated for foot traffic and mountain biking only to reduce user conflicts or maintain trail integrity. In general, these trails are narrow, steep, and have limited line of sight. As such, they create a potential safety issue for users. Therefore, t~~T~~he following trails are restricted from all equestrian use:

- Trail 1- Willow Creek Trail;
- Trail 9- Spring Valley Creek Trail (Canyon Portion Only); and
- Trail 16a- Harlow Hallow Connector.

Motorized Vehicles-

All motorized vehicles use in the Avimor trail system is by special permit only. In order to monitor and promote sustainable use by motorized vehicles, Avimor has implemented ~~decided to~~ a permit system with a limited~~fixed~~ number of motorized vehicle users per day. All motorized vehicle use on Avimor trails is restricted to designated routes only, i.e. no off road or cross country travel is allowed~~permitted~~. A day permit can be acquired at the Avimor administrative office. Once a special use permit is acquired, motorized vehicle users are allowed to access the following Avimor trails:

- All existing two-tracks~~Trail 2- Dirt Magurt Trail;~~
- Trail 3- Powerline;
- ~~Trail 7- Knecht Loop Trail;~~
- ~~Trail 8- Whiptail Ridge Trail;~~
- Trail 10- Burnt Car Draw Trail~~;~~
- ~~Trail 11- Broken Horn Road;~~
- Trail 13- Fiddleneck Ridge Trail; and
- Trail 14-Stack Rock Ridge Trail.

Motorized vehicle use associated with emergency medical services (EMS), trail maintenance activities, or permitted livestock operations are exempt from the restrictions.

Dogs

Dogs are permitted on all trails in the Avimor trail system. However, to prevent user conflicts, protect wildlife, and ensure the safety for dogs and other trail users, off-leash restrictions exist on some trails. **All dogs must remain ~~will be~~ on leash at all times on all trails from October 1 to May 1, with the exception of the off-leash dog area (Maps 1 and 2).** The on-leash restrictive time period is extended beyond winter trail closures to ensure wildlife safety and to protect nesting birds in Avimor. Some wildlife may be present near open trails during this time year and off-leash dogs threaten winter survival by chasing or disturbing wintering wildlife. A designated

off leash area has been made available for year round access and off leash use (Maps 1 and 2). From May 1 to October 1, controlled off-leash dog use ~~s~~ is ~~are~~ allowed on all Avimor trails with exception of the following trails which are on-leash year round only for user safety and to reduce user conflicts.

- Trail 1- Willow Creek Trail;
- Trail 9- Spring Valley Creek Trail;
- Trail 9a – Twisted Spring Trail and;
- Trail 10a- Harlow Hallow Connector.

Hunting

In the past, Avimor had a depredation hunt with a number of tags for big game within their property. While Avimor is not currently part of the Fish and Game's depredation hunt, it could be in the future, and Avimor does have access to a number of privately held tags for their property. Like motorized vehicles (see above), hunting is only allowed via specialized permission.~~, i~~ Inquire at the Avimor administrative office.

Use of motorized vehicles during hunting season will be restricted, with the exception of permitted use for disabled hunters and game removal on an as needed basis. All motorized vehicles will stay on designated trails, and hunting directly from any motorized vehicle is strictly prohibited. Signs will be posted to alert all trail users that hunting season is open and to educate~~d~~ users and hunters about safety measures to take while hunting in the Avimor foothills.

Trail Design Guidelines and Maintenance

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For any new trail construction or re-routing of trails at Avimor, general trail building guidelines will be followed during each step in the planning and construction process. Following the general guidelines will help create a more sustainable and user friendly trail system, while reducing maintenance or reconstruction requirements of faulty trail design and construction.

Trail design should follow the five essential elements of sustainable trails as presented in the US Forest Services trail design parameters (http://www.fs.fed.us/recreation/programs/trail-management/trail-fundamentals/National_Design_Parameters_10_16_2008.pdf). Although certain stretches of new trails may require deviations, the following five principals should be used during planning and construction of all new trails at Avimor.

1. The Half Rule. The grade of the trail should not exceed half the grade of the hillside or side slope that the trail traverses. Trails that exceed the half rule are considered fall-line trails and encourage water flow down the trail rather than across it, increasing probability of erosion damage.

2. The Ten Percent Average Guideline. On average the overall trail grade ([elevation gain/trail length] x's 100) should not exceed 10 percent. Although some trail segments may exceed ten percent grade, the general rule for a sustainable trail is an average of ten percent over the length of the trail.
3. Maximum Sustainable Trail Grade. Although the ten percent rule is a general rule for an entire trail, determining a maximum grade (typically 15-20 percent) for trail segments should be determined in planning based on site specific factors:
    - Half rule;
    - Soil type;
    - Rock;
    - Annual rainfall;
    - Grade reversals;
    - Types of users;
    - Number of users;
    - And difficulty level.

4. Grade Reversals. Grade reversals are spots in the trail where a climbing trail levels out then changes direction, dropping subtly for up to 50 feet before rising again. The change in grade allows water to exit the trail at the low point, reducing erosive power of water running down the trail. Depending on soil stability, grade reversals should be placed every 20 to 50 feet.

5. Outslope. When a trail contours across a hillside, the downhill edge of the tread surface should tilt slightly down and away from the high side of the trail, promoting water flow across the trail rather than down the trail. A general rule is to build all trails with a 5-percent outslope. In looser soils, i.e. sandy soils, frequent grade reversals will aid in cross-trail drainage.

In addition to using these five design guidelines, all new trail construction proposals will be submitted to and reviewed by the ATB, and will require approval from the ASO. ~~require approval from the ATB and the ACAC.~~ The ASO will coordinate with the Ada County Commissioners to determine if the trail will be included.

Annual Trail Maintenance

Trail maintenance is a critical component to a sustainable trail system. As such, an annual work plan will be developed by the ATB based on recommendations from the Avimor Trail Coordinator.~~and submitted to the ACAC.~~ The trail plan will be submitted to the ASO and Ada County Commissioners for review and approval. The annual work plan will outline the dates, recommended actions, and associated justification for more intensive maintenance actions throughout the trail system. Intensive maintenance actions include, but are not limited to,~~:~~ trail

diversions or reroutes; projects associated with wetlands/riparian areas; and new construction projects.

In contrast, routine maintenance actions may ~~will~~ not be included in the annual work plan~~,~~ and do not require approval from the County Commissioners. ~~ACAC~~. Routine maintenance actions include, but are not limited to~~,:~~ light mechanical vegetation control to include pruning, grubbing, lopping, and hand pulling; noxious weed control; and minor erosion control and emergency trail stabilization. However, these actions will still require approval from the ASO ~~(land owner)~~ prior to implementation.

Annual Race Events

The Avimor trail system has a long history with organized mountain biking race events and will continue to do so. However, as the population of the region continues to grow with the use of the Avimor trail system, it will be imperative that future races are well organized, have a minimal effect on the public use of the trail system (temporal or spatial), and result in a net gain for the trail system. As such, the number of annual race events will not exceed five (5) in any calendar year, with two of the five reserved for the Knobby Tire Series and Broken Spoke Cycling and one (1) reserved for the Idaho High School Cycling League. Additional races may be approved on a case by case basis with consensus from the ASO and Ada County Commissioners.

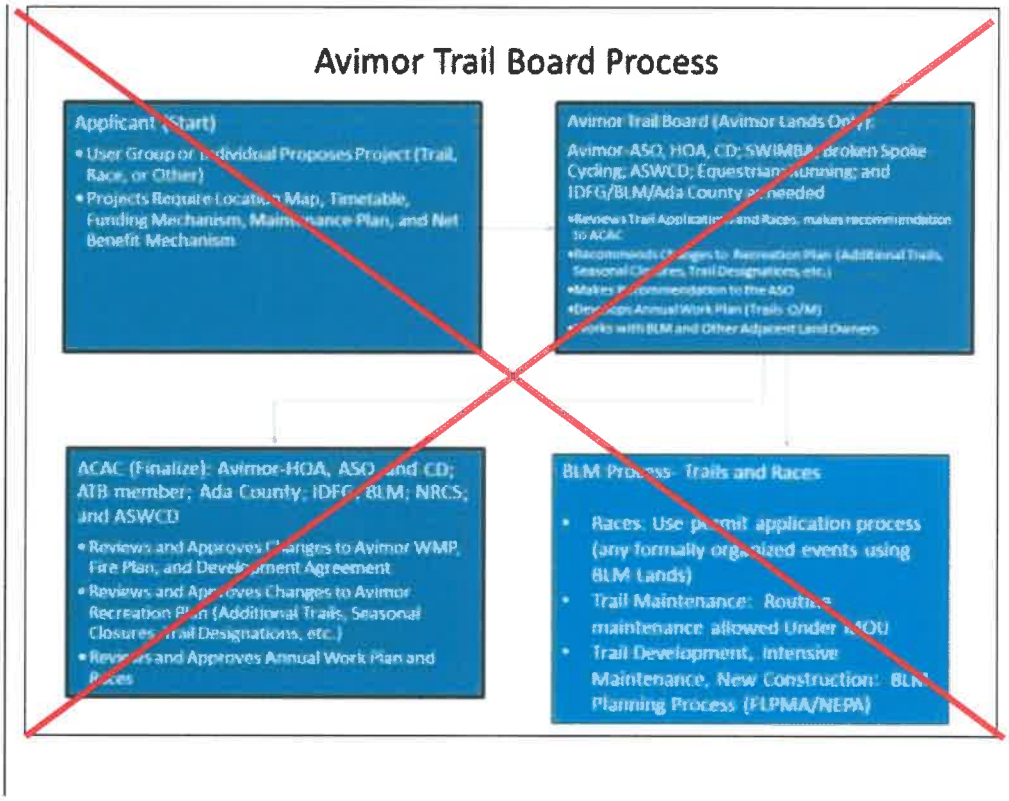
Regardless of the applicant, all races will go through the ATB application process and be submitted to the ASO and Ada County Commissioners ~~ACAC~~ for approval no later than September 1 of each year. Some exceptions may apply, and~~; however,~~ the ASO reserves the right to disapprove any applicant.

Avimor Trail Board

The ATB will be ~~is~~ made up of one representative from each of the following groups: the ASO, Avimor Home Owners Association (HOA), trail group (technical expertise and maintenance), a mountain bike user group, ~~South West Idaho Mountain Biking Association (SWIMBA), Broken Spoke Cycling~~, an equestrian user group, a running user group, and the Avimor Conservation Director (CD). The purpose of the review board is to monitor trail use, identify and address any concerns or conflict, develop the annual work plan, and to review and make recommendations on proposed trail developments and races to the ASO and Ada County Commissioners. Additional members may be added to increase the technical capabilities of the ATB with a majority vote (greater than 50% of the ATB present). Members, other than the ASO representative, can also be asked to step down from the ATB with a similar vote.

The ATB will meet on a quarterly basis or more often if the need arises. The board will make ~~professional~~ recommendations on trail designations, new construction, maintenance issues, and

use conflicts, which will be presented to the ASO ~~ACAC~~, who will in turn present the recommendations to the Ada County Commissioners (Figure 1). The Ada County Commissioners ~~ACAC~~ will review the trail board's recommendation and make the final decision ~~ruling~~ on any issues or proposed changes to the trail system and its user policies. Modifications and/or amendments and/or repeal of the recreation plan must be made pursuant to Idaho Code § 67-6509.



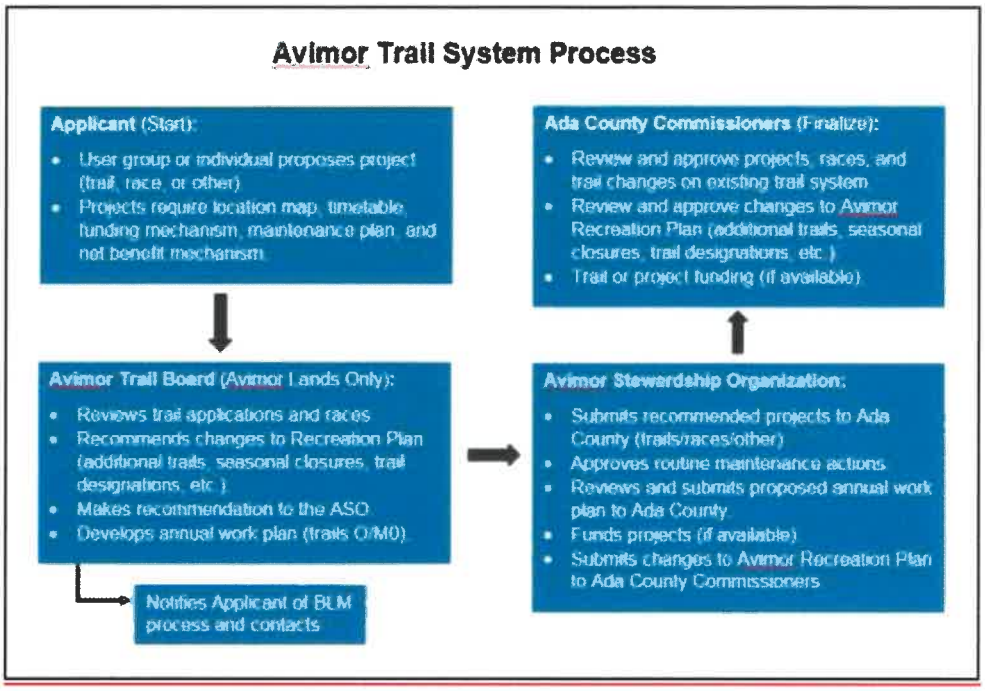
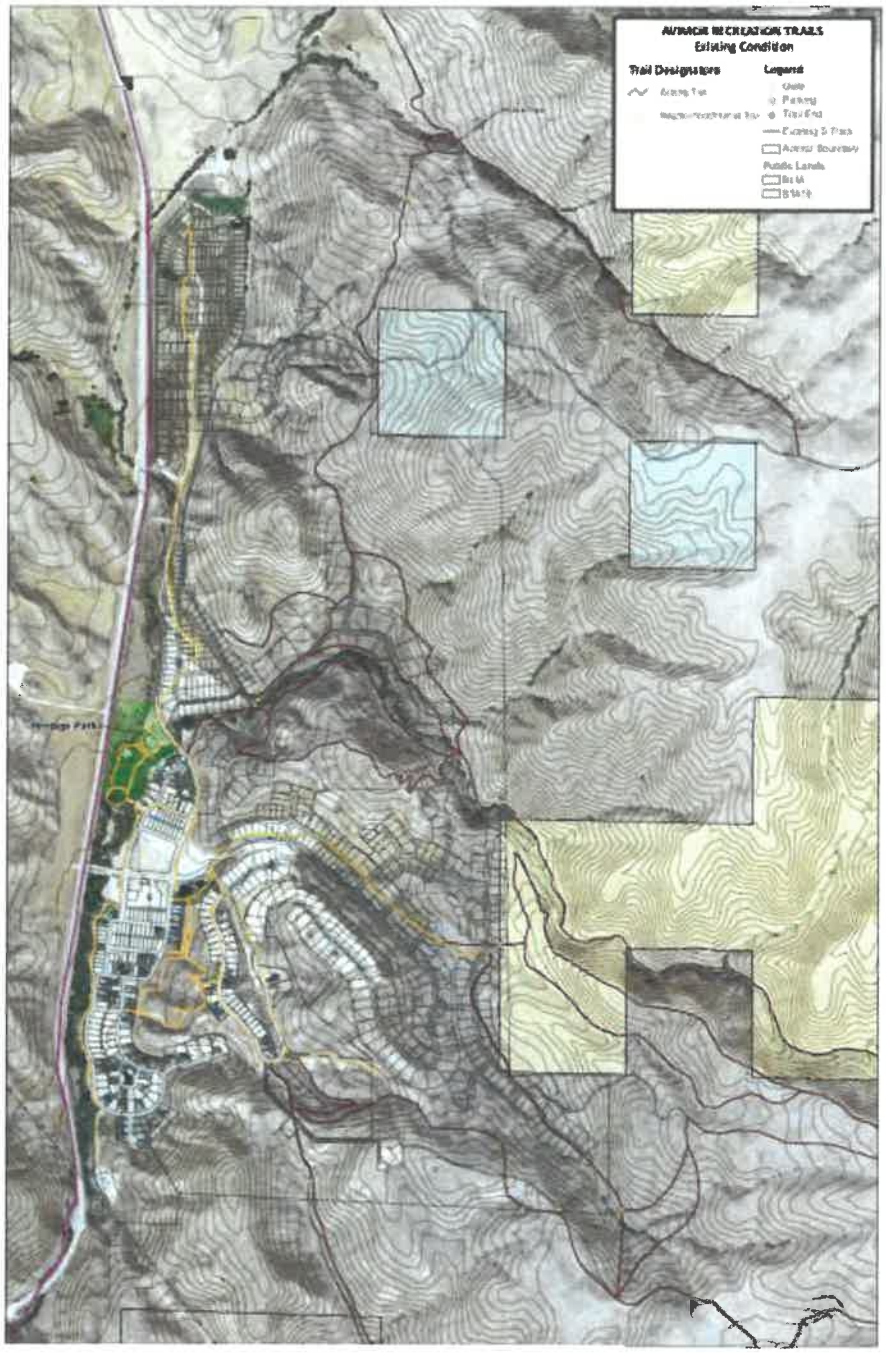


Figure 1: Avimor Trail System Process Flow Chart.

Funding

Funding for all trail projects, including trail construction, maintenance, signage, and kiosk can ~~will~~ be provided by a combination of funds from the Avimor Conservation Fund (managed by the ASO), Ada County, external private partners, and by actively pursuing grant or other funding ~~money~~ through ~~from~~ local, state, and federal sources ~~agencies~~. Ada County holds some easements within the Avimor Planned Community. Ada County explicitly retains authority as to whether the County will appropriate funding, including but not limited to, trail construction, maintenance, signage, and kiosk for the easements that Ada County holds.

A large portion of work to be done on the trail system has and will continue to be completed through volunteer efforts and community support/building projects by SWIMBA, Broken Spoke, Avimor residents, the Idaho High School Cycling League, and the surrounding communities.



ATTACHMENT 1 – EXISTING TRAIL CONDITIONS

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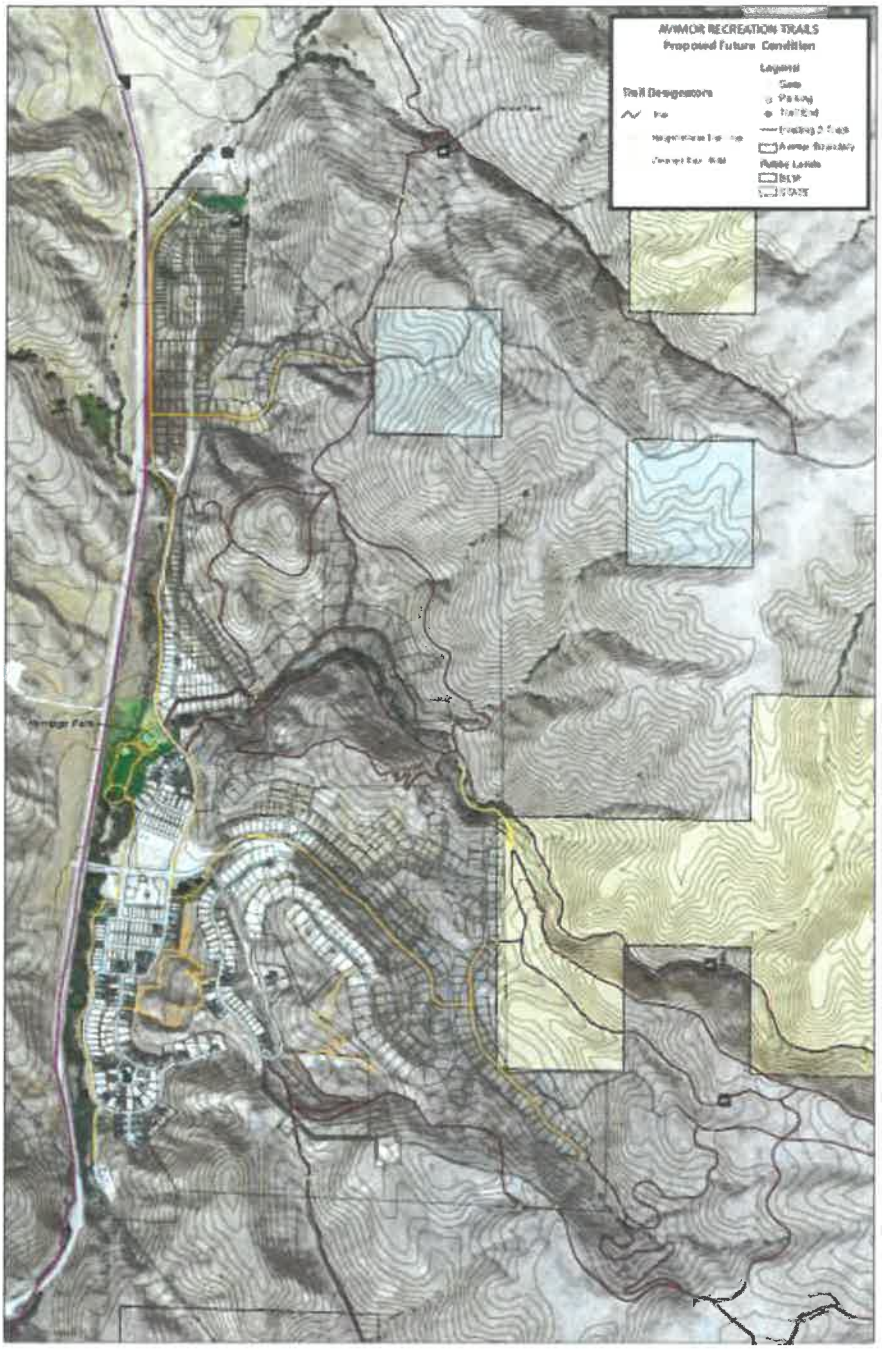

ATTACHMENT 2 – PROPOSED FUTURE TRAILS

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[In the previous 2015 Application which was "tabled/withdrawn", Avimor submitted the Avimor Conservation Advisory Committee's and Avimor Stewardship Organization's recommended changes to the Avimor Fire and Vegetation Management Plan. The Eagle Fire Department reviewed the proposed language and made comments and recommendations in their September 1, 2015 Agency Response. For the sake of efficiency in this renewed application, Avimor has inserted the Fire Department's recommended changes below. For reference purposes only, see Fire Department's changes highlighted in yellow.]

Proposed Changes:

1. **Add the following language to page 6 of 17:**

While unit specific requirements are identified in this report, all Avimor residents will comply with the following requirements: Outdoor fireplaces/pits that use wood, pellets, or other similar fuel types that produce embers are not permitted for use on any units within the Avimor development. Only gas, propane, or similar are allowed. Special events sponsored or organized by Avimor are exempt from this requirement. However Avimor shall notify the Eagle Fire Department regarding special events to insure adequate fire safety measures are in place. Indoor fireplaces must be gas or have spark/ember screens that meet the requirements of the International Wildland-Urban Interface Code. Installation shall be by a licensed professional and approved by the Ada County Building Department and the Avimor Design Review Board.

The use of fireworks (as defined below) will comply with all County Ordinances and the International Wildland Urban Interface Code. In the event the area is not covered by County ordinance, fireworks are prohibited during fire season (as defined below). Exemptions to these prohibitions must be obtained from the Eagle Fire Department and the County if County Ordinance is in effect or from the Eagle Fire Department and the Avimor Stewardship Organization if the County Ordinance is not in effect.

FIREWORKS: any combustible or explosive composition, or any substance or combination of substances, or article prepared for the purpose of producing a visible or audible effect by combustion, explosion, deflagration or detonation. Fireworks include items classified as common special fireworks by the United States Bureau of Explosives or contained in the regulations of the United States Department of Transportation and designated as UN 0335 1.3 or UN 03336 1.4G. The term "fireworks" shall not include any automotive safety flares, toy guns, toy cannons, party poppers, or pop-its or other devices which contain twenty-five hundredths (.25) of a grain or less of explosive substance (see Idaho Code §39-2602(3)).

CURRENT FIRE SEASON: The period of time between April 1 and October 31 annually.

2. **Add the following to the sixth paragraph on page 5 of 17 regarding Lot designations:**

- Block 1, Lots 77-85 (Phase 3)
- Block 17, Lots 3-18 and 20-28 (Phase 3)
- Block 20, Lots 1-2, 6-8, 10-12, 16-20, 22-25, 28, 31-33, 35-38, 41, and 44-50 (Phase 4)
- Block 21, Lot 11 (Phase 4)
- Block 24, Lots 2-18, 27-28, and 31-39 (Phase 5)

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DEVELOPMENT SERVICES

EXHIBIT O

EXHIBIT 31
Page ___ of ___
Project # 20160140

Avimor Fire and Vegetation Management Plan – (Updated 2016)~~Draft~~

Introduction

The following Fire and Vegetation Management Plan (FVMP) has been developed as an alternative to the current Ada County building requirements for construction within the Wildland-Urban Fire Interface (WUFI) District. This plan will be submitted for review by the Ada County Code Official, Building Official, and Fire Chief, per the 2006 International Urban-Wildland Interface Code (IUWIC), specifically addressing compliance alternatives (alternative materials or methods). The intent of this Avimor-specific FVMP is to submit an alternative plan that satisfactorily complies with the intent of the code, and is at least equivalent to the level of quality, strength, effectiveness, fire resistance, durability, and safety prescribed by the code.

The proposed Avimor FVMP requirements incorporate components of the existing Ada County requirements, requirements identified in the Avimor Wildlife Mitigation Plan (WMP), and additional management tools identified by the Fire-wise Counties Program. The plan will provide guidelines for Avimor home owners, and steps to be taken by the Home Owners Association (HOA) and Avimor Conservation Director (ACD) to mitigate or reduce the potential risk of wildfire and to improve the health and stability of the surrounding vegetation and wildlife habitat. In addition, the plan will be used in the certification process for Avimor to become a registered Fire-wise Development.

Project Description

The Avimor Planned Community (APC) is sited on a parcel that is approximately 830-acres in size and is located east of State Highway (SH) 55, approximately six miles northeast of Eagle, Idaho. Spring Valley Creek runs from north to south paralleling SH-55 along the western edge of the property. Elevation ranges between 3,150 and 3,520-feet above mean sea level. The proposed development (Figure 1) incorporates residential housing, commercial space, sporting and recreation facilities, as well as parks, natural open areas, trails, and paths. Based on initial conceptual maps:

- Mixed-Use development will occupy approximately 12.5-acres (1.5%) of the project area, and will be found primarily in the western portion of the property;
- Residential development, both village and foothills, will occupy approximately 299.5-acres (36%) of the area, and will be found throughout the project;
- Improved open space (parks, sports fields, and a nursery) will occupy approximately 20-acres (2.4%) of the area, and will be found primarily in the western portion of the property; and
- Natural open space, which will occupy the majority of the property covering approximately 498-acres (60%) of the area. An addition 400-acre conservation easement to the north east will be incorporated into the development plan for a total of 898-acres (73%) of natural open space.

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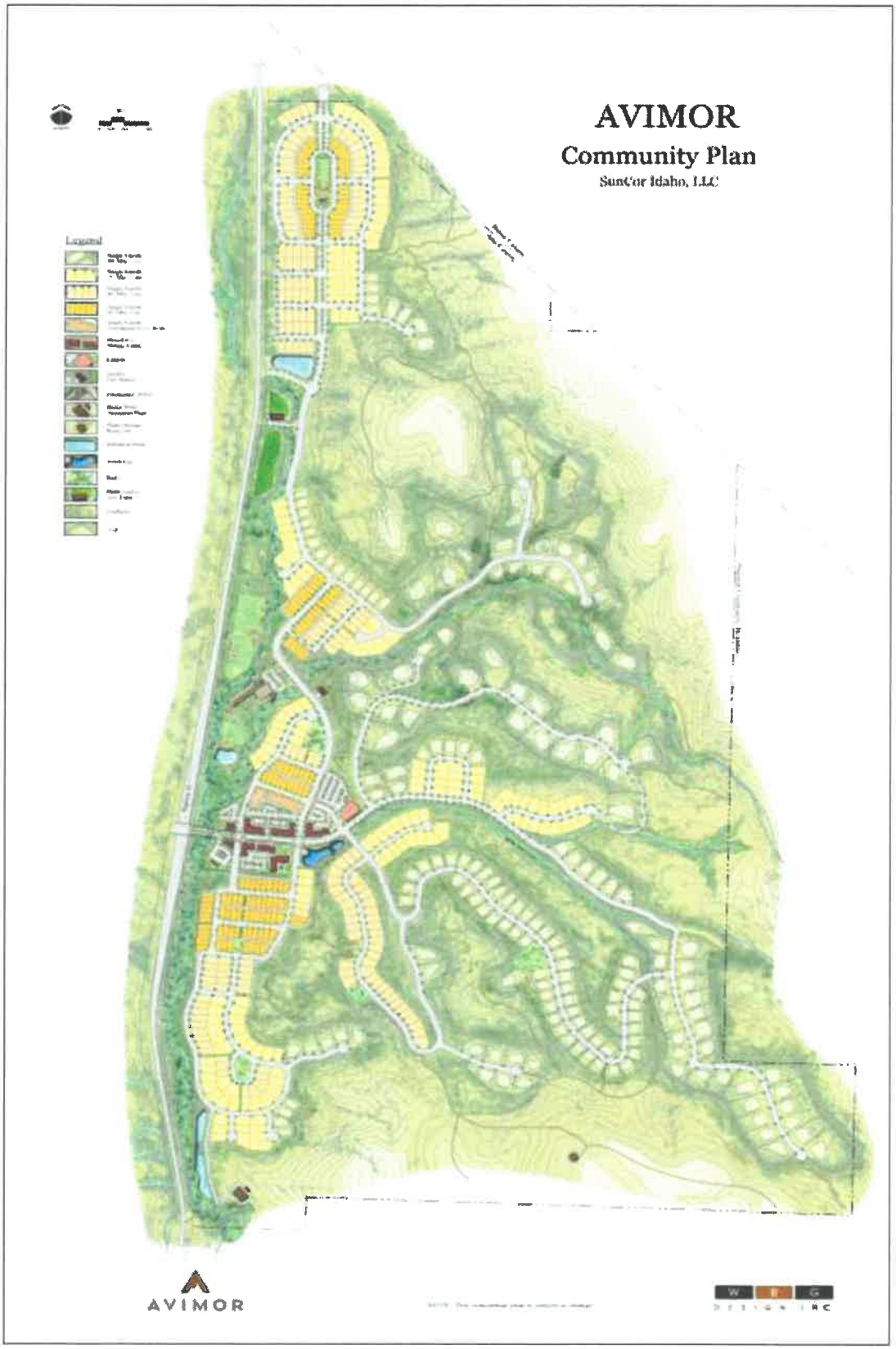


Figure 1. Avimor Concept Master Plan.

The vegetative communities found in and adjacent to the APC are those generally associated with the Boise Foothills ecosystem (BP&R 2000). However, the area associated with the development footprint is composed of four primary vegetative community types, including: agriculture, grasslands, shrub, and riparian. A single non-vegetative community (disturbed) is found as well, but will not be discussed further. There are no forested, mountain shrub, or planted woodland groves within or adjacent to the proposed APC. Table 1 below quantifies, based on community type, the amount and percent found currently within the APC boundary. Vegetation boundaries were identified on the ground and digitally mapped for each community (Figure 2).

Table 1. Vegetative Communities Within the APC.

Community Type	No. Acres	% of Total
Agricultural	122.22	14.42%
Grassland	496.11	58.53%
Shrub	119.31	14.08%
Riparian	101.88	12.02%
Disturbed	8.10	0.10%
Total	**847.62**	**100.00%**

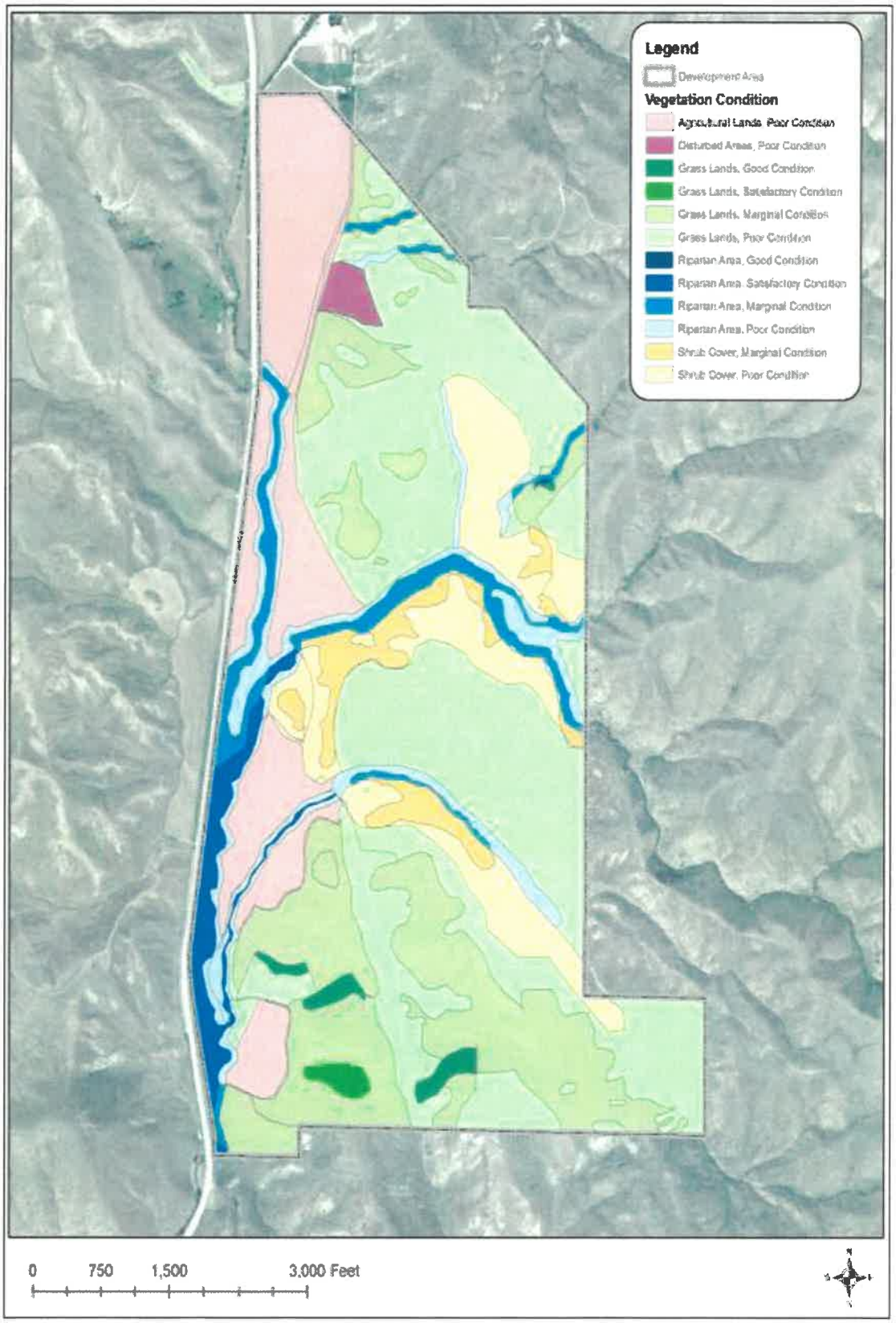


Figure 2. Vegetative Communities within the APC.

Based on the vegetative communities present directly adjacent to the APC, there are only three fuel models identified by the 2006 IUWIC, including models:

A- This fuel model represents western grasslands vegetated by annual grasses and forbs. Brush or trees may be present but are very sparse, occupying less than a third of the area. Examples of types where Fuel Model A should be used are cheatgrass and medusahead. Open pinyon-juniper, sagebrush-grass, and desert shrub associations may appropriately be assigned this fuel model if the woody plants meet the density criteria. The quantity and continuity of the ground fuels vary greatly with rainfall from year to year.

L- This fuel model is meant to represent western grasslands vegetated by perennial grasses. The principal species are coarser and the loadings heavier than those in Model A fuels. Otherwise, the situations are very similar; shrubs and trees occupy less than one-third of the area. The quantity of fuel in these areas is more stable from year to year. In sagebrush areas, Fuel Model T may be more appropriate.

T- The bothersome sagebrush-grass types of the Great Basin and the Intermountain West are characteristic of T fuels. The shrubs burn easily and are not dense enough to shade out grass and other herbaceous plants. The shrubs must occupy at least one-third of the site or the A or L fuel models should be used. Fuel Model T might be used for immature scrub oak and desert shrub associations in the West, and the scrub oak-wire grass type in the Southeast.

Of these models, the predominant fuel type directly adjacent to the development is model A, with scattered patches of T throughout, and only limited patches of model L (Figure 3). Based on the fuel models identified for the site, and compliance with access and water supply requirements identified in the 2006 IUWIC, the fire hazard severity was determined by completing the 2006 IUWIC Fire Hazard Severity Form (Appendix B). Avimor was determined to have a moderate hazard rating.

Under the 2007 WUFI District ordnances, all units within the development must comply with the ignition-resistant construction codes identified in the 2006 IUWIC Special Building Construction Regulations as well as fire protection requirements identified in the Fire Protection Requirements. Based on: the total number of units; the configuration of those units in relationship to adjacent wildland fuel sources; the limited potential to be directly impacted by wildland fires; the presence of a temporary fire facility within the development area, and the use of noncombustible materials for siding and class B or better roofing material on all units; we request that WUFI-required ignition-resistant construction codes and fire protection requirements be restricted to those units directly adjacent to areas of natural open space (Figure 3). Specific units affected in Phase 1 include:

- Block 1 Lots-16, 17, 21-23, 25-50, 55-68, and 77-85; ~~and~~
- Block 2 Lots-2-25
- Block 17, Lots 3-18 and 20-28
- Block 20, Lots 1-2, 6-8, 10-12, 16-20, 22-25, 28, 31-33, 35-38, 41, and 44-50
- Block 21, Lot 11

- Block 24, Lots 2-18, 27-28, and 31-39.

As the final plats of the remaining seven phases are completed, the block and lot numbers in each phase will be added. These units will conform to the requirements currently identified in the Ada County WUFI District Construction Requirements (Appendix A) and IUWIC Codes, with alterations limited to:

- Combustible eaves fascias and soffits shall be enclosed with solid materials with a minimum thickness of 1/4 inch (6 mm) rather than the currently required 3/4 inch (19mm). No exposed rafter tails shall be permitted unless constructed of heavy timber materials will remain.

- Remove the requirement that attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least ten feet (10') (3048 mm) from property lines. Underfloor ventilation openings shall be located as close to grade as practical.

In addition, these units will conform to the Avimor-specific standards identified below. In addition, a home inspection and hazard assessments will be completed on all of these units, with subsequent assessment completed by the ACD at least every five years. These reports will be submitted to Ada County and the Eagle Fire District, or appropriate fire jurisdiction, as part of the annual WMP report.

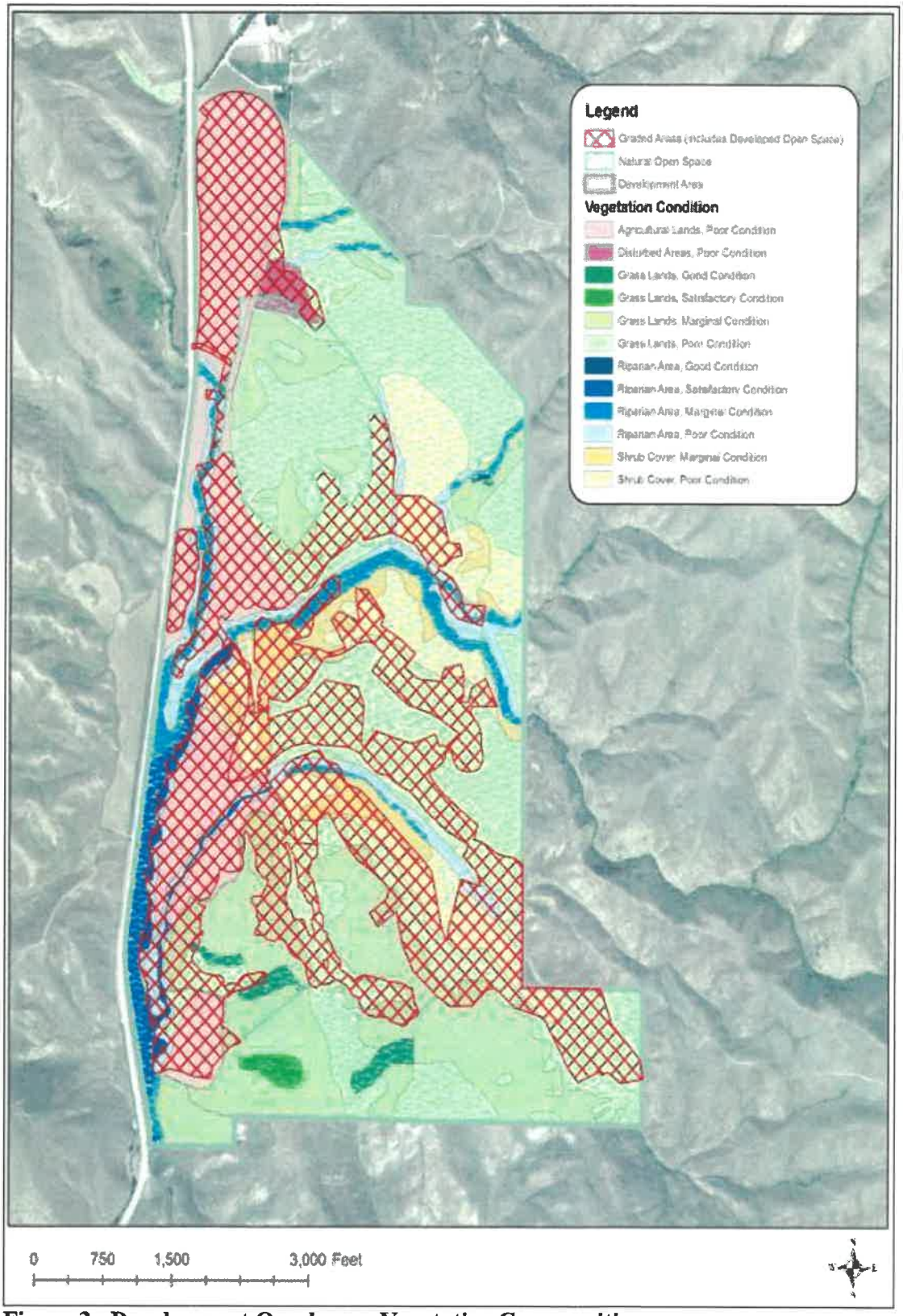


Figure 3. Development Overlay on Vegetative Communities.

Avimor-Specific Fire Management Plan

All units directly adjacent to areas of natural open space will permanently maintain defensible spaces in accordance with the zoning plan identified in figure 4.

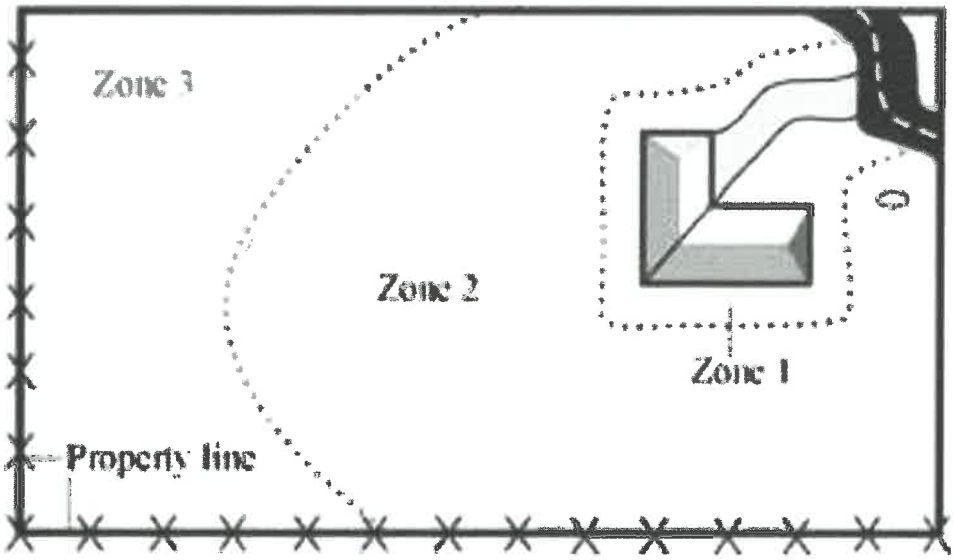


Figure 4. Management Zones

Zone 1 is the area of maximum modification and treatment. It consists of a minimum area of 30-feet on hill tops (Block 1 Lots-55-68 and Block 2 Lots-2-25) and sides, and a minimum of 20-feet on hill bases (Block 1 Lots-16, 17, 21-23, 25-50) around the structure in which all combustible vegetation is significantly reduced or removed. This area will normally consist of irrigated lawns and stone landscaping. The area is measured from the outside edge of the home's eaves or any attached structures, such as decks. This area will be developed and maintained by the homeowner in accordance with the requirements identified below and the Avimor WMP. In the event that the homeowner's property is less than the required zone 1 distance (30-ft), the Avimor HOA or ACD will be responsible for the development and maintenance of the remaining portion of zone 1.

Landscaping within three feet of the structure will be restricted to widely spaced foundation plantings of low growing shrubs or other "fire-wise" plants (see Avimor Wildlife Manual) to be approved by the ACD and Design Committee. These foundation plants will not be planted directly beneath windows or next to foundation vents. These plants will be frequently pruned and maintain by the homeowner. Storage of firewood or other combustible materials will be prohibited in these areas, unless in an enclosed, non-combustible storage structure. This includes storage of materials under attached decks.

Highly flammable ~~T~~trees and shrubs (conifers, junipers, arborvitaes, etc.,) in Zone 1 shall be limited to no more than one tree per 2,000-sf and one shrub per 250-sf, and they must be incorporated into the landscape design, taking into consideration the slope of the property as well (Table 2). Contiguous fuels and ladder fuels will be restricted. The placement of trees and bushes will not create contiguous fuel connections between Zone 2 and the structure or attached deck (see table 2 for requirements). Trees within Zone 1 will be isolated from each other and pruned to at least 10-feet above ground (or 1/2 the

height, whichever is the least). In addition, trees and shrubs will be restricted from contacting the roof and must be pruned to at least 10-feet from the structure. Trees shall be placed away from the structure at least the distance of the trees full height at maturity, but may be placed closer with the approval from the Ada County Development Services Building Official. The ACD will work with homeowners to identify site-appropriate species and educate residence on wildfire, fire hazards, and fire-wise concepts.

Table 2. Minimum tree crown and shrub clump spacing.

% slope	Tree Crown Spacing	Brush and Shrub Clump Spacing
0 -10 %	10′	2 1/2 x shrub height
11 - 20%	15′	3 x shrub height
21 - 40%	20′	4 x shrub height
> 40%	30′	6 x shrub height

Zone 2 is an area of fuel reduction designed to reduce the intensity of any fire approaching the structure. Typically, this zone should extend at least 75 to 125 feet from the structure depending on slope. Within this zone, the continuity and arrangement of vegetation will be based on a modified natural community emphasizing native species that have reduced fuels or stay green longer. Diseased, dead, or dying trees and shrubs will be removed to the extent possible. This area forms a buffer and provides a transition between zones 1 and 3. In the event that homeowner property boundary goes beyond zone 1 distance, the homeowner will be responsible for developing and maintaining the area in accordance to zone 2 standards. However, this area can also be managed and maintained by the homeowner in coordination with the Avimor HOA and ACD. Treatment and restoration programs, as well as funding mechanisms and adaptive approaches for fuels and vegetation management are described in detail in the Avimor WMP

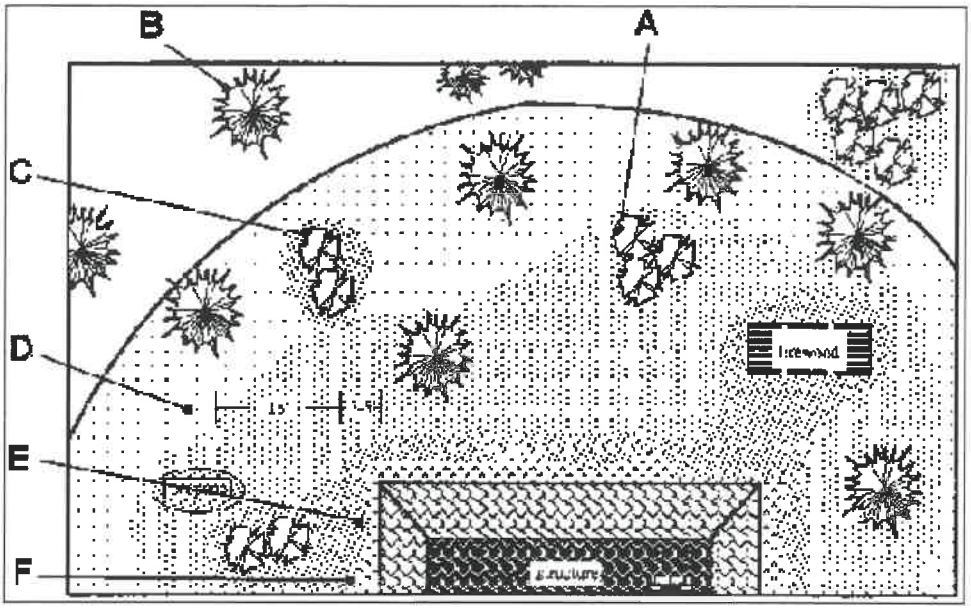
Zone 3 is of no particular size. Fuels and community composition will generally be managed by the ACD or HOA, in accordance with the Avimor WMP, and restored to the extent possible. In the event that the homeowner's property boundary includes zone 3, the homeowner will work collaboratively with the ACD or HOA to develop and maintain the area based on the required standards. Invasive and noxious weed treatments and native community restoration programs are described in detail in the Avimor WMP, as are the associated funding mechanisms and adaptive approaches for fuels and vegetation management.

Requirements for Defensible Space

The following checklist will be used to determine if the home site is meeting requirements identified by this fire plan, or if additional work or maintenance is necessary:

- Requirements identified in the Avimor WMP will be implemented and monitored annually.

- Zone 1 will be maintained by the homeowner at a minimum 20-feet from the base of hill slopes, and 30-feet from the top of hill slopes.
- There are no contiguous fuel sources that connect zone 2 with the structure.
- There are no ladder fuels that connect zone 1 to the structure.
- Trees and shrubs are properly thinned and pruned within the defensible space. Slash from the thinning is disposed of off site, with the exception of limited mulching.
- Roof and gutters are to be clear of debris in the spring and checked regularly throughout the fire season.
- Branches overhanging the roof or chimney will be removed.
- Grasses are mowed to a maximum height of 4 inches, with the exception of ornamental landscaping grasses that are fire-wise recommended or pose little or no threat as a contiguous fuel sources.
- An outdoor water supply is available, complete with a hose and nozzle that can reach all parts of the structure.
- Road signs and access requirements are met, see Avimor design guidelines, and house numbers are posted and easily visible.
- Trash and debris accumulations will be taken off site, and restricted from storage on site, with the exception of limited mulching.
- Non-combustible materials, such as stone or irrigated lawn, shall be used to create a three-foot buffer around the base of the foundation.
- Decks, benches, and outdoor storage units shall be constructed of non-combustible materials, such as fire-rated composite products.
- Non-combustible materials, such as decorative rock, gravel, irrigated lawn, and stepping stone pathways shall be used to break up the continuity of the vegetation and fuels. This can modify fire behavior and slow the spread of fire across property.



A. Mow grass short around shrubs (4–inches or less).
B. The best tree species to plant generally are those naturally occurring on or near the site (See WMP, Fire-wise Literature, and Avimor Conservation Director).
C. Plant low-growing shrubs near structures away from windows and vents, limit connectivity with .
D. Keep grass mown around structure to a maximum of 4 inches, and irrigate regularly, with conservation in mind, based on recommendations from the ACD.
E. Plant wildflowers near structures only if they are well-irrigated and cut back during the dormant season.
F. Gravel area or mow grass short next to the structure.

Note: Figure from the Colorado State University Extension Program found at URL: http://www.ext.colostate.edu/PUBS/NATRES/06304.html

Figure 5: Example for landscaping and placement of vegetation near the structure.

Requirements for the Residents, Homeowners Association and ACD

While unit specific requirements are identified in this report, all Avimor residents will comply with the following requirements: outdoor fireplaces and fire pits that use wood, pellets, or other similar fuel types that produce embers are not permitted for use on any units within the Avimor development. Only gas, propane, or similar fireplace/pits are allowed. Special events sponsored or organized by Avimor are exempt from this requirement. However, Avimor shall notify the Eagle Fire Department regarding special events to insure adequate fire safety measures are in place. Indoor fireplaces must be gas or have spark/ember screens or arresters that meet the requirements of the International Wildland-Urban Interface Code. Installation shall be by a licensed professional and approved by the Ada County Building Department and the Avimor Design Review Board.

The use of fireworks (as defined below) will comply with all County Ordinances and the International Wildland Urban Interface Code. In the event the area is not covered by County ordinance, fireworks are prohibited during fire season (as defined below). Exemptions to these prohibitions must be obtained from the Eagle Fire Department and the County if County Ordinance is in effect or from the Eagle Fire Department and the Avimor Stewardship Organization if the County Ordinance is not in effect.

FIREWORKS: any combustible or explosive composition, or any substance or combination of substances, or article prepared for the purpose of producing a visible or audible effect by combustion, explosion, deflagration or detonation. Fireworks include items classified as common special fireworks by the United States Bureau of Explosives or contained in the regulations of the United States Department of Transportation and designated as UN 0335 1.3 or UN 03336 1.4G. The term "Fireworks" shall not include any automotive safety flares, toy guns, toy cannons, party poppers, or pop-its or other devices which contain twenty-five hundredths (.25) of a grain or less of explosive substance (see Idaho Code §39-2602(3)).

CURRENT FIRE SEASON: The period of time between April 1 and October 31 annually.

The HOA, in conjunction with the ACD will be responsible for the control and management of fuels directly adjacent to all walking paths and trails within the boundary of the APC. These areas will be primary dispersal sites for invasive and noxious weed species that could increase the overall amount and connectivity of fuels. These areas will be treated annually to control the establishment and spread on invasive and noxious weeds species, per the WMP, and targeted for restoration and enhancement projects. Minimum widths of the paths/ trails and associated fuels reduction will be 8-feet.

The intent of controlling fuels and reestablishing natural vegetation adjacent to these paths is two fold. First, they will be used as fire breaks in areas of natural open space in order to reduce the overall connectivity of fuels. This can limit the size and spread of wildfires in the area. Second, vegetation associated with these paths are the primary connection between the natural open where wildfires are more likely to be, with the internal residential and commercial structures that will have fewer fire-associated restrictions. By limiting fuel connectivity with natural open areas, the probability of wildfire affecting structures that are not directly adjacent to natural open space will be significantly reduced.

In addition to treatment activity and restoration programs within the boundary of the APC, the ACD will work in coordination with adjacent private land owners, the Eagle Fire District, BLM, and other agencies to do similar fuels reduction and restoration projects on lands adjacent to the development. The intent of off-site projects will be to reestablish historically altered vegetative communities and associated fire regimes on a larger area to create a buffer, i.e. reduce the overall probability and frequency of wildfires in the area as apposed to just the APC.

In concept, other developments in the area and throughout the Boise Foothills will be doing similar programs that could have the long-term cumulative affect of reducing the establishment and spread of invasive and noxious weeds species, reestablishing native vegetative communities and the associated structural and functional components, and reestablishing more natural fire regimes which would reduce the overall adverse impacts of wildfire in the Boise Foothills. Funding for these types of off-site projects will be associated with the Avimor Conservation and Education program identified in the WMP, as well as potential cooperative grant opportunities.

Registered Fire-Wise Development Program

The APC will initiate the application process to become a nationally recognized Fire-wise Development. The ACD will work in cooperation with local fire agencies and Fire-wise representatives to complete the application process and enforce the requirements set forth by the Fire-wise committee (www.firewise.org). The ACD will also be familiar with the science of wildfire ecology or behavior, and how to conduct home inspections and hazard assessments per Fire-wise guidelines.

As the APC grows and changes, so will the needs and requirements of a FVMP. Therefore, this will be a living document to be altered and updated on an as needed basis. Similar to the Avimor WMP, the Conservation Director and HOA will be able to use all tools identified in the current FVMP and WMP. However, in order to make changes to the FVMP, it will require the approval of the regional planned community advisory committee and Ada County Development Services, with the additional requirement of approval from one of the following: the Ada County Code Official, Building Official, or Eagle Fire Chief/Marshal.

APPENDIX A:

WILDLAND-URBAN FIRE INTERFACE OVERLAY DISTRICT CONSTRUCTION REQUIREMENTS (With Proposed Alterations)

Scope. Buildings that are constructed within the Ada County Wildland-Urban Fire Interface Overlay District shall be constructed in accordance with Section 3110.

Roof Covering. Roofs shall have at least Class B roof covering, Class B roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers. When more than fifty percent (50%) of an existing roof is replaced the entire roof must meet the requirements of a new roof.

Protection of Eaves. Combustible eaves, fascias and soffits shall be enclosed with solid materials with a minimum thickness of 1/4 inch (6 mm). No exposed rafter tails shall be permitted unless constructed of heavy timber materials.

Gutters and Downspouts. Gutters and downspouts shall be constructed of noncombustible material.

Exterior Walls. Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of one-hour-rated fire-resistive construction on the exterior side or constructed with approved noncombustible materials. Such material shall extend from the top of the foundation to the underside of the roof sheathing or soffit.
Exception: Heavy timber or log wall construction.

Unenclosed Underfloor Protection. Buildings or structures shall have all underfloor areas enclosed to the ground, with exterior walls in accordance with Section 3110.5.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy timber construction.

Appendages and Projections. Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be a minimum of one hour-rated fire-resistive construction, heavy timber construction or constructed with approved noncombustible materials. When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than ten percent (10%), the area below the structure shall have all underfloor areas enclosed to within six inches (6') (152 mm) of the ground, with exterior wall construction in accordance with Section 3110.5.

Windows. Exterior windows, window walls and skylights shall be tempered glass or multi-layered glazed panels.

Exterior Doors. Exterior doors, other than vehicular access doors to garages, shall be either noncombustible, twenty (20) minute fire rated, or solid core not less than 1 3/8

inches (35 mm) thick. Windows within doors and glazed doors shall be in accordance with Section 3110.8.

Vents. Attic ventilation openings, foundation or underfloor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m2) each. Such vents shall be covered with non- combustible corrosion-resistant mesh with openings not to exceed 1/4 inch (6.4 mm).

Detached Accessory Structures. Detached accessory structures located less than fifty feet (50') (15,240 mm) from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of one-hour-rated fire-resistive construction, heavy timber, log wall construction, or constructed with approved noncombustible material on the exterior side. When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than ten percent (10%), the area below the structure shall have all underfloor areas enclosed to within six inches (6") (152 mm) of the ground, with exterior wall construction in accordance with Section 3110.5 or underfloor protection in accordance with Section 3110.6.

Exception: The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy-timber construction. *See Section 3110.2 for roof requirements.*

Compliance Alternatives.

Practical Difficulties. When there are practical difficulties involved in carrying out the provisions of this section, the Building Official is authorized to grant modifications for individual cases on application in writing by the owner or a duly authorized representative. The Building Official shall first find that a special individual reason makes enforcement of the strict letter of this section impractical, the modification is in conformance with the intent and purpose of this section, and the modification does not lessen any fire-protection requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered into the files of the code enforcement agency. If the Building Official determines that difficult terrain, danger of erosion or other unusual circumstances make strict compliance with the vegetation control provisions of this section detrimental to safety or impractical, enforcement thereof may be suspended provided that reasonable alternative measures are taken.

Technical Assistance. To determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a building or premises subject to the inspection of the Building Official, the Building Official is authorized to require the owner or the person in possession or control of the building or premises to provide, without charge to the jurisdiction, a technical opinion and report. The opinion and report shall be prepared by an approved engineer, specialist, laboratory or fire-safety specialty organization acceptable to both the Building Official and the owner and shall analyze the fire-safety of the design, operation or use of the building or premises, the facilities and appurtenances situated thereon and fuel management for purposes of establishing fire hazard severity to recommend necessary changes.

Alternative Materials or Methods. The Building Official, in concurrence with approval from the appropriate fire district chief, is authorized to approve alternative materials or methods, provided that the Building Official finds that the proposed design, use or operation satisfactorily complies with the intent of this section and that the alternative is, for the purpose intended, at least equivalent to the level of quality, strength, effectiveness, fire resistance, durability and safety prescribed by this section. Approvals under the authority herein contained shall be subject to the approval of the Building Official whenever the alternate material or method involves matters regulated by the Building Code. The Building Official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use. The details of any action granting approval of an alternate shall be recorded and entered in all the files of the code enforcement agency.

APPENDIX B

FIRE HAZARD SEVERITY FORM

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

When adopted, this appendix is to be used in place of Table 502.1 to determine the fire hazard severity.

A. Subdivision Design Points

1. Ingress/Egress:
Two or more primary roads 1_X_
One road 3___
One-way road in, one-way road out 5___

2. Width of Primary Road:
20 feet or more 1_X_
Less than 20 feet 3___

3. Accessibility:
Road grade5%or less 1___
Road grade more than5% 3_X_

4. Secondary Road Terminus:
Loop roads, cul-de-sacs with an outside turning
radius of 45 feet or greater 1_X_
Cul-de-sac turnaround
Dead-end roads 200 feet or less in length 3___
Dead-end roads greater than 200 feet in length 5___

5. Street Signs:
Present 1_X_
Not present 3___

B. Vegetation (IWUIC Definitions)

1. Fuel Types
Light 1_X_
Medium 5___
Heavy 10___

2. Defensible Space
70% or more of site 1___
30% or more, but less than 70% of site 10_X_
Less than 30% of site 20___

C. Topography
8% or less 1___
More than 8%, but less than 20% 4_X_
20% or more, but less than 30% 7___
30% or more 10___

D. Roofing Material
Class A Fire Rated 1___
Class B Fire Rated 5_X_
Class C Fire Rated 10___
Nonrated 20___

E. Fire Protection—Water Source
500GPMhydrant within 1,000 feet 1___
Hydrant farther than 1,000 feet or draft site 2_X_
Water source 20 min. or less, round trip 5 ___
Water source farther than 20 min., and
45 min. or less, round trip 7 ___
Water source farther than 45 min., round trip 10___

F. Existing Building Construction Materials
Noncombustible siding/deck 1_X_
Noncombustible siding/combustible deck 5___
Combustible siding and deck 10___

G . Utilities (gas and/or electric)
All underground utilities 1_X_
One underground, one aboveground 3___
All aboveground 5___

Total for Subdivision__31___
Moderate Hazard 40–59
High Hazard 60–74
Extreme Hazard 75+

2006 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE_ 29

DATE:	January 21, 2015
STAFF:	Brent Danielson & Brent Moore, Associate Planners
PROJECT NO.:	200600069 CPA-N (Avimor 2014 Annual WMP Review)
APPLICANT:	Avimor Partners, LLC 18454 N. McLeod Way Boise, ID 83714
OWNER:	First American Title Insurance Company 9465 W. Emerald #260 Boise, ID 83704
AGENT:	Roberta Stewart 18454 N. McLeod Way Boise, ID 83714

SUMMARY

This is the 2014 Annual Wildlife Mitigation Plan Review for the Avimor Planned Community. This review is being conducted to determine if the Avimor Planned Community is being developed and managed in a consistent manner as outlined in the adopted Avimor Wildlife Mitigation Plan. The Wildlife Mitigation Plan is implemented, managed, and monitored by the Conservation Director. The Conservation Director reports monitoring data results and enhancement progress once a year to the Avimor Conservation Advisory Committee and develops an annual progress report for Ada County Development Services. The Conservation Advisory Committee meets once a year to review the monitoring data and the overall progress of the mitigation and make recommendations to the Conservation Director for changes in management direction or alteration of the WMP. This committee is made up of seven (7) representatives from the Idaho Department of Fish and Game (IDFG), Bureau of Land Management (BLM), Ada County Development Services, President of the Avimor Home Owners Association, Ada Soil and Water Conservation Service, the Developer, and the Conservation Director.

Components of the Avimor Wildlife Mitigation Plan consist of vegetation trend monitoring, restoration monitoring, invasive and noxious weed abatement, and wildlife monitoring.

CONSERVATION ADVISORY COMMITTEE MEETING NOTES

The Conservation Advisory Committee Meeting was held on October 27, 2014. Meeting attendees included Dan Richter of Avimor, Paul Woods of Ada Soil and Water

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Conservation District, Rick Ward of Idaho Department of Fish and Game, Larry with the Bureau of Land Management (BLM), Brent Danielson of Ada County Development Services, and Conservation Director Charlie Baun.

Charlie Baun gave a brief summary of his report. They have been great blue herons and osprey at the pond by the construction office. Charlie mentioned that in 2015 the first homes will be doing their five (5) year firewise renewal audit. Charlie went over some proposed changes to the Avimor Fire Plan by adding the following language: "Outdoor fireplaces/pits that use wood, pellets, or other similar fuel types that produce embers, are not permitted for use on any units within the Avimor development. Special events sponsored or organized by Avimor are exempt from this requirement. Only gas, propane, or non-ember emitting fuels are allowed. Indoor fireplaces must be gas, or have industry standard spark/ember screens installed by a licensed professional and approved by the Avimor Design Board." There was also another proposed change to the fire plan in regards to fireworks. "The use of fireworks will comply with all County Ordinances. In the event the area is not covered by County ordinance, fireworks are prohibited during fire season. Exemptions to these prohibitions must be obtained from the County, if a County Ordinance is in effect or from the Avimor Stewardship Organization if the County Ordinance is not in effect." Charlie also proposed some changes to the Avimor Recreation Plan. These changes included defining motorized vehicles as "any mode of transportation that uses a fuel driven engine or electric motor to move." Also, the makeup of the Avimor Trail Board by allowing additional members to be added to expand the technical capabilities of the Avimor Trail Board and having the ability to ask members other than the Avimor Stewardship Organization. The Advisory Committee voted in favor of the proposed changes to the Avimor Fire Plan and Avimor Recreation Plan.

ANALYIS OF COMPLIANCE WITH THE AVIMOR WILDLIFE MITIGATION PLAN

Below is a summary of how the Avimor Planned Community complies with the Wildlife Mitigation Plan:

VEGETATION TREND MONITORING:

Vegetation trend monitoring consists of wetland monitoring and upland monitoring. Wetland monitoring consists of utilizing photos and selective transects. The Avimor Planned Community complies with the wetland monitoring component of the plan as the Avimor Conservation Director worked with the Army Corp of Engineers in 2013 to amend their 404 permit. The amendment was needed to address existing deficiencies associated with mitigation sites 3, 10, 13, and 14 and to address plans to relocate the existing Burnt Car Draw channel. In 2014, Avimor continued development of wetland areas: 12, 14, and 15.

The Ada Soil and Water Conservation District presented a vegetation monitoring report for the conservation easement that they hold for Avimor. The District monitors the

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conservation easement every four (4) years. In 2010, a baseline vegetative plot analysis was done for the easement. The monitoring plots within the conservation easement are classified as either riparian, shrub, grass, or invasive. The percent of native bunch grasses from 2010 to 2014 went from 68% to 55% for riparian plot 1, 7% to 5% for riparian plot 2, and 8% to 17% for riparian plot 3. The percent of shrub species from 2010 to 2014 went from 3% to 4% for shrub plot 1, stayed the same for shrub plot 2 at 0%, and went from 6% to 8% for shrub plot 3. The percent of native bunch grasses from 2010 to 2014 went from 15% to 23% for grass plot 1, 34% to 29% for grass plot 2, and from 55% to 69% for grass plot 3. The percent of native bunch grasses stayed the same at 1% for invasive plot 1, went from 1% to 2% for invasive plot 2, and 8% to 6% for invasive plot 3. The percent of invasive grass species went from approximately 40% to approximately 33% for invasive plot 1, approximately 52% to approximately 29% for invasive plot 2, and approximately 54% to 42% for invasive plot 3.

RESTORATION MONITORING:

Of the 345 Poplar/Cottonwood hybrid trees planted in 2008 and the additional 200 trees planted in 2010 between North Park and the treatment facility, 35 are now maturing (20' or more in height). The Army Corps has approved the use of poplar trees here.

The planting protocol for the rush skeleton weed control and bitterbrush restoration project has been updated and is roughly 80-90% effective. It was found that the mechanical control had the best results, herbicide had limited results and the seed and plantings were a failure. In the future only drill seed will be used.

An additional 200 plants were placed in Wetland area 13 adjacent to Heritage Park. To date there are eight (8) trees maturing (5-35' in height). There were 235 bare root trees (cottonwood, service berry, willow, and snowberry) planted in wetland area 15 in the spring of 2013 and approximately 30% (70 plants) are still alive.

Broadcast seeding on the hill slope associated with phase 3 (5.5 acres) was completed in fall of 2013 and the rehabilitation seeding for phase 4 was completed in the fall of 2014.

INVASIVE AND NOXIOUS WEED ABATEMENT:

Three area-wide applications of 2-4D (March, April, and May) were used to control poison hemlock, white-top, hound's tongue, perennial pepper weed, Canada thistle, and scotch thistle in the riparian corridor encompassing 27 acres. The Army Corp identified poison hemlock as an issue. A biological control (defoliating hemlock moth) will not be used as a control measure based upon feedback from the BLM. Avimor will continue to work with the BLM on biological control projects.

The upland and plot control program was continued this year. Development areas (plots) are treated twice a year (fall and spring) with Pendulum, and spot sprayed with 2-4D and Round-Up as needed. Species of concern in development areas are Russian thistle, mustards, Kochia, and annual sunflower. Upland control is done by spot spraying with 2-4D and Round-Up as needed. Species of concern in the upland areas are perennial

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pepper weed and puncture vine. There were 123 acres sprayed and an eradication and monitoring program initiated.

Avimor also coordinated with Ada County to spray two (2) acres of Scotch Thistle.

WILDLIFE MONITORING:

Wildlife monitoring consists of monitoring big game species (elk and deer), upland game birds (pheasant, quail and partridge) and Special Status Species (inland trout, bull trout, leopard frog, woodhouse toad, long-billed curlew and mountain quail). For big game mortality there were thirteen (13) observations on Highway 55 since the last report on November 2, 2013. Anecdotal information continues to show that the mortality hot spots are primarily around the Shadow Valley Golf Course and Dry Creek. Ground-based big game inventories were conducted in December 2013, January 2014, and February 2014. Big game winter use in and around Avimor was minimal in 2013/2014 due to a light snow year and extended inversions. Only 22 individuals (4 elk and 18 mule deer) were observed during the inventories. Nearly daily observations were made of mule deer in the southern portion of the Avimor. There were no wolf observations in the winter of 2013/2014.

The Avimor Bird Walks are still occurring on the second Saturday of the month. It is the second highest rated Idaho Site and the sixth highest rated site nationally by the National Audubon Society. Raptor populations, primarily kestrel have been increasing slightly and there have been greater than normal short-eared owl and Swainson's hawk observations. Great blue heron and osprey observations have gone up each of the last three (3) years.

Avimor has recently implemented a feral cat trapping program. The residents have been educated on impacts associated with domestic and feral cats and aware of the potential for domestic cats to be trapped and taken to the Humane Society if not adequately tagged with an auditory device.

OTHER

The Avimor Recreation Plan was adopted in 2014 as an appendix to the Avimor Wildlife Mitigation Plan. In regards to recreation, new gates were installed to better manage access (motorized and non-motorized) and livestock on private Avimor lands. Three (3) mountain bike races occurred in Avimor. Avimor has been meeting with BLM, Idaho Department of Fish and Game, Ada County, and partnering user groups to address land use and recreation resources such as regional recreation planning, maintenance agreements, and trail issues.

National Firewise recertification for 2014 was completed. A new interactive Firewise database has been developed to track lots, landscape plan reviews, and home audits. Avimor is currently coordinating with the Boise Fire Department and RC&D for 2015 fuels and restoration projects and they are also looking at integrating with BLM fuels

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projects. The annual Firewise education meeting was held in conjunction with the March 26, 2014 HOA meeting.

It should be noted that the Advisory Committee did vote in favor of the Conservation Director's proposed changes to the Avimor Wildlife Mitigation Plan. Specifically changes to two of the appendices in the WMP (Avimor Fire Plan and Avimor Recreation Plan). The Conservation Director proposed the following change to the Avimor Fire Plan by adding the following language: "Outdoor fireplaces/pits that use wood, pellets, or other similar fuel types that produce embers, are not permitted for use on any units within the Avimor development. Special events sponsored or organized by Avimor are exempt from this requirement. Only gas, propane, or non-ember emitting fuels are allowed. Indoor fireplaces must be gas, or have industry standard spark/ember screens installed by a licensed professional and approved by the Avimor Design Board." There was also another proposed change to the fire plan in regards to fireworks. "The use of fireworks will comply with all County Ordinances. In the event the area is not covered by County ordinance, fireworks are prohibited during fire season. Exemptions to these prohibitions must be obtained from the County, if a County Ordinance is in effect or from the Avimor Stewardship Organization if the County Ordinance is not in effect." The Conservation Director also proposed some changes to the Avimor Recreation Plan. These changes included defining motorized vehicles as "any mode of transportation that uses a fuel driven engine or electric motor to move." Also, the makeup of the Avimor Trail Board by allowing additional members to be added to expand the technical capabilities of the Avimor Trail Board and having the ability to ask members other than the Avimor Stewardship Organization. The Advisory Committee voted in favor of the proposed changes to the Avimor Fire Plan and Avimor Recreation Plan. The proposed changes to the Avimor Fire Plan and Avimor Recreation Plan will need to be included in a comprehensive plan amendment, which will ultimately need to be approved by the Board of Ada County Commissioners.

CONCLUSION

The Director finds that the Avimor Planned Community is being developed and managed in a consistent manner as outlined in the adopted Avimor Wildlife Mitigation Plan.

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ORDER

Based upon the Analysis of Compliance with the Avimor Wildlife Mitigation Plan, the Director approves Project #200600069 CPA-N.

DATED this 21st day of January, 2015.

By: Brent Danielson

Brent Danielson, Associate Planner
Ada County Development Services

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200 W. FRONT, BOISE, IDAHO 83702-7300

June 26, 2009

Dan Richter
SunCor Idaho
18454 N. McLeod Way
Boise, ID 83714

RE: Avimor Planned Community Reviews, Project # 200600069

Dear Mr. Richter,

The Avimor Planned Community has the following required reviews/reports: a Biennial Review, a Periodic Evaluation, a Periodic Review, an Annual Project Phase Monitoring Report, a Habitat Mitigation Progress Report and a Wildlife Monitoring & Progress Report. These reports are required based on applicable code, conditions of approval, the Avimor Specific Plan, and the associated development agreements #7404 and #7404-1. Below is a detailed description of what is required in each report, why it is required, when it needs be submitted or conducted, and what action tasks need to take place, currently.

Biennial Review

The Biennial Review is required in development agreement #7404. It is required to be submitted by the applicant to the Director every two years during the term of the DA, commencing on the effective date of the DA, which is February 26, 2006. The first review was due February 26, 2008. The review consists of a status on each condition of approval associated with the original rezone.

> *Action Task:* The applicant needs to submit the biennial review. Currently there is no specific form or fee for this review. Therefore, the applicant needs to submit a master application with a $200 deposit, and a status of each condition of approval as attached to the development agreement #7404-1. The Biennial Review will be required every two years and the next review is due prior to February26, 2010.

Periodic Review

Per ACC 8-7C-6[1] a Periodic Review shall be conducted by staff and can occur at any point in time during the course of the development agreement. The owner shall demonstrate good faith compliance with the terms and conditions of the final DA. To date, staff has not conducted a review.

> *Action Task:* Staff will complete a Periodic Review and will incorporate it as part of the required Periodic Evaluation *(See Below)*. The Periodic Review shall include consideration of section 1.4 "Compliance of Schedule" of development agreement #7404.

[1] The applicable code for the Avimor PC is the code in place as of February 26, 2006.

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Exhibit Q

EXHIBIT 34
Page ____ of ____
Project #20160140

Periodic Evaluation

The Periodic Evaluation is required by ACC 8-2E-5 (E)[2] and by condition of approval # 12. The evaluation shall be conducted by staff and shall consider the information submitted by the developer in the Biennial Review, the Annual Project Phase Monitoring Report (file # 200600069 DA-B), and the staff analysis generated from the Periodic Review, pursuant to ACC 8-7C-6[3]. This should be completed by approximately July 11th every two years, starting this year. This evaluation requires consultation with property owners and the developer. The report shall also include an analysis on the progress of the PC and its anticipated long-term viability. The report will then need to be mailed to the P&Z Commission and the BOCC. Staff shall consult with the developer as well.

Action Task: The applicant needs to submit the Master Application requesting a periodic evaluation and a $200 deposit. Staff will keep track of their time spent on the report and bill the applicant monthly. Staff will then complete a Period Evaluation following ACC 8-2E-5(E), as in effect February 26, 2006.

Annual Project Phase Monitoring Report

This report is due every March 1st and shall include all of the information as specified in the Avimor Specific Plan, Chapter 14. The applicant has satisfied this years report. File # 200600069 ZC ZOA CPA FP DA S-B

Action Task: None

Habitat Mitigation Progress Report and Wildlife Monitoring & Progress Report

Both of these reports are due annually prior to December 1st. The Habitat Mitigation Progress Report is required pursuant to the Avimor Specific Plan, Chapter 13 and the Wildlife Monitoring and & Progress Report is required via condition of approval # 47. These reports can be submitted together as long as they address all requirements and have both been satisfied for this year. File # 200600069 ZC ZOA CPA FP DA S-C

Action Task: None

If you have any questions, I can be reached at mrush@adaweb.net or 287-5715

Sincerely,

Meg Rush

Planned Community Specialist

Cc: Jay Gibbons, Planning and Zoning Administrator

[2] The applicable code for the Avimor PC is the code in place as of February 26, 2006.
[3] The applicable code for the Avimor PC is the code in place as of February 26, 2006.

RECEIVED
AUG 18 2016
ADA COUNTY
DEVELOPMENT SERVICES

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 8-3I-3 OF THE ADA COUNTY CODE TO MODIFY THE LAND USE DISTRICT MAP IN SUBSECTION 8-3I-2C; AMENDING SECTION 8-3I-3 TO PROVIDE CLARIFYING LANGUAGE REGARDING THE ISSUANCE OF BUILDING PERMITS FOR SINGLE-FAMILY DWELLINGS WITH A SEMI-DETACHED GARAGE OR PRIVATE LIVING QUARTERS.

SECTION 1: Amending Section 8-3I-3 to modify the land use district map in subsection 8-3I-2C.

TABLE 8-3I-2

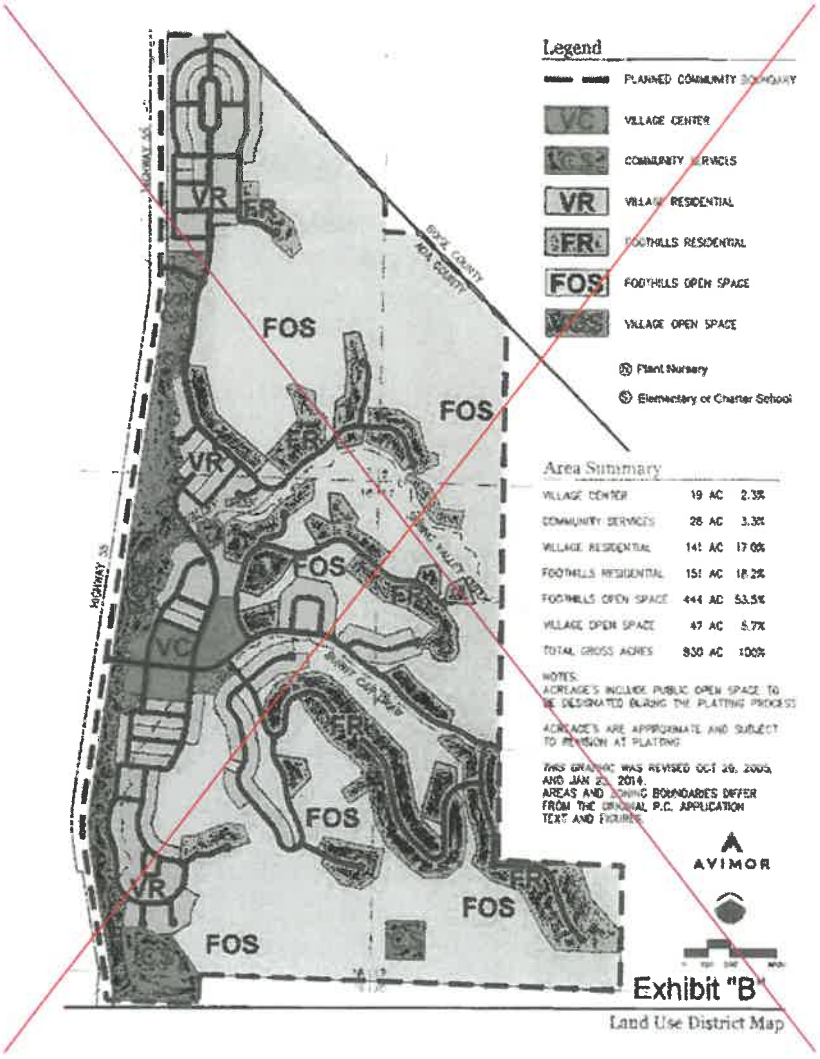
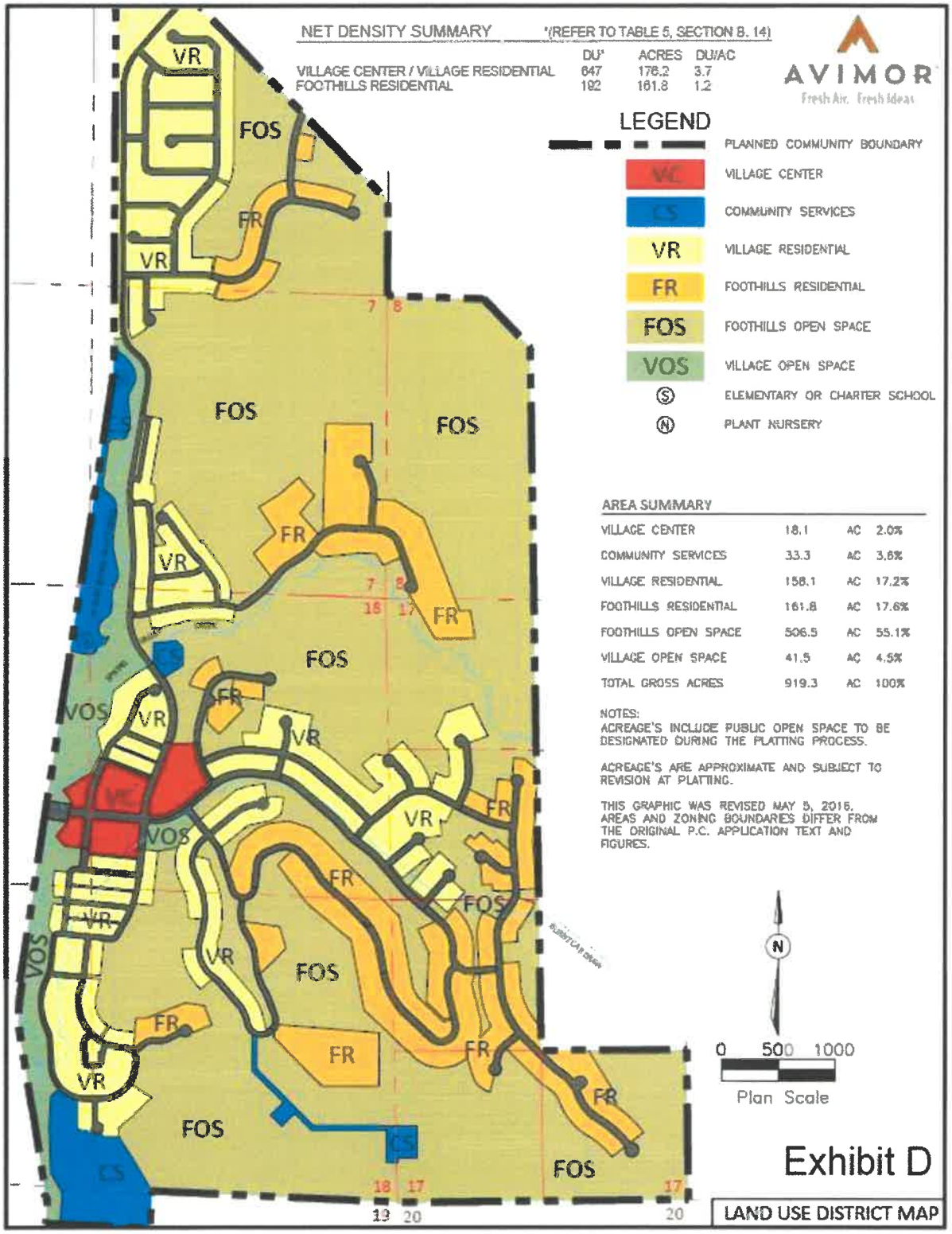


EXHIBIT 35
Page ____ of ____
Project #20160101


NET DENSITY SUMMARY
*(REFER TO TABLE 5, SECTION B. 14)
DU* ACRES DU/AC
VILLAGE CENTER / VILLAGE RESIDENTIAL 647 176.2 3.7
FOOTHILLS RESIDENTIAL 192 161.8 1.2
AVIMOR
Fresh Air. Fresh Ideas
LEGEND
PLANNED COMMUNITY BOUNDARY
VC VILLAGE CENTER
CS COMMUNITY SERVICES
VR VILLAGE RESIDENTIAL
FR FOOTHILLS RESIDENTIAL
FOS FOOTHILLS OPEN SPACE
VOS VILLAGE OPEN SPACE
Ⓢ ELEMENTARY OR CHARTER SCHOOL
Ⓝ PLANT NURSERY
AREA SUMMARY
VILLAGE CENTER 18.1 AC 2.0%
COMMUNITY SERVICES 33.3 AC 3.6%
VILLAGE RESIDENTIAL 158.1 AC 17.2%
FOOTHILLS RESIDENTIAL 161.8 AC 17.6%
FOOTHILLS OPEN SPACE 506.5 AC 55.1%
VILLAGE OPEN SPACE 41.5 AC 4.5%
TOTAL GROSS ACRES 919.3 AC 100%
NOTES:
ACREAGE'S INCLUDE PUBLIC OPEN SPACE TO BE DESIGNATED DURING THE PLATTING PROCESS.
ACREAGE'S ARE APPROXIMATE AND SUBJECT TO REVISION AT PLATTING.
THIS GRAPHIC WAS REVISED MAY 5, 2016. AREAS AND ZONING BOUNDARIES DIFFER FROM THE ORIGINAL P.C. APPLICATION TEXT AND FIGURES.
N
0 500 1000
Plan Scale
Exhibit D
LAND USE DISTRICT MAP

SECTION 2: Providing clarifying language regarding the issuance of building permits for single-family dwellings with a semi-detached garage or private living quarters in Section 8-3I-3.

8-3I-3: ADMINISTRATION:

This section defines the review and approval process for the development of the Avimor planned community in accordance with the provisions of the Avimor specific plan and the Ada County zoning ordinance.

It shall be the duty of the director to administer the provisions of this article for the development of the Avimor planned community. The director shall interpret the provisions of this article and make decisions on land use issues not specifically addressed by the Avimor specific plan or this article.

The director, commission, and/or board, as the case may be, shall base their approvals or disapprovals upon compliance with the provisions of this article and the goals and policies and purpose and intent of the Avimor specific plan.

A. Avimor Specific Plan Compliance: All development within the Avimor planned community shall conform to the Avimor specific plan as it may be amended from time to time.

   1. Each phase of the development that is compliant with the Avimor specific plan shall be subject only to the applicable preliminary and final plat subdivision regulations of this article.

   2. Modifications of the Avimor specific plan may be submitted, reviewed and approved concurrently with a subdivision preliminary plat.

B. Overlay Districts: Development proposals within the Avimor planned community shall be subject to and shall comply with the requirements of applicable overlay districts.

C. Land Divisions: The subdivision of land, or the adjustment of parcels within the Avimor planned community, shall conform to the Avimor specific plan and the applicable procedures and specifications of the Ada County zoning ordinance, except that the provisions of subsection 8-6A-1D of this title shall not apply to subdivision platting in Avimor; provided, however, that no neighborhood meetings shall be required for a subdivision application unless the preliminary plat proposes a modification of the Avimor specific plan as may be amended from time to time.

D. Development Permits: Development applications shall be reviewed and development permits shall be issued pursuant to the applicable procedures and specifications of this code subject to the modifications set forth herein. Development permits shall not be issued prior to the approval of a subdivision application for a phase or portion of a phase. No development permits shall be issued for any use until such time as the applicant has provided to the county a letter of approval issued by the Avimor design review committee evidencing the determination of the Avimor design review committee that the use and application comply with the design standards for the Avimor planned community. The development permits shall be reviewed and issued as follows:

   1. Master Site Plan: Master site plan approval shall be required pursuant to the procedures of chapter 4, article E of this title regarding master site plan approval for all uses except as modified herein.

      a. Notwithstanding the provisions of subsections 8-4E-2B and C of this title, all land uses within the Avimor planned community shall obtain master site plan approval except for those designated as residential uses on the land use table, and community events, which have a separate approval process outlined in subsection D5 of this section.

b. The director shall apply those standards set forth in section 8-4E-4 of this title, to the extent that those standards do not conflict with the provisions of the land use design and development standards matrix. For purposes of master site plan approval, compliance with this article and the Avimor specific plan shall constitute compliance with subsections 8-4E-4D, G, I, and K of this title and an applicant for master site plan approval shall not be required to comply with the standards set forth in those subsections.

c. In the event of any conflict between the standards set forth in section 8-4E-4 of this title and the land use design and development standards matrix, the land use design and development standards matrix shall control.

d. In order to approve an application for master site plan approval, the director shall make the following findings:

(1) The master site plan complies with this article, the Ada County zoning ordinance and is in accordance with the Avimor specific plan;

(2) The proposed landscaping meets the requirements of chapter 4, article F of this title;

(3) The proposed parking and loading spaces meet the requirements of chapter 4, article G of this title;

(4) The proposed lighting plan meets the requirements of chapter 4, article H of this title; and

(5) The proposed master site plan complies with the land use design and development standards matrix.

2. Zoning Certificate: A zoning certificate shall be required for all uses and shall be issued in conformance with the requirements of the Ada County zoning ordinance.

3. Building Permit: Building permits shall be issued in accordance with title 7, chapter 2 of this code, or the same may be amended or retitled from time to time, for all uses as applicable. When a single-family dwelling has a garage or private living quarters that is semi-detached only one (1) building permit is required for both the single-family dwelling and the semi-detached garage or private living quarters.

4. Grading Permits: Grading permits shall be issued in accordance with title 7, chapter 2 of this code, or as the same may be amended or retitled from time to time and/or the Ada County zoning ordinance as applicable.

5. Community Events: For events that: a) are open to the public and/or persons who are not residents of Avimor and b) have an expected attendance of three hundred (300) people or more, Avimor must adhere to the following procedure:

a. Notify Avimor residents of the upcoming event by posting a notice in the community center and sending an electronic notice via e-mail or website portal indicating the date, time, and nature of the event. The notice will be given at least ten (10) days before the event, but not more than twenty five (25) days before the event.

b. At least ten (10) days prior to the event, Avimor will submit to Ada County development services letters from the Eagle fire protection district, Ada County sheriff's office, Central district health

department, and the Ada County highway district setting forth their respective approval of the event.

c. Apply for and obtain a zoning certificate after submittal of the approval letters specified in subsection D5b of this section.

For all smaller events, even those open to the public or nonresidents, no approval is required. (Ord. 739, 2-10-2010; amd. Ord. 832, 11-17-2014)

Megan M. Leatherman, MCRP
Director

Ada County Courthouse
200 West Front Street
Boise ID 83702
208.287.7900
Fax 208.287.7909
www.adacounty.id.gov

Department Divisions
Building
Engineering & Surveying
Permitting
Planning & Zoning

Ada County Commissioners
Jim Tibbs, First District
Rick Yzaguirre, Second District
David L. Case, Third District

ADA COUNTY
Development Services Department

August 19, 2016

Roberta Stewart
Avimor Development, LLC
18454 N. McLeod Way
Boise, ID 83714

RE: PROJECT #201601401 CPA-ZC-ZOA-S-DA & PROJECT #200600069 DM; AVIMOR

Dear Ms. Stewart;

This is to notify you that your application has been scheduled to be heard by the Ada County Planning and Zoning Commission on **November 10, 2016.** This hearing will begin at 6:00 p.m. and will be held in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID. You or your representative must be present.

A copy of the staff report will be sent to you (and available online) prior to the meeting. Please contact me if you have any questions or comments regarding this application, the staff report, or any conditions, which may be attached to the staff report. I can be reached at 287-7913 or via e-mail bdanielson@adaweb.net.

In accordance with State law, **"Notice of Public Hearing"** must be posted on the site. Ada County recently amended the code to require the applicant to post the sign.

The sign is required to be posted ten (10) days in advance of the hearing. If the property is not posted correctly or the certification form is not submitted to Development Services at least seven (7) days prior to the public hearing, the application will be tabled until the next available hearing date. The certification form is available to download on our website at www.adaweb.net/DevelopmentServices. The sign is required to be taken down no later than three (3) days after the final decision. If there are multiple hearings on the application, the sign does not need to be taken down between hearings. However, the sign will need to be updated with the new hearing dates as the application goes through the hearing process.

Sincerely,

Brent Danielson

Brent Danielson, AICP
Associate Planner
Ada County Development Services, Planning & Zoning Division

Cc: Dan Richter, Avimor Development, LLC, 18454 N. McLeod Way, Boise, ID 83714
Kevin McCarthy, KM Engineering, LLP, 9233 W. State Street, Boise, ID 83714

EXHIBIT 36
Page ____ of ____
Project # 201601401

Brent Danielson

From: Brent Danielson
Sent: Monday, August 29, 2016 5:01 PM
To: nancy@drycreekcemetery.com; adam.straubinger@idpr.idaho.gov; chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; hatch.lohrea@meridianschools.org; bpietras@idl.idaho.gov; john.lee@unitedwater.com; roger.greaves@suez-na.com; tfischer@blm.gov; Cecily Willerton; Scott Williams; lanette.daw@boiseschools.org; carla.bernardi@cableone.biz; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; mwilliams@cityofeagle.org; cmiller@compassidaho.org; chalberg@cableone.net; twononas@msn.com; kmcclenny@eaglefire.org; sbuck@eaglefire.org; rward@idfg.idaho.gov; jnichols@idl.idaho.gov; danielle.robbins@deq.idaho.gov; westerninfo@idwr.idaho.gov; aaron.golart@idwr.idaho.gov; jim.morrison@itd.idaho.gov; shona.tonkin@itd.idaho.gov; ken.couch@itd.idaho.gov; mark.wasdahl@itd.idaho.gov; msinglet@intgas.com; mhill@meridiancity.org; sp@nacfa.net; greg.j.martinez@usace.army.mil; greg.j.martinez@usace.army.mil; bob_kibler@fws.gov; adaswcd@gmail.com; info@payetteriverscenicbyway.com; fromm.carla@epa.gov; ethan.morton@ishs.idaho.gov; Darby Weston; Darby Weston; clittle@achdidaho.org; syarrington@achdidaho.org; Scott Koberg; Carolyn Nitz; Ryan Strain; Ryan Strain; Brian Wilbur; cherylwright@cwidaho.cc; Brent Danielson; mdewalt@adalib.org; tdrb@hiddensprings.com; Mark Ferm; Angela Gilman; Jerry Hastings; Jean Schaffer; Jerry Servatius; rkinney@republicservices.com; brandon.w.hobbs@usace.army.mil; jstuber@republicservices.com; Brent Danielson; BOCC; racanody@co.boise.id.us; choem@co.gem.id.us
Cc: Brent Danielson
Subject: Ada County Application Transmittal Notice. It should be noted that this application replaces Project #201502322 CPA-ZC-ZOA-S-DA that was submitted last year.

Ada County Development Services
Planning & Zoning Division Transmittal

File Number: 201601401-CPA / DA / S / ZC / ZOA	**X-Reference**: 201502322 CPA-ZC-ZOA-S-DA & 200600069 DM
Description: A comprehensive plan map amendment and zoning ordinance map amendment to add additional acreage (89 acres) to the Avimor Planned Community resulting from a more precise delineation of the Ada/Boise County Line and the eastern property line because of a missing surveying pin. A comprehensive plan text amendment to revise the Land Use District Map in the Avimor Specific Plan and miscellaneous revisions to the Avimor Specific Plan, Avimor Wildlife Mitigation Plan/Recreation Plan and the Avimor Fire & Vegetation Management Plan. A zoning ordinance text amendment to amend Article 8-3I to revise Avimor's Land Use District Map (Table 8-3I-2) and to provide clarifying language regarding the issuance of building permits for single-family dwellings with a semi-detached garage or private living quarters. A preliminary plat to revise the remaining portion of the existing preliminary plat for Avimor Village 1, Phases 2-6 (x_ref: Project #200700016 S-HD) and the remainder of Avimor that was not a part of an existing preliminary plat for a total of 381 lots. The breakdown of the lots are 357 residential lots and 24 common lots. In addition, there is a development agreement for the additional acreage with the zoning ordinance map amendment and a modification to the existing development agreement (Project #200600069 DA).	
Reviewing Body: P AND Z	**Hearing Date**: 11/10/2016
Applicant: AVIMOR DEVELOPMENT LLC	**P&Z Recommendation:**
Property: The property contains approximately 919 acres and is located at AVIMOR & HWY	

EXHIBIT 37
Page ___ of ___
Project #201601401

55 BOISE 83714, Section 6 5N 2E / 7 5N 2E / 8 5N 2E / 17 5N 2E / 18 5N 2E / 19 5N 2E.

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please either click on the file number identified above, or visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search by file number. Hover over the pushpin that appears on the map with your mouse and select "Additional Info" from the pop-up box. You will then be able to review individual documents, drawings and other information detailing the request.

We request that you submit your comments or recommendations by 9/13/2016. When responding, please reference the file number identified above. If responding by email, please send comments to bdanielson@adaweb.net.

To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.

Sincerely yours,
BRENT DANIELSON, ASSOCIATE PLANNER
200 W Front Street
Boise ID 83702
bdanielson@adaweb.net
(208) 287-7913

Brent Danielson

From: Brent Danielson
Sent: Monday, August 29, 2016 5:15 PM
To: nancy@drycreekcemetery.com; adam.straubinger@idpr.idaho.gov; chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; hatch.lohrea@meridianschools.org; bpietras@idl.idaho.gov; john.lee@unitedwater.com; roger.greaves@suez-na.com; tfischer@blm.gov; Cecily Willerton; Scott Williams; lanette.daw@boiseschools.org; carla.bernardi@cableone.biz; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; mwilliams@cityofeagle.org; cmiller@compassidaho.org; chalberg@cableone.net; twononas@msn.com; kmcclenny@eaglefire.org; sbuck@eaglefire.org; rward@idfg.idaho.gov; jnichols@idl.idaho.gov; danielle.robbins@deq.idaho.gov; westerninfo@idwr.idaho.gov; aaron.golart@idwr.idaho.gov; jim.morrison@itd.idaho.gov; shona.tonkin@itd.idaho.gov; ken.couch@itd.idaho.gov; mark.wasdahl@itd.idaho.gov; msinglet@intgas.com; mhill@meridiancity.org; sp@nacfa.net; greg.j.martinez@usace.army.mil; greg.j.martinez@usace.army.mil; bob_kibler@fws.gov; adaswcd@gmail.com; info@payetteriverscenicbyway.com; fromm.carla@epa.gov; ethan.morton@ishs.idaho.gov; Darby Weston; Darby Weston; clittle@achdidaho.org; syarrington@achdidaho.org; Scott Koberg; Carolyn Nitz; Ryan Strain; Ryan Strain; Brian Wilbur; cherylwright@cwidaho.cc; Brent Danielson; mdewalt@adalib.org; tdrb@hiddensprings.com; Mark Ferm; Angela Gilman; Jerry Hastings; Jean Schaffer; Jerry Servatius; rkinney@republicservices.com; brandon.w.hobbs@usace.army.mil; jstuber@republicservices.com; Brent Danielson
Cc: Brent Danielson
Subject: Ada County Application Transmittal Notice. See Project #201601401-DA for Application Materials.

Ada County Development Services
Planning & Zoning Division Transmittal

File Number: 200600069-DA-DM	**X-Reference**: 201601401 CPA-ZC-ZOA-S-DA
Description: A modification to the Avimor Planned Community Development Agreement due to changes associated with Project #201601401 CPA-ZC-ZOA-S-DA.	
Reviewing Body: P AND Z	**Hearing Date**: 11/10/2016
Applicant: AVIMOR DEVELOPMENT LLC	**P&Z Recommendation:**
Property: The property contains approximately 919 acres and is located at AVIMOR & HWY 55 BOISE 83714, Section 6 5N 2E / 7 5N 2E / 8 5N 2E / 17 5N 2E / 18 5N 2E / 19 5N 2E.	

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please either click on the file number identified above, or visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search by file number. Hover over the pushpin that appears on the map with your mouse and select "Additional Info" from the pop-up box. You will then be able to review individual documents, drawings and other information detailing the request.

We request that you submit your comments or recommendations by 9/13/2016. When responding, please reference the file number identified above. If responding by email, please send comments to bdanielson@adaweb.net.

EXHIBIT 38
Page ___ of ___
Project #201601401

To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.

Sincerely yours,
BRENT DANIELSON, ASSOCIATE PLANNER
200 W Front Street
Boise ID 83702
bdanielson@adaweb.net
(208) 287-7913

Brent Danielson

From: Brent Danielson
Sent: Monday, August 29, 2016 5:18 PM
To: BOCC; 'racanody@co.boise.id.us'; choem@co.gem.id.us
Subject: Ada County Application Transmittal Notice. See Project #201601401-DA for Application Materials.

From: Brent Danielson
Sent: Monday, August 29, 2016 5:15 PM
To: nancy@drycreekcemetery.com; adam.straubinger@idpr.idaho.gov; chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; hatch.lohrea@meridianschools.org; bpietras@idl.idaho.gov; john.lee@unitedwater.com; roger.greaves@suez-na.com; tfischer@blm.gov; Cecily Willerton; Scott Williams; lanette.daw@boiseschools.org; carla.bernardi@cableone.biz; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; mwilliams@cityofeagle.org; cmiller@compassidaho.org; chalberg@cableone.net; twononas@msn.com; kmcclenny@eaglefire.org; sbuck@eaglefire.org; rward@idfg.idaho.gov; jnichols@idl.idaho.gov; danielle.robbins@deq.idaho.gov; westerninfo@idwr.idaho.gov; aaron.golart@idwr.idaho.gov; jim.morrison@itd.idaho.gov; shona.tonkin@itd.idaho.gov; ken.couch@itd.idaho.gov; mark.wasdahl@itd.idaho.gov; msinglet@intgas.com; mhill@meridiancity.org; sp@nacfa.net; greg.j.martinez@usace.army.mil; greg.j.martinez@usace.army.mil; bob_kibler@fws.gov; adaswcd@gmail.com; info@payetteriverscenicbyway.com; fromm.carla@epa.gov; ethan.morton@ishs.idaho.gov; Darby Weston; Darby Weston; clittle@achdidaho.org; syarrington@achdidaho.org; Scott Koberg; Carolyn Nitz; Ryan Strain; Ryan Strain; Brian Wilbur; cherylwright@cwidaho.cc; Brent Danielson; mdewalt@adalib.org; tdrb@hiddensprings.com; Mark Ferm; Angela Gilman; Jerry Hastings; Jean Schaffer; Jerry Servatius; rkinney@republicservices.com; brandon.w.hobbs@usace.army.mil; jstuber@republicservices.com; Brent Danielson
Cc: Brent Danielson
Subject: Ada County Application Transmittal Notice. See Project #201601401-DA for Application Materials.

Ada County Development Services
Planning & Zoning Division Transmittal

File Number: 200600069-DA-DM	**X-Reference**: 201601401 CPA-ZC-ZOA-S-DA
Description: A modification to the Avimor Planned Community Development Agreement due to changes associated with Project #201601401 CPA-ZC-ZOA-S-DA.	
Reviewing Body: P AND Z	**Hearing Date**: 11/10/2016
Applicant: AVIMOR DEVELOPMENT LLC	**P&Z Recommendation:**
Property: The property contains approximately 919 acres and is located at AVIMOR & HWY 55 BOISE 83714, Section 6 5N 2E / 7 5N 2E / 8 5N 2E / 17 5N 2E / 18 5N 2E / 19 5N 2E.	

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please either click on the file number identified above, or visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search by file number. Hover over the pushpin that appears on the map with your mouse and select "Additional Info" from the pop-up box. You will then be able to review individual documents, drawings and other information detailing the request.

We request that you submit your comments or recommendations by 9/13/2016. When responding, please reference the file number identified above. If responding by email, please send comments to bdanielson@adaweb.net.

To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.

Sincerely yours,
BRENT DANIELSON, ASSOCIATE PLANNER
200 W Front Street
Boise ID 83702
bdanielson@adaweb.net
(208) 287-7913

MEMORANDUM

RECEIVED
AUG 30 2016
ADA COUNTY
DEVELOPMENT SERVICES

DATE: 8/30/2016

RE: 200600069-DA-DM Avimor

TO: Brent Danielson, Associate Planner

FROM: Mark Ferm, Ada County Building Official

Summary of Project:

A modification to the Avimor Planned Community Development Agreement due to changes associated with Project #201601401 CPA-ZC-ZOA-S-DA.

Findings and Conditions:

The Building Division has no objection to the proposed amendments.

Conclusion:

Approved as submitted

Mark Ferm
Ada County Building Official
200 W Front Suite 2125
Boise Idaho 83702
Phone 287-7910

markf@adaweb.net

EXHIBIT 39
Page ____ of ____
Project # 201601401

MEMORANDUM

DATE: 8/30/2016

RE: 201601401-CPA/DA/S/ZC/ZOA Avimor

TO: Brent Danielson, Associate Planner

FROM: Mark Ferm, Ada County Building Official

RECEIVED
AUG 30 2016
ADA COUNTY
DEVELOPMENT SERVICES

Summary of Project:

A comprehensive plan map amendment and zoning ordinance map amendment to add additional acreage (89 acres) to the Avimor Planned Community resulting from a more precise delineation of the Ada/Boise County Line and the eastern property line because of a missing surveying pin. A comprehensive plan text amendment to revise the Land Use District Map in the Avimor Specific Plan and miscellaneous revisions to the Avimor Specific Plan, Avimor Wildlife Mitigation Plan/Recreation Plan and the Avimor Fire & Vegetation Management Plan. A zoning ordinance text amendment to amend Article 8-3I to revise Avimor's Land Use District Map (Table 8-3I-2) and to provide clarifying language regarding the issuance of building permits for single-family dwellings with a semi-detached garage or private living quarters. A preliminary plat to revise the remaining portion of the existing preliminary plat for Avimor Village 1, Phases 2-6 (x_ref: Project #200700016 S-HD) and the remainder of Avimor that was not a part of an existing preliminary plat for a total of 381 lots. The breakdown of the lots are 357 residential lots and 24 common lots. In addition, there is a development agreement for the additional acreage with the zoning ordinance map amendment and a modification to the existing development agreement (Project #200600069 DA).

Findings and Conditions:

The Building Division has no objection to the proposed amendments.

Conclusion:

Approved as submitted

Mark Ferm
Ada County Building Official
200 W Front Suite 2125
Boise Idaho 83702
Phone 287-7910

markf@adaweb.net

EXHIBIT 40
Page ___ of ___
Project # 201601401

CENTRAL DISTRICT HEALTH DEPARTMENT

CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

RECEIVED
SEP 02 2016
ADA COUNTY
DEVELOPMENT SERVICES

Return to:
- ☒ ACZ
- ☐ Boise
- ☐ Eagle
- ☐ Garden City
- ☐ Kuna
- ☐ Meridian
- ☐ Star

Rezone # 20160009-DA-DM

Conditional Use # _____

Preliminary / Final / Short Plat _____

Sect. 6
Avimor

☒ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.

☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
- ☐ high seasonal ground water
- ☐ bedrock from original grade
- ☐ waste flow characteristics
- ☐ other _____

☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.

☐ 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
- ☐ central sewage
- ☐ community sewage system
- ☐ community water well
- ☐ interim sewage
- ☐ central water
- ☐ individual sewage
- ☐ individual water

☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
- ☐ central sewage
- ☐ community sewage system
- ☐ community water
- ☐ sewage dry lines
- ☐ central water

☐ 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.

☐ 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 12. We will require plans be submitted for a plan review for any:
- ☐ food establishment
- ☐ swimming pools or spas
- ☐ child care center
- ☐ beverage establishment
- ☐ grocery store

☐ 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

☐ 14. _____

Reviewed By: Lori Bastian

Date: 8/30/16

EXHIBIT 41
Page ___ of ___
Project # 20160101

15726-001EH1111

Review Sheet

CENTRAL DISTRICT HEALTH DEPARTMENT

CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

RECEIVED
SEP 02 2016
ADA COUNTY DEVELOPMENT SERVICES

Return to:
- ☒ ACZ
- ☐ Boise
- ☐ Eagle
- ☐ Garden City
- ☐ Kuna
- ☐ Meridian
- ☐ Star

Rezone # 20160101 - CPA/DA/S/ZC/ZOA

Conditional Use #

Preliminary / Final / Short Plat

Sect. 16 Avimor

☒ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.

☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
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- ☐ central water
- ☐ individual sewage
- ☐ individual water

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- ☐ child care center
- ☐ beverage establishment
- ☐ grocery store

☐ 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

☐ 14. _____

Reviewed By: Robin Badrigian

Date: 8/30/16

EXHIBIT 42
Page ___ of ___
Project # 20160101

15726-001EH1111

Review Sheet

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SEP 08 2016
ADA COUNTY
DEVELOPMENT SERVICES

www.history.idaho.gov

Idaho State Historical Society

C.L. "Butch" Otter
Governor of Idaho

Janet Gallimore
Executive Director

Administration
2205 Old Penitentiary Road
Boise, Idaho 83712-8250
Office: (208) 334-2682
Fax: (208) 334-2774

Membership and Fund Development
2205 Old Penitentiary Road
Boise, Idaho 83712-8250
Office: (208) 514-2310
Fax: (208) 334-2774

Historical Museum and Education Programs
610 North Julia Davis Drive
Boise, Idaho 83702-7695
Office: (208) 334-2120
Fax: (208) 334-4059

State Historic Preservation Office and Historic Sites Archeological Survey of Idaho
210 Main Street
Boise, Idaho 83702-7264
Office: (208) 334-3861
Fax: (208) 334-2775

Statewide Sites:
- Franklin Historic Site
- Pierce Courthouse
- Rock Creek Station and
- Stricker Homesite

Old Penitentiary
2445 Old Penitentiary Road
Boise, Idaho 83712-8254
Office: (208) 334-2844
Fax: (208) 334-3225

Idaho State Archives
2205 Old Penitentiary Road
Boise, Idaho 83712-8250
Office: (208) 334-2620
Fax: (208) 334-2626

North Idaho Office
112 West 4th Street, Suite #7
Moscow, Idaho 83843
Office: (208) 882-1540
Fax: (208) 882-1763

Historical Society is an Equal Opportunity Employer.

September 8, 2016

Mr. Brent Danielson
Associate Planner
Ada County Development Services
Planning & Zoning Division
200 W. Front Street
Boise, ID 83702

RE: Avimor Development, File No. 201502322 CPA-ZC-ZOA-S-DA & 200600069 DM/ 201601401 CPA-ZC-ZOA-S-DA (Idaho SHPO REV 2015-880)

Dear Mr. Danielson,

Thank you for your informational notification and project materials regarding the proposed changes and modifications to the Avimor Planned Community. We understand that you are contacting our office in regards to solicit any concerns we have regarding potential effects to cultural resources as directed by Ada County's comprehensive plan. We have reviewed the applications and would like to take this opportunity to make a few comments and provide some recommendations.

While portions of the development have been evaluated and consulted on with our office in regards to potential effects to *historic properties* (properties which are eligible or potentially eligible for the National Register of Historic Places), Planning Areas B and D as depicted on the 2015 Revised Preliminary Plat have not. Our preliminary review indicates the presence of known *historic properties* within the area of potential effect for these planning areas. These *historic properties* have the potential to be directly and indirectly adversely effected by development within these planning areas. These properties include the Spring Valley Ranch (IHSI#15-2375) and portions of the Boise to Pearl Wagon Road (10AA619). It is also likely that there are unknown or undocumented *historic properties* within the area of potential effect.

We recommend that the county require the developer to conduct a survey of the area of potential effect to identify and evaluate known and unknown cultural resources, evaluate the National Register eligibility of any cultural resources, assess any adverse effects to any *historic properties*, and propose avoidance or mitigation if warranted.

The survey should be conducted by a professional(s) that meet the Secretary of Interior Standards for Archaeology and Architectural History. A list of

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Page ____ of ____
Project # 201601401

qualified professionals can be found on Preservation Idaho's website: http://www.preservationidaho.org/resources/cultural-resources-consultants

We believe completing this analysis early in the process will benefit the developer as they will likely incur a federal nexus in a later phase of the project. Federal involvement may be related to the issuance of a 404 permit from the US Army Corp of Engineers and or a filing of intent for a National Pollutant Discharge Elimination System through the Environmental Protection Agency. Incurring federal involvement will require consultation with our office under Section 106 of the National Historic Preservation Act.

We appreciate your consulting with our office and if the county recommends an evaluation look forward to receiving a report which documents the survey, and provides an overall recommendation regarding project effect. If you have any questions feel free to contact me at 208-334-3847 x107 or ethan.morton@ishs.idaho.gov.

Sincerely,

Ethan Morton, State Historic Preservation Office

cc Matt Halitsky, Idaho SHPO

STATE OF IDAHO
DEPARTMENT OF ENVIRONMENTAL QUALITY
BOISE REGIONAL OFFICE
1445 North Orchard Street•Boise, ID 83706-2239•(208) 373-0550

RECEIVED
SEP 13 2016
ADA COUNTY
DEVELOPMENT SERVICES

DEQ Response to Request for Environmental Comment

Date:	*09/12/2016*
Agency Requesting Comments:	*Ada County Development Services*
Date Request Received:	*08/30/2016*
Applicant/Description:	*200600069-DA-DM*
	Modification to Avimor Planned Community

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at http://www.deq.idaho.gov/ieg/.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. Air Quality

- *Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).*

  For questions, contact David Luft, Air Quality Manager, at 373-0550.

- *IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.*

  For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. Wastewater and Recycled Water

- *DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.*

- *IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.*

EXHIBIT 44
Page ____ of ____
Project # 20160140

All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

- *DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.*
- *DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

For questions, contact Todd Crutcher, Engineering Manager, at 373-0550.

3. Drinking Water

- *DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.*
- *IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.*

  All projects for construction or modification of public drinking water systems require preconstruction approval.

- *DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at http://www.deq.idaho.gov/water-quality/drinking-water.aspx). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.*
- *If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.*
- *DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.*
- *DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

  For questions, contact Todd Crutcher, Engineering Manager at 373-0550.

4. Surface Water

- *A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.*

- *Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one acre, a stormwater permit from EPA may be required.*

- *If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.*

- *The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at:*
  http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm

- *The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.*

  For questions, contact Lance Holloway, Surface Water Manager, at 373-0550.

5. Hazardous Waste And Ground Water Contamination

- ***Hazardous Waste.*** *The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.*

- *No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.*

- ***Water Quality Standards.*** *Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).*

Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- ***Ground Water Contamination.*** *DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."*

  For questions, contact Dean Ehlert, Waste & Remediation Manager, at 373-0550.

6. ***Additional Notes***
   - *If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at 373-0550, or visit the DEQ website (http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx) for assistance.*

   - *If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.*

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any our technical staff at 208-373-0550.

Sincerely,

Aaron Scheff

Aaron Scheff
aaron.scheff@deq.idaho.gov
Regional Administrator
Boise Regional Office
Idaho Department of Environmental Quality

ec: TRIM 2016AEK87
File # 2189

STATE OF IDAHO
DEPARTMENT OF ENVIRONMENTAL QUALITY
BOISE REGIONAL OFFICE
1445 North Orchard Street•Boise, ID 83706-2239•(208) 373-0550

RECEIVED
SEP 13 2016
ADA COUNTY
DEVELOPMENT SERVICES

DEQ Response to Request for Environmental Comment

Date:	*09/12/2016*
Agency Requesting Comments:	*City of Eagle*
Date Request Received:	*08/29/2016*
Applicant/Description:	*201601401-CPA / DA / S / ZC / ZOA*
	Avimor Map Amendment & Zoning Ordinance

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at http://www.deq.idaho.gov/ieg/.

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EXHIBIT 45
Page ___ of ___
Project #201601401

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Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- ***Ground Water Contamination.*** *DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."*

  For questions, contact Dean Ehlert, Waste & Remediation Manager, at 373-0550.

6. ***Additional Notes***
   - *If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at 373-0550, or visit the DEQ website (http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx) for assistance.*

   - *If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.*

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any our technical staff at 208-373-0550.

Sincerely,

Aaron Scheff

Aaron Scheff
aaron.scheff@deq.idaho.gov
Regional Administrator
Boise Regional Office
Idaho Department of Environmental Quality

ec: TRIM 2016AEK89
File # 2191

EAGLE FIRE DEPARTMENT
1119 E. State St. · Suite 240
Eagle, Idaho 83616
208.939.6463

RECEIVED
SEP 13 2016
ADA COUNTY
DEVELOPMENT SERVICES

Scott Buck, Deputy Fire Marshal
208-939-6463/ Fax 208-939- 2717

FIRE CODE ENFORCEMENT

September 12, 2016

Brent Danielson, Associate Planner
Ada County Development Services
200 W. Front Street
Boise, Idaho 83702

Reference: 201601401-CPA/DA/S/S/ZC/ZOA

Cross Reference: 201502322-CPA/ DA /DA-DM/PR/S/ZC/ZOA – AVIMOR

This letter is revised from the original that was submitted in 2015. Those areas that have been addressed/ revised since the 2015 submittal will be in red or have been removed altogether. Otherwise the comments are still the same as those submitted in 2015.

The Eagle Fire Department has reviewed the above referenced application. The following comments are from that review.

The fire department has no comment regarding the text amendment or the comp. plan map and zoning ordinance map.

The following comments are regarding the re-plat of Avimor Village # 1.

Planning Area 5 is now shown as Planning Area A on Exhibit E. It is our understanding from the Project Engineer and Developer that S. Burnt Car Pl will be extended in the future to connect to another through street. By connecting the street in the future it corrects the access issue that existed in Planning Area 5. That original comment is shown below

EXHIBIT 46
Page ___ of ___
Project # 201601401

Planning Area 5 has more than 30 homes on a single access dead-end street past W. Avimor Drive. Secondary emergency access shall be provided to this area. The access shall be approved by the fire department.

During the re-plat Howell Rd was removed which served as the secondary access to the subdivision. The Project Engineer Kevin McCarthy has indicated to us that Lot 25 which is north of common lot 24 is the secondary access it was not clearly identified as such on the plans or plat and that it is to connect at highway 55 and N. McLeod Way. This access shall be required so the subdivision has secondary emergency access.

Roads 20 to 26 feet in width shall be posted on both sides NO Parking Fire Lane in accordance with Appendix D sections D103.6 and D103.6.1 of the 2012 edition of the International Fire Code.

Roads more than 26 feet and less than 32 feet in width shall be posted on one side No Parking Fire Lane in accordance Appendix D sections D 103.6 and D103.6.2 of the 2012 edition of the International Fire Code.

The Private Road has been removed from the submittal and is now a public street
Plans for gate to be installed on the proposed private drive shall be submitted for review and approval prior to installation.

As a note: No Parking on the private street will be difficult to enforce due to it being private and not a public right of way.

The fire department access roads in this subdivision shall be provided and maintained in accordance with Appendix D and section 503 of the 2012 edition of the International Fire Code. This shall include adequate roadway widths, signage, turnarounds and minimum turning radius for fire apparatus.

The turning radius for our fire apparatus is 28 feet inside. Ensure that all the radiuses for the curves and intersections meet this requirement.

The minimum fire flow and flow duration for one and two family dwellings shall be as specified in appendix B of the 2012 edition of the International Fire Code.

The number of fire hydrants and the spacing of those hydrants shall be in accordance with Appendix C of the 2012 edition of the International Fire Code. Fire hydrant locations and required fire flows shall be witnessed by the fire department prior to any building permits being issued.

All street signs shall be installed and approved by the fire department prior to any building permits being issued.

The following comments are regarding the changes to the Avimor Fire and Vegetation Management Plan. Note: Fire department changes/recommendations are in Bold Italics and underlined

The comments regarding changes/ recommendations to the Avimor Fire and Vegetation Management plan have been made and are Exhibit O of the submittals.

1. Add the following language to page 6 of 17:

While unit specific requirements are identified in this report, all Avimor residents will comply with the following requirements: Outdoor fireplaces/ pits that use wood pellets or other similar fuel types that produce embers are not permitted for use on any units within the Avimor development. Only gas propane, or similar are allowed. Special events sponsored or organized by Avimor are exempt from this requirement. ***However Avimor shall notify the Eagle Fire Department regarding special events to insure adequate fire safety measures are in place.***

Indoor fireplaces must be gas or have spark/ember screens that meet the requirements of the International Wildland-Urban Interface Code. ***Installation shall be by a licensed professional and approved by the Building Department*** and the Avimor Design board.

The use of fireworks (as defined below) will comply with all County Ordinances ***and the International Wildland Urban Interface Code***. In the event the area is not covered by County ordinance, fireworks are prohibited during fire season (as defined below). Exemptions to these prohibitions must be obtained from the ***Eagle Fire Department*** and the County if County Ordinance is in effect or from ***the Eagle Fire Department and the*** Avimor Stewardship Organization if the county ordinance is not in effect.

Note: No changes were made to the definition of fireworks or current fire season that was submitted by Avimor.

Please contact me if you have any questions or concerns.

Respectfully,

Scott Buck
Deputy Fire Marshal

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

RECEIVED
OCT 2 6 2016
ADA COUNTY
DEVELOPMENT SERVICES

September 22, 2016

Brent Danielson
Ada County Development Services
200 W Front Street
Boise ID 83702

VIA EMAIL

RE: 201501401-CPA/DA/S/ZC/ZOA AVIMORE SUBDIVISION

The Idaho Transportation Department (ITD) has reviewed the referenced conditional use permit, development agreement, zoning change, zoning ordinance amendment and preliminary plat modification applications for Avimore Subdivision located at milepost 52 on SH-55. ITD has the following comments:

1. ITD does not object to the conditional use permit, development agreement, zoning change, zoning ordinance amendment and preliminary plat modification changes within the subdivision.
2. No additional access to the State Highway system is requested with this application and none is approved. Modification of an existing access to the State Highway system will require a permit from ITD.All previous requirements and restrictions are unchanged and remain in effect.
3. Any work within ITD right-of-way will require an approved permit before any work begins. The applicant may contact Shona Tonkin for an application.
4. Idaho Code 40-1910 does not allow advertising within the right-of-way of any highway system.
5. IDAPA 39.03.60 governs advertising along the State highway system.

If you have any questions, you may contact Shona Tonkin at 334-8341 or me at 332-7190.

Sincerely,

Ken Couch
Development Services Coordinator
Ken.Couch@itd.idaho.gov

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km ENGINEERING

9233 WEST STATE STREET | BOISE, ID 83714 | 208.639.6939 | FAX 208.639.6930

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OCT 07 2016
ADA COUNTY
DEVELOPMENT SERVICES

October 6, 2016
Project No. 14-105
Avimor Village 1
Revised Preliminary Plat

LEGAL DESCRIPTION

A parcel of land situated in a portion of the East 1/2 of Section 7, a portion of the West 1/2 of the Southwest 1/4 of Section 8, a portion of the East 1/2 of Section 18, and the West 1/2 of the West 1/2 and the Southeast 1/4 of the Southwest 1/4 of Section 17, Township 5 North, Range 2 East, Boise Meridian, Ada County, Idaho (Includes Avimor Subdivision Nos. 1-4) and being more particularly described as follows:

Commencing at a found aluminum cap marking the north 1/4 corner of said Section 7, which bears N89°15'36"W a distance of 2,609.16 feet from a found brass cap marking the northeast corner of said Section 7, thence following the northerly line of the Northeast 1/4 of said Section 7, S89°15'36"E a distance of 177.28 feet to a point on the easterly right-of-way line of State Highway 55 and being the **POINT OF BEGINNING**.

Thence following said northerly line S89°15'36"E a distance of 626.37 feet to a point being the intersection of the Ada/Boise County line and the northerly line of said Northeast 1/4 of Section 7;
Thence leaving said northerly line and following said Ada/Boise County line S44°03'42"E a distance of 2,581.21 feet to a point being the intersection of said Ada/Boise County line and the easterly line of said Northeast 1/4 of Section 7;
Thence leaving said County line and following said easterly line, S00°19'21"W a distance of 839.80 feet to a found aluminum cap marking the east 1/4 corner of said Section 7;
Thence leaving said easterly line and following the northerly line of the Southwest 1/4 of said Section 8, S88°00'30"E a distance of 846.43 feet to a point being the intersection of the Ada/Boise County line and the northerly line of said Southwest 1/4 of Section 8;
Thence leaving said northerly line and following said Ada/Boise County line, S44°04'52"E a distance of 595.05 feet to a point being the intersection of said Ada/Boise County line and the easterly line of the West 1/2 of the Southwest 1/4 of said Section 8;
Thence leaving said County line and following said easterly line, S00°54'11"E a distance of 2,225.26 feet to a found 5/8-inch rebar marking the southeast corner of said West 1/2 of the Southwest 1/4 (West 1/16 corner Sections 8 and 17);
Thence leaving the easterly line of said West 1/2 of the Southwest 1/4 of Section 8 and following the easterly line of the West 1/2 of the Northwest 1/4 of said Section 17, S00°54'11"E a distance of 2,661.41 feet to a point being the southeast corner of said West 1/2 of the Northwest 1/4 (C-W 1/16 corner Section 17);
Thence leaving said easterly line and following the easterly line of the Northwest 1/4 of the Southwest 1/4 of said Section 17, S00°54'12"E a distance of 1,329.23 feet to a found 5/8-inch rebar marking the southeast corner of said Northwest 1/4 of the Southwest 1/4 (SW 1/16 corner Section 17);
Thence leaving said easterly line and following the northerly line of the Southeast 1/4 of the Southwest 1/4 of said Section 17, N89°43'21"E a distance of 1,292.35 feet to a found 5/8-inch rebar marking the northeast corner of said Southeast 1/4 of the Southwest 1/4 (C-S 1/16 corner Section 17);

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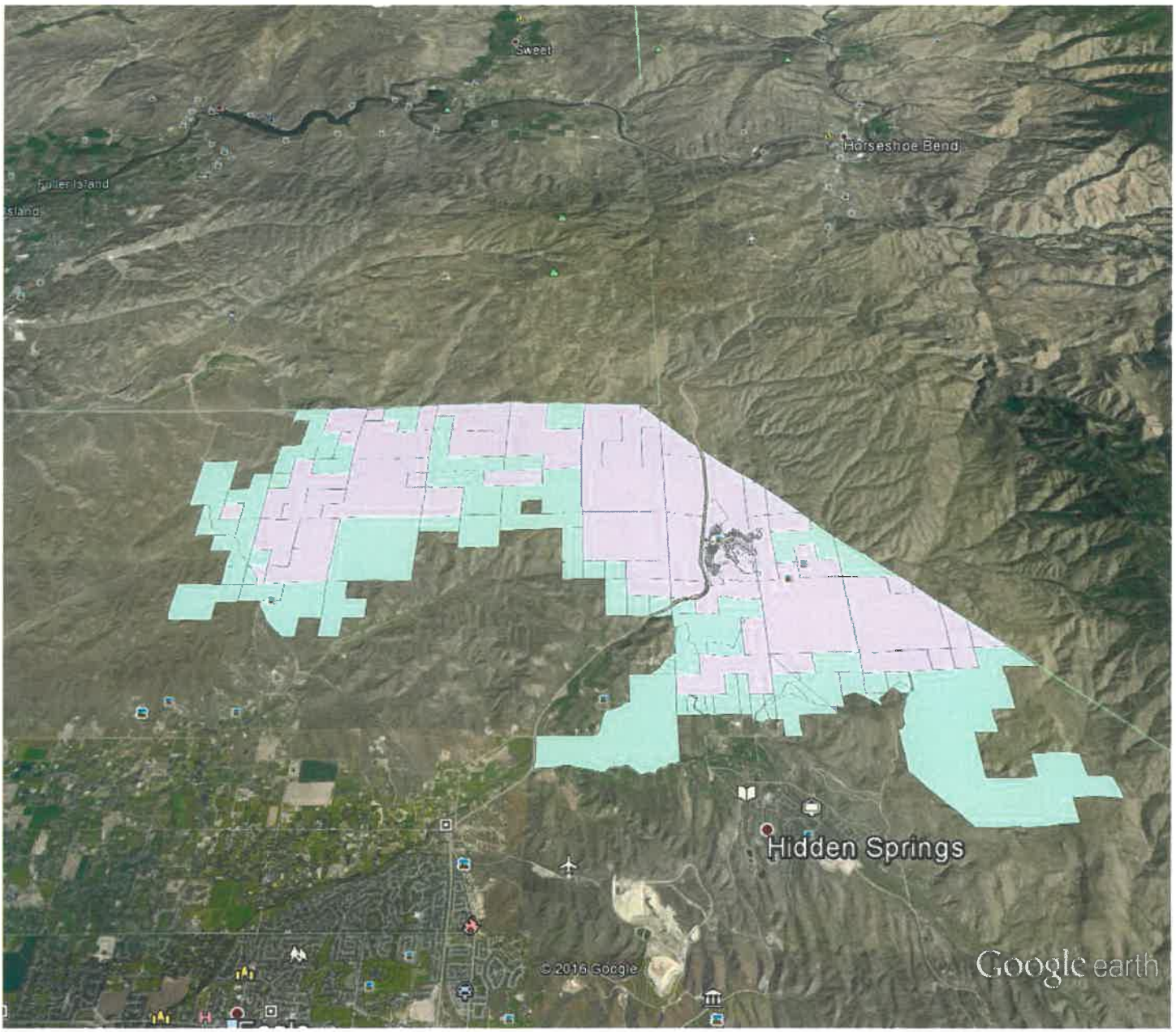
Thence leaving said northerly line and following the easterly line of said Southeast 1/4 of the Southwest 1/4, S00°39'09"E a distance of 1,322.57 feet to a found aluminum cap marking the south 1/4 corner of said Section 17;
Thence leaving said easterly line and following the southerly line of said Southwest 1/4 of Section 17, S89°25'41"W a distance of 2,573.04 feet to a found aluminum cap marking the southwest corner of said Section 17;
Thence leaving said southerly line of said Southwest 1/4 of Section 17 and following the southerly line of the Southeast 1/4 of Section 18 and the subdivision boundary of Avimor Subdivision No. 1, N87°17'17"W a distance of 2,168.19 feet to a found 5/8-inch rebar;
Thence leaving said southerly line of said Southeast 1/4 of Section 18 and following said subdivision boundary, S02°42'43"W a distance of 330.00 feet to a found 5/8-inch rebar;
Thence following said subdivision boundary, N87°17'17"W a distance of 919.72 feet to a point on the easterly right-of-way line of State Highway 55;
Thence following said subdivision boundary and said easterly right-of-way line, the following courses:

1. 238.92 feet along the arc of a non-tangent curve to the left, said curve having a radius of 1,225.92 feet, a delta angle of 11°09'58", a chord bearing of N02°39'30"E and a chord distance of 238.54 feet;
2. S87°04'31"W a distance of 15.00 feet;
3. 257.09 feet along the arc of a spiral curve to the left having a chord bearing of N07°03'46"W and a chord distance of 256.95 feet;
4. N09°10'29"W a distance of 530.28 feet;
5. S80°49'31"W a distance of 5.00 feet;
6. N09°10'29"W a distance of 534.91 feet;
7. 243.46 feet along the arc of a spiral curve to the right having a chord bearing of N07°07'10"W and a chord distance of 243.33 feet;
8. 102.03 feet along the arc of a circular curve to the right, said curve having a radius of 1,085.92 feet, a delta angle of 05°23'01", a chord bearing of N00°13'59"W and a chord distance of 101.99 feet;
9. 243.46 feet along the arc of a spiral curve to the right having a chord bearing of N06°39'13"E and a chord distance of 243.33 feet;
10. N81°17'28"W a distance of 19.93 feet;
11. N08°42'04"E a distance of 1,715.79 feet;

Thence leaving said subdivision boundary and following said easterly right-of-way line the following courses:

1. N08°42'04"E a distance of 3,600.85 feet;
2. 292.96 feet along the arc of a circular curve to the left, said curve having a radius of 1,974.86 feet, a delta angle of 08°29'59"E, a chord bearing of N04°27'05"E and a chord distance of 292.69 feet;
3. N00°12'06"E a distance of 2,925.84 feet;
4. 296.08 feet along the arc of a circular curve to the left, said curve having a radius of 2,929.79 feet, a delta angle of 05°47'25", a chord bearing of N02°41'37"W and a chord distance of 295.96 feet to the **POINT OF BEGINNING.**

Said parcel contains 919.3 acres, more or less.



Google earth

miles 5
km 8

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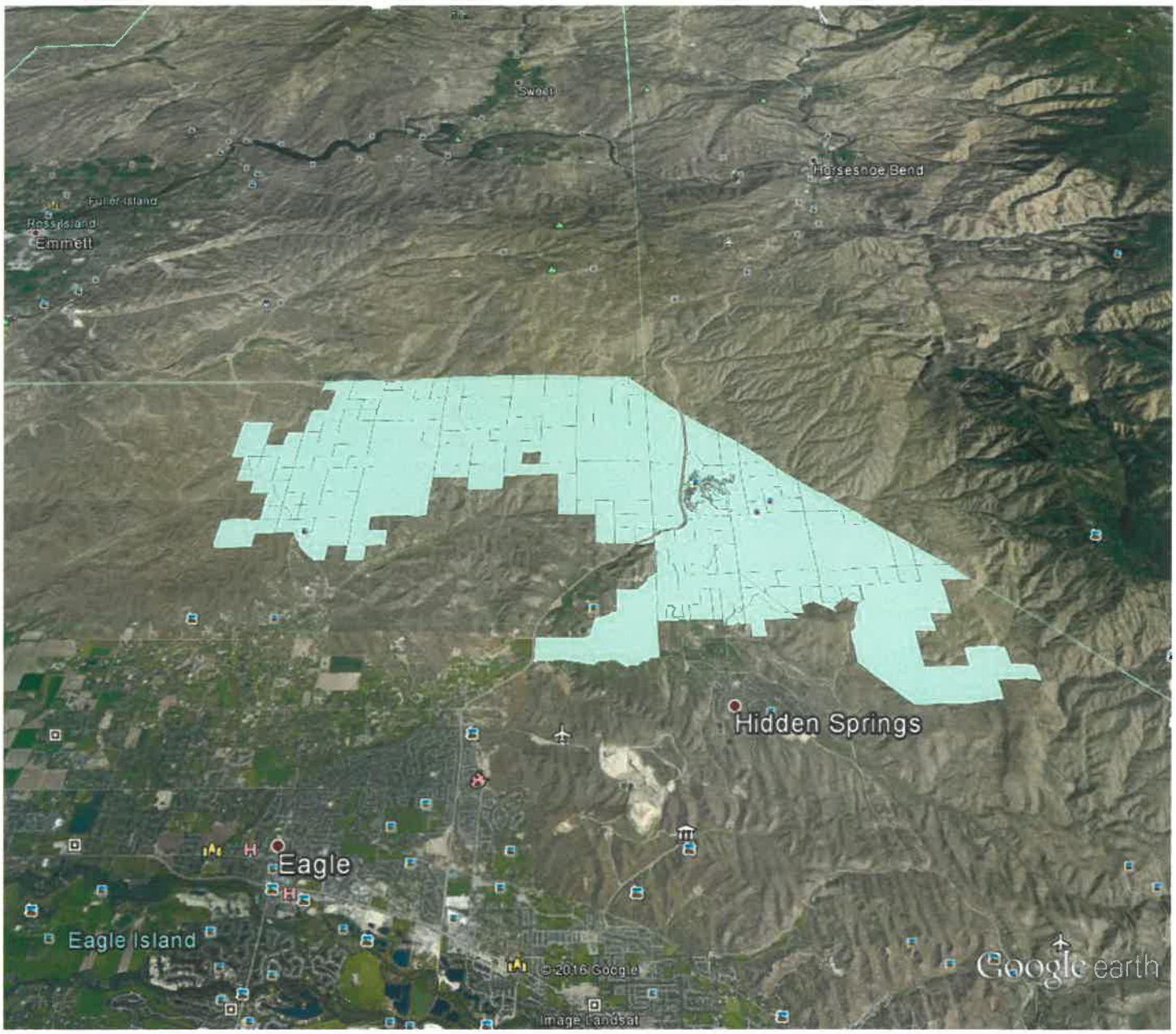

Google earth

miles 5
km 8

PRIMOWNER	ADDCONCAT	STATCONCAT
AARON MICHAEL WILLIAM	5955 W TORRYLIN ST	BOISE, ID 83714-0000
ABEL CARA J	18150 N GOLDENRIDGE WAY	BOISE, ID 83714-0000
ADA COUNTY - COMMISSIONERS OFFICE	200 W FRONT ST FL 3	BOISE, ID 83702-0000
ADKISSON NANCY	18582 N GOLDENRIDGE PL	BOISE, ID 83714-0000
ALDREDGE CHARLES RICHARD	17795 N VANTAGE PL	BOISE, ID 83714-0000
ALOTTA RENARD	5891 W BEAUFORT ST	BOISE, ID 83714-0000
AMADO STEVEN J	18914 N STREAMS EDGE PL	BOISE, ID 83714-0000
AMERICA FIRST FEDERAL CREDIT UNION	PO BOX 3183	OGDEN, UT 84409-0000
ANDERSON JON C	18767 N SILVER TREE WAY	BOISE, ID 83714-0000
ANZELC ROBERT F	18591 N GOLDENRIDGE PL	BOISE, ID 83714-0000
AR BOISE LLC	4222 E CAMELBACK RD STE H100	PHOENIX, AZ 85018-0000
ARL JAMES M	18539 N GOLDENRIDGE WAY	BOISE, ID 83714-0000
ARMADA HOMES LLC	4488 S CONSTITUTION AVE	BOISE, ID 83716-0000
ASHCRAFT JACOB	17750 N VANTAGE PL	BOISE, ID 83714-0000
ASHCRAFT LYNDEN T	5994 W BEAUFORT ST	BOISE, ID 83714-0000
AVIMOR 18218 LLC	5849 E REDBIRD RD	SCOTTSDALE, AZ 85266-0000
AVIMOR DEVELOPMENT LLC	PO BOX 1360	CALDWELL, ID 83606-1360
AVIMOR DEVELOPMENT LLC	18454 N MCLEOD WAY	BOISE, ID 83714-0000
AVIMOR PARTNERS LLC	PO BOX 1360	CALDWELL, ID 83606-1360
AVIMOR RESIDENTIAL COMMUNITY ASSOCIATI	18454 N MCLEOD WAY	BOISE, ID 83714-0000
AVIMOR WATER RECLAMATION COMPANY	PO BOX 1360	CALDWELL, ID 83606-1360
BALBAS JOSEPH M	18341 N STREAMS EDGE WAY	BOISE, ID 83714-0000
BANKHEAD LAURIE	PO BOX 5	INDIAN VALLEY, ID 83632-0000
BARKER JANICE L TRUST 2/8/1989	18405 N STREAMS EDGE WAY	BOISE, ID 83714-0000
BARNES LIVING TRUST 12/9/2014	17800 N VANTAGE PL	BOISE, ID 83714-0000
BARNOWSKI JOEL E	5914 W BEAUFORT ST	BOISE, ID 83714-0000
BARTON PETER G	4612 N BANTRY PL	BOISE, ID 83702-0000
BEAM MARIE M	18075 N HIGHFIELD WAY	BOISE, ID 83714-0000
BELL DARIN K	5945 W BEAUFORT ST	BOISE, ID 83714-0000
BELL KENNETH W	15000 N MCFARLAND CREEK RD	BOISE, ID 83714-0000
BELL STEPHEN R	18835 N SUMMER PL	BOISE, ID 83714-0000
BENTLEY SUSAN	5839 W GALLOWAY ST	BOISE, ID 83714-0000
BERG ROBERT C	PO BOX 309	EAGLE, ID 83616-0000

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BHH INVESTORS 1414 LLC	1025 S BRIDGEWAY PL STE 290	EAGLE, ID 83616-0000
BLOOMER TODD M	18373 N STREAMS EDGE WAY	BOISE, ID 83714-0000
BONNER MICHAEL	18379 N STREAMS EDGE WAY	BOISE, ID 83714-0000
BOWMAN BRITTANY S	18083 N HIGHFIELD WAY	BOISE, ID 83714-0000
BRINGMAN DARRIN T	18160 N STREAMS EDGE WAY	BOISE, ID 83714-0000
BROADIE ZACHARY K	17832 N STREAMS EDGE WAY	BOISE, ID 83714-0000
BROKEN HORN REALTY LLC	14899 N BROKEN HORN RD	BOISE, ID 83714-0000
BROWN DAWN M	5959 W BEAUFORT ST	BOISE, ID 83714-0000
BROWN R ROMER	2104 E SUNDOWN DR	COEUR D ALENE, ID 83815-0000
BRULE CLARK	17819 N KIRKHILL WAY	BOISE, ID 83714-0000
BURROWS MICHELLE R	18602 N GOLDENRIDGE PL	BOISE, ID 83714-0000
BUSACK JON J & BARBARA A LIVING TRUST	PO BOX 178	EAGLE, ID 83616-0000
BUSH JEFFREY W	18222 N STREAMS EDGE WAY	BOISE, ID 83714-0000
BUTLER JEFFREY J	5330 W WHITE HILLS DR	BOISE, ID 83714-0000
BYRON GINGRICH CONSTRUCTION INC	1757 N VALLE BELLO WAY	EAGLE, ID 83616-0000
CAMPBELL KEVIN W	18151 N HIGHFIELD WAY	BOISE, ID 83714-0000
CAMPBELL TRAVIS	18325 N STREAMS EDGE WAY	BOISE, ID 83714-0000
CARTER KRISTINE REBECCA	17931 N KIRKHILL WAY	BOISE, ID 83714-0000
CHAMBOSSE WALTER E	5633 W WHITE HILLS DR	BOISE, ID 83714-0000
CHENEY DAVID & JESSICA 2012 TRUST 04/16/2(	5208 W PARKRIDGE DR	BOISE, ID 83714-0000
CHRISTIANSEN DAVID	17920 N STREAMS EDGE WAY	BOISE, ID 83714-0000
COHEN SAUL J	18684 N START POINT PL	BOISE, ID 83714-0000
COOK NATALIE	17952 N STREAMS EDGE WAY	BOISE, ID 83714-0000
CORBIN CHRISTINE	18213 N GOLDENRIDGE WAY	BOISE, ID 83714-0000
CORLISS DANIEL	5570 W PARKRIDGE DR	BOISE, ID 83714-0000
CROSBY JOHN J	5968 W ROWAN ST	BOISE, ID 83714-0000
CRUMBAKER JOHN A	5832 W GALLOWAY ST	BOISE, ID 83714-0000
CUEVAS CRYSTAL	5924 W TORRYLIN ST	BOISE, ID 83714-0000
CUSHMAN COLE R	PO BOX 1457	NOME, AK 99762-0000
DAGGETT CAMERON A	17776 N VANTAGE PL	BOISE, ID 83714-0000
DARON FAMILY LIVING TRUST	5825 W GALLOWAY ST	BOISE, ID 83714-0000
DATER PHILIP HAYS & JANE ELLEN REVOCABLE	15005 N MCFARLAND CREEK RD	BOISE, ID 83714-9513
DBSI HORSESHOE BEND HILLS UNITS LLC	2289 S BONITO WAY STE 100	MERIDIAN, ID 83642-0000
DEEBLE ROBERT	PO BOX 1260	MERIDIAN, ID 83680-0000

DIEDE PHILLIP A	17876 N STREAMS EDGE WAY	BOISE, ID 83714-0000
DOCKWEILER THOMAS G	5937 W TORRYLIN ST	BOISE, ID 83714-0000
DONAHUE ROBYN	5960 W TORRYLIN ST	BOISE, ID 83714-0000
DOUGLASS DONNA KAY LIVING TRUST	16100 N BROKEN HORN RD	BOISE, ID 83714-0000
DUAL BENEFICIARY TRUST NO 8562	PO BOX 1360	CALDWELL, ID 83606-1360
DUDLEY KRISTIN	5896 W TORRYLIN ST	BOISE, ID 83714-0000
DUKE DAVID D	1725 PEREGRINE CT	SIMI VALLEY, CA 93065-0000
DYE RICKY LEE	5949 W TORRYLIN ST	BOISE, ID 83714-0000
ECK RICHARD	17996 N STREAMS EDGE WAY	BOISE, ID 83714-0000
EDMONDS NICK T	18084 N STREAMS EDGE WAY	BOISE, ID 83714-0000
EIDEMILLER RICHARD	5890 W BEAUFORT ST	BOISE, ID 83714-0000
ESPLIN ARTHUR	18182 N HIGHFIELD WAY	BOISE, ID 83714-0000
EWING MONROE L	18018 N STREAMS EDGE WAY	BOISE, ID 83714-0000
FARRIS CHAD E	18040 N STREAMS EDGE WAY	BOISE, ID 83714-0000
FEGLEY FAMILY LIVING TRUST 4-30-2013	17847 N KIRKHILL WAY	BOISE, ID 83714-0000
FERGUSON JESSE J	18200 N HIGHFIELD WAY	BOISE, ID 83714-0000
FIELDS MICHAEL	5926 W BEAUFORT ST	BOISE, ID 83714-0000
FIRST AMERICAN TITLE INSURANCE COMPANY	PO BOX 1360	CALDWELL, ID 83606-1360
FITZSIMONS BLAIR MAUREEN	17998 N HIGHFIELD WAY	BOISE, ID 83714-0000
FITZSIMONS CONOR B	18350 N MCLEOD WAY	BOISE, ID 83714-0000
FOX JACQUELINE G	18118 N HIGHFIELD WAY	BOISE, ID 83714-0000
FRIEND WILLIAM	5920 W ROWAN ST	BOISE, ID 83714-0000
FRY ABIGAIL M	18690 N SILVER TREE WAY	BOISE, ID 83714-0000
FRYE PHILLIP L	6029 W BEAUFORT ST	BOISE, ID 83714-0000
FUGINA JOHN	18276 N GOLDENRIDGE WAY	BOISE, ID 83714-0000
GARDNER WENDY B	18222 N STREAMS EDGE WAY	BOISE, ID 83714-0000
GATHERERS TERRY D	18062 N HIGHFIELD WAY	BOISE, ID 83714-0000
GEARY JESSE	5903 W BEAUFORT ST	BOISE, ID 83714-0000
GELSOMINO ALESSANDRO	18236 N HIGHFIELD WAY	BOISE, ID 83714-0000
GERBITZ PAMELA E REVOCABLE LIVING TRUST	5864 W SHADOW RUN CT	BOISE, ID 83714-0000
GERVAIS JAMES G	18282 N MCQUARRIE WAY	BOISE, ID 83714-0000
GIBBONS RUTH	17902 N CREAG WAY	BOISE, ID 83714-0000
GILBREATH ERIC	14874 N BROKEN HORN RD	BOISE, ID 83714-0000
GILLHAM KAREN	18864 N SUMMER PL	BOISE, ID 83714-0000

GLEASON FAMILY REVOCABLE TRUST	5788 W SHADOW RUN CT	BOISE, ID 83714-0000
GODFREY WILLIAM D	18233 N HIGHFIELD WAY	BOISE, ID 83714-0000
GOODPASTER JESSICA LEE	18205 N HIGHFIELD WAY	BOISE, ID 83714-0000
GORMLEY WESLEY T	15205 N MCFARLAND CREEK RD	BOISE, ID 83714-0000
GREENLEE GARY S	5282 W WHITE HILLS DR	BOISE, ID 83714-0000
GREER DAVID	18872 N STREAMS EDGE PL	BOISE, ID 83714-0000
GREGORY JOE A	18062 N GOLDENRIDGE WAY	BOISE, ID 83714-0000
GRIEM THEODORE ALLAN	18705 N OLD SHORE PL	BOISE, ID 83714-0000
GRUBERT MARC D	17980 N HIGHFIELD WAY	BOISE, ID 83714-0000
HAENDIGES SYLVIA	5554 W PARKRIDGE DR	BOISE, ID 83714-0000
HAHN TRENT R	18103 N HIGHFIELD WAY	BOISE, ID 83714-0000
HALL RONALD C	18015 N EVANTON WAY	BOISE, ID 83714-0000
HANCOCK SIMON L	18729 N OLD SHORE PL	BOISE, ID 83714-0000
HANSEN GAIL M	18859 N SUMMER PL	BOISE, ID 83714-0000
HARBIG GLENN	311 VILLAGE DR PMB 3164	TAMARACK, ID 83615-0000
HARE TOMMY L	18376 N MCLEOD WAY	BOISE, ID 83714-0000
HASTINGS KYLE C	5938 W BEAUFORT ST	BOISE, ID 83714-0000
HAYES FRANCIS DEWAYNE	5931 W BEAUFORT ST	BOISE, ID 83714-0000
HEBERT JOSEPH CHARLES	18078 N GOLDENRIDGE WAY	BOISE, ID 83714-0000
HENNIG JASON A	5987 W BEAUFORT ST	BOISE, ID 83714-0000
HENSON THOMAS JAMES	18574 N GOLDENRIDGE PL	BOISE, ID 83714-0000
HERRINGTON PETER	18563 N GOLDENRIDGE PL	BOISE, ID 83714-0000
HEUMAN DONALD L	17875 N KIRKHILL WAY	BOISE, ID 83714-0000
HILDITCH ZACHARY	6022 W ROWAN ST	BOISE, ID 83714-0000
HILGENBERG JILL	5355 W WHITE HILLS DR	BOISE, ID 83714-0000
HINKSON JOHN A	5681 W WHITE HILLS DR	BOISE, ID 83714-0000
HIRE WENDY A	5866 W TANTALLON ST	BOISE, ID 83714-0000
HIRST MICHAEL	18713 N START POINT PL	BOISE, ID 83714-0000
HOLSCLAW DANIEL	8323 NE 16TH PL	KIRKLAND, WA 98034-0000
HONAN LARS E	18267 N GOLDENRIDGE WAY	BOISE, ID 83714-0000
HORAN DONNA M	5903 W TORRYLIN ST	BOISE, ID 83714-0000
HORN DUSTIN	17903 N KIRKHILL WAY	BOISE, ID 83714-0000
HORSMAN DAVID W	5250 W PARKRIDGE DR	BOISE, ID 83714-0000
HOWARD DANIAL J	17934 N CREAG WAY	BOISE, ID 83714-0000

HOWARD JANET M	18766 N SILVER TREE WAY	BOISE, ID 83714-0000
HUCKABEY STANLEY T	6771 PARK AVE	GARDEN GROVE, CA 92845-0000
IDAHO STATE DEPT OF LANDS	300 N 6TH ST	BOISE, ID 83720-0000
JARMIN LORETTA	5818 W GALLOWAY ST	BOISE, ID 83714-0000
JOCKERS KEVIN R	5973 W TORRYLIN ST	BOISE, ID 83714-0000
JONES JASON L	5853 W GALLOWAY ST	BOISE, ID 83714-0000
JORDAN J CLIVE	16110 N BASIN WAY	BOISE, ID 83714-0000
JUTTING GERALD G	18941 N STREAMS EDGE PL	BOISE, ID 83714-0000
KECK COLLEEN S	17791 N KIRKHILL WAY	BOISE, ID 83714-0000
KENDALL ANDREW S	17939 N EVANTON WAY	BOISE, ID 83714-0000
KERBOW SHARON	18630 N GOLDENRIDGE PL	BOISE, ID 83714-0000
KIESEL FLOYD D	5228 W PARKRIDGE DR	BOISE, ID 83714-0000
KINSMAN LARRY D	5363 W PARKRIDGE DR	BOISE, ID 83714-0000
KIRTLEY TIMOTHY	17966 N CREAG WAY	BOISE, ID 83714-0000
KNOLL KENNETH R	17836 N KIRKHILL WAY	BOISE, ID 83714-0000
KNUTSON PATTI R	18106 N STREAMS EDGE WAY	BOISE, ID 83714-0000
KREBAUM BARBARA	18785 N START POINT PL	BOISE, ID 83714-0000
KRESLINS CHRISTOPHER J	17983 N EVANTON WAY	BOISE, ID 83714-0000
KRIGBAUM APRIL M	5156 W WHITE HILLS DR	BOISE, ID 83714-0000
KUSKIE MARK A	18603 N GOLDENRIDGE PL	BOISE, ID 83714-0000
LANG JENNIFER S	5922 W TANTALLON ST	BOISE, ID 83714-0000
LARSON GEOFFREY B	18164 N HIGHFIELD WAY	BOISE, ID 83714-0000
LARSON TODD	18856 N STREAMS EDGE PL	BOISE, ID 83714-0000
LAU JEFFREY P	18562 N GOLDENRIDGE PL	BOISE, ID 83714-0000
LEATHERMAN MEGAN M	18096 N GOLDENRIDGE WAY	BOISE, ID 83714-0000
LEWIS JUSTIN W	18062 N STREAMS EDGE WAY	BOISE, ID 83714-0000
LEWIS LAYNE E	25850 KINGSBURY RD	MIDDLETON, ID 83644-0000
LICHT GAVIN	5712 W SHADOW RUN CT	BOISE, ID 83714-0000
LILIENKAMP KENNETH R	18756 N START POINT PL	BOISE, ID 83714-0000
LITTLE ENTERPRISES LTD PARTNERSHIP	PO BOX 488	EMMETT, ID 83617-0488
LOCKETT RODNEY C	17950 N CREAG WAY	BOISE, ID 83714-0000
LONGMIRE JOHN P III	5166 STERLING MANOR DR	TAMPA, FL 33647-0000
LOVE ROBERT W	18555 N GOLDENRIDGE PL	BOISE, ID 83714-0000
MAGNUSON BRENDA L	18123 N HIGHFIELD WAY	BOISE, ID 83714-0000

MANSIONS AND MAKEOVERS LLC	PO BOX 1621	EAGLE, ID 83616-0000
MARONEY KIMBERLY M	5824 W TANTALLON ST	BOISE, ID 83714-0000
MARTIN RONAN R	17895 N EVANTON WAY	BOISE, ID 83714-0000
MATHEWS STEPHEN F	18635 N SILVER TREE WAY	BOISE, ID 83714-0000
MCARTHUR HARRISON T	18258 N GOLDENRIDGE WAY	BOISE, ID 83714-0000
MCCRORIE JEREMY W	5826 W SHADOW RUN CT	BOISE, ID 83714-0000
MCFARLANE THOMAS W	5411 W PARKRIDGE DR	BOISE, ID 83714-0000
MCGEE JOHNATHON R	18231 N GOLDENRIDGE WAY	BOISE, ID 83714-0000
MCGROARTY CRAIG M	18718 N SILVER TREE WAY	BOISE, ID 83714-0000
MCNEECE GARY L	18923 N STREAMS EDGE PL	BOISE, ID 83714-0000
MCROBERTS MARY JANE	17818 N KIRKHILL WAY	BOISE, ID 83714-0000
MEIS KURT	18887 N SUMMER PL	BOISE, ID 83714-0000
MELLINGER JULIE	5902 W BEAUFORT ST	BOISE, ID 83714-0000
MILLAR ROBERT J	17788 N STREAMS EDGE WAY	BOISE, ID 83714-0000
MINCH DONALD A	18597 N GOLDENRIDGE PL	BOISE, ID 83714-0000
MIRIZIO BETH	5997 W TORRYLIN ST	BOISE, ID 83714-0000
MITCHELL LEE	6004 W TORRYLIN ST	BOISE, ID 83714-0000
MOORE HOWARD L JR	18737 N START POINT PL	BOISE, ID 83714-0000
MORRIS DAN H	17747 N VANTAGE PL	BOISE, ID 83714-0000
MORTENSEN RICHARD H	5523 W WHITE HILLS DR	BOISE, ID 83714-0000
MOUNTAIN WEST ENTRUST IRA FBO GARY BRO	10096 W FAIRVIEW AVE STE 160	BOISE, ID 83704-0000
MURRAY STEVEN J	18088 N HIGHFIELD WAY	BOISE, ID 83714-0000
NAMER STORMY R	5936 W TANTALLON ST	BOISE, ID 83714-0000
NEBLETT LLC	2550 S BAYSHORE DR STE 11	MIAMI, FL 33133-0000
NORWOOD AIKMAN LLC	453 W QUARTER DR	EAGLE, ID 83616-0000
ODOM JIMMIE E	18554 N GOLDENRIDGE PL	BOISE, ID 83714-0000
OHARRA SHANE L	18659 N SILVER TREE WAY	BOISE, ID 83714-0000
ORR HUGH N	17724 N VANTAGE PL	BOISE, ID 83714-0000
PALLOTTI RENE A	18100 N HIGHFIELD WAY	BOISE, ID 83714-0000
PARIS STEPHEN P	5318 W PARKRIDGE DR	BOISE, ID 83714-0000
PARKER JAMES M	2211 LEE WAY	ROSEVILLE, CA 95661-5617
PARKS DAVID E	18136 N HIGHFIELD WAY	BOISE, ID 83714-0000
PARKS SHON PATRICK	18244 N STREAMS EDGE WAY	BOISE, ID 83714-0000
PASLEY SAMANTHA J	17974 N STREAMS EDGE WAY	BOISE, ID 83714-0000

PEASE JUSTIN ANDREW	18294 N GOLDENRIDGE WAY	BOISE, ID 83714-0000
PEELER DAVID L	18615 N GOLDENRIDGE PL	BOISE, ID 83714-0000
PEREZ JAMIE	18091 N HIGHFIELD WAY	BOISE, ID 83714-0000
PINTAR THOMAS M	18575 N GOLDENRIDGE PL	BOISE, ID 83714-0000
POOLE RANDOLPH E	18594 N GOLDENRIDGE PL	BOISE, ID 83714-0000
POST SARAH	18622 N GOLDENRIDGE PL	BOISE, ID 83714-0000
POWELL JOHN R	PO BOX 283	STEVENSVILLE, MT 59870-0000
PRICE GARRETT C	17917 N EVANTON WAY	BOISE, ID 83714-0000
PRICE GERALD S	18169 N HIGHFIELD WAY	BOISE, ID 83714-0000
RAMSAY ALEXANDRA	7624 N BASIN WAY	BOISE, ID 83714-0000
RANSOM SCOTT	5878 W BEAUFORT ST	BOISE, ID 83714-0000
REBMAN EDWARD J	18723 N SILVER TREE WAY	BOISE, ID 83714-0000
REDDISH KEVIN	5950 W BEAUFORT ST	BOISE, ID 83714-0000
REEDER RANDY E	18869 N STREAMS EDGE PL	GARDEN CITY, ID 83714-0000
RICE LISA R	5911 W TORRYLIN ST	BOISE, ID 83714-0000
RIETKERK PETER JR	5501 W WHITE HILLS DR	BOISE, ID 83714-0000
RIOS JESSICA M	17918 N CREAG WAY	BOISE, ID 83714-0000
RISSO HARRY E	9281 W BEACHSIDE LN	GARDEN CITY, ID 83714-0000
ROBARGE JOHN	18836 N SUMMER PL	BOISE, ID 83714-0000
RODGERS GLENN A & KATHLEEN M TRUST	5936 W ROWAN ST	BOISE, ID 83714-0000
ROGERS DALE E	5910 W TORRYLIN ST	BOISE, ID 83714-0000
ROOSEVELT THEODORE S	5881 W GALLOWAY ST	BOISE, ID 83714-0000
ROOT SORON T	18780 N START POINT PL	BOISE, ID 83714-0000
ROSSER ROBERT JEFFREY	264 PINE ST	ELKO, NV 89801-0000
RUDOLPH WILLIAM J	18195 N GOLDENRIDGE WAY	BOISE, ID 83714-0000
SAMPO DEAN L	17854 N STREAMS EDGE WAY	BOISE, ID 83714-0000
SANTIAGO PEREZ TRUST	5811 W GALLOWAY ST	BOISE, ID 83714-0000
SANTO LARRY M	6038 W ROWAN ST	BOISE, ID 83714-0000
SAXTON ROBERT D	18128 N STREAMS EDGE WAY	BOISE, ID 83714-0000
SCHIELE DONALD D	5584 W PARKRIDGE DR	BOISE, ID 83714-0000
SCOVILLE LIVING TRUST 02/07/08	18761 N START POINT PL	BOISE, ID 83714-0000
SEVEN GATES INVESTMENT LP	PO BOX 860	MERIDIAN, ID 83680-0860
SEVEN GATES PROPERTIES LLC	PO BOX 860	MERIDIAN, ID 83680-0860
SHACKELFORD JAMES S	18851 N STREAMS EDGE PL	BOISE, ID 83714-0000

SHADOW MOUNTAIN CONSTRUCTION INC	52 N PALMETTO AVE STE 102	EAGLE, ID 83616-0000
SHAW MARIAN	13975 N BROKEN HORN RD	BOISE, ID 83714-0000
SHERBONDY DWIGHT W	5895 W GALLOWAY ST	BOISE, ID 83714-0000
SLATER BLAKE ALAN	5938 W TORRYLIN ST	BOISE, ID 83714-0000
SNYDER JACK D	17771 N VANTAGE PL	BOISE, ID 83714-0000
SOLITUDE HOMES INC	PO BOX 140393	BOISE, ID 83714-0393
SOMERVILLE LEANNA M	5852 W TANTALLON ST	BOISE, ID 83714-0000
SPIERING DANIEL G	17810 N STREAMS EDGE WAY	BOISE, ID 83714-0000
SPRING VALLEY DEVELOPMENT	PO BOX 1360	CALDWELL, ID 83606-1360
SPRING VALLEY LIVESTOCK CO INC	PO BOX 1360	CALDWELL, ID 83606-1360
STADLER RYAN TIMOTHY	16015 N BASIN WAY	BOISE, ID 83714-0000
STARNS DAY B III	18438 N GOLDENRIDGE WAY	BOISE, ID 83714-0000
STOBINSKI JAMES X	2308 GIFT HORSE PASS	LEANDER, TX 78641-0000
STOTT ROBERT J		, 00000-0000
STRYLOWSKI DARLENE M	5952 W TORRYLIN ST	BOISE, ID 83714-0000
SUTTON MICHAEL J	6011 W TORRYLIN ST	BOISE, ID 83714-0000
TAYLOR DEBORAH LYN	5966 W TORRYLIN ST	BOISE, ID 83714-0000
TEEL GERALD L	3050 W DOMINION HILL LN	BOISE, ID 83714-0000
TEGLIA PATRICK M	5917 W BEAUFORT ST	BOISE, ID 83714-0000
TEIXEIRA CARLOS	5952 W ROWAN ST	BOISE, ID 83714-0000
TESTIN SHAWN O	18763 N OLD SHORE PL	BOISE, ID 83714-0000
THOMAS KENRICK E	PO BOX 8104	BOISE, ID 83707-0000
THOMPSON AMY M	5875 W BEAUFORT ST	BOISE, ID 83714-0000
THOMPSON JUDY A TRUST 5/23/2012	6039 W TORRYLIN ST	BOISE, ID 83714-0000
THOMPSON L SCOTT	5229 W PARKRIDGE DR	BOISE, ID 83714-0000
THOMPSON MARK ERNEST	18333 N GOLDENRIDGE WAY	BOISE, ID 83714-0000
TIBBS STEVEN & SANDRA LIVING TRUST 1996	5274 W PARKRIDGE DR	BOISE, ID 83714-0000
TODD RONALD L	18184 N STREAMS EDGE WAY	BOISE, ID 83714-0000
TONEY JOSEPH G	5232 W WHITE HILLS DR	BOISE, ID 83714-0000
TOUSSAINT HEIDI	720 E WHITNEY CT	EAGLE, ID 83616-0000
UNITED WATER IDAHO INC	21001 N TATUM BLVD STE 1630-630	PHOENIX, AZ 85050-0420
USA (BUREAU OF LAND MANAGEMENT)	1387 S VINNELL WAY	BOISE, ID 83709-0000
VAN ANDEL JAMES G	6015 W BEAUFORT ST	BOISE, ID 83714-0000
VAUGHN JOHNNY M	16070 N BASIN WAY	BOISE, ID 83714-0000

VICARS MICHELLE	17854 N KIRKHILL WAY	BOISE, ID 83714-0000
WASSMUTH TRICIA J	5512 W PARKRIDGE DR	BOISE, ID 83714-0000
WATKINS FAMILY REVOCABLE TRUST	14899 N BROKEN HORN RD	BOISE, ID 83714-0000
WESTERHOLT JOHN K	18583 N GOLDENRIDGE PL	BOISE, ID 83714-0000
WHIPPLE SALLY E	18187 N HIGHFIELD WAY	BOISE, ID 83714-0000
WHITE KYLE	18614 N GOLDENRIDGE PL	BOISE, ID 83714-0000
WHITTENBERG PHILLIP W	17898 N STREAMS EDGE WAY	BOISE, ID 83714-0000
WILLIS SANDRA M	6001 W BEAUFORT ST	BOISE, ID 83714-0000
WOOD DAVID CHAPMAN REVOCABLE TRUST	18105 N HIGHFIELD WAY	BOISE, ID 83714-0000
WORDAL CLIFF C	6006 W ROWAN ST	BOISE, ID 83714-0000
WORTHLEY KEN C	18687 N START POINT PL	BOISE, ID 83714-0000
YADON RHONDA	18887 N STREAMS EDGE PL	BOISE, ID 83714-0000
YODER TERRY	5867 W GALLOWAY ST	BOISE, ID 83714-0000
YOUNG ERIC A	5882 W TORRYLIN ST	BOISE, ID 83714-0000
YOUNGS RONALD H	5002 W PARKRIDGE DR	BOISE, ID 83714-0000
ZACHARY ALLISON B	5258 W WHITE HILLS DR	BOISE, ID 83714-0000
ZIPF THEODORE F	18224 N MCQUARRIE WAY	BOISE, ID 83714-0000

Boise County Mailing List

OWNER_1	MAIL_ADD_2	MAIL_ADD_3
FIRST AMERICAN TITLE INSURANCE COMPANY	PO BOX 1360	CALDWELL ID 83606-1360
SEVEN GATES INVESTMENTS LP	PO BOX 860	MERIDIAN ID 83680-0000

EXHIBIT 51
Page ___ of ___
Project # 20160140 1

Gem County Mailing List

Property Owner	Steet Address	City, Town, State, Zip
Bureau of Land Management	1387 S. Vinnell Way	Boise, ID 83709
First American Title Insurance Company	PO Box 1360	Caldwell, ID 83606
Norwood Aikman LLC	453 W. Quarter Drive	Eagle, ID 83616
State of Idaho	PO Box 83720	Boise, ID 83720

EXHIBIT 52
Page ___ of ___
Project #20160101

ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST BOISE ID 83702

October 17, 2016

Dear Property Owner:

LEGAL NOTICE IS HEREBY GIVEN THAT the Ada County Planning & Zoning Commission will hold a public hearing on **November 10, 2016** at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear the following:

Project #201601401 CPA-ZC-ZOA-S-DA:

- A comprehensive plan map amendment and zoning ordinance map amendment to add additional acreage (89 acres) to the Avimor Planned Community resulting from a more precise delineation of the Ada/Boise County Line and the eastern property line because of a missing surveying pin.
- A comprehensive plan text amendment to revise the Land Use District Map in the Avimor Specific Plan and miscellaneous revisions to the Avimor Specific Plan, Avimor Wildlife Mitigation Plan/Recreation Plan and the Avimor Fire & Vegetation Management Plan.
- A zoning ordinance text amendment to amend Article 8-3I to revise Avimor's Land Use District Map (Table 8-3I-3); provide clarifying language regarding the issuance of building permits for single-family dwellings with a semi-detached garage or private living quarters; and provide regulations for food trucks.
- A preliminary plat to revise the remaining portion of the existing preliminary plat for Avimor Village 1, Phases 2-6 (x_ref: Project #200700016 S-HD) and the remainder of Avimor that was not a part of an existing preliminary plat for a total of 381 lots. The breakdown of the lots is 357 residential lots and 24 common lots.
- In addition, there is a development agreement for the additional acreage with the zoning ordinance map amendment and a modification to the existing development agreement (Project #200600069 DA).

The property contains 919 acres and is located at Avimor & Highway 55, in Sections 5, 7, 8, 17, 18, and 19 of T. 5N, R. 2E., Boise, ID.

Contact, Brent Danielson, AICP, Associate Planner, at 287-7913 for more information.

This is an Official Notice of Public Hearing regarding the use of a property near your own. You have been notified because records indicated that you own property near or within 1,000' of the applicant's project boundary. You are invited to attend the public hearing and offer your comments for consideration. If you are unable to attend, you may send comments to our office before the hearing date, and they will be entered in the public hearing record.

This application can be viewed by completing the following:

1. **Type http://gisx.adaweb.net/acdsv2**
2. **Enter "201601401-CPA" in search application by file number.**
3. **Click on 'Application Information'.**
4. **Review documents by clicking on 'Supporting Documents.**

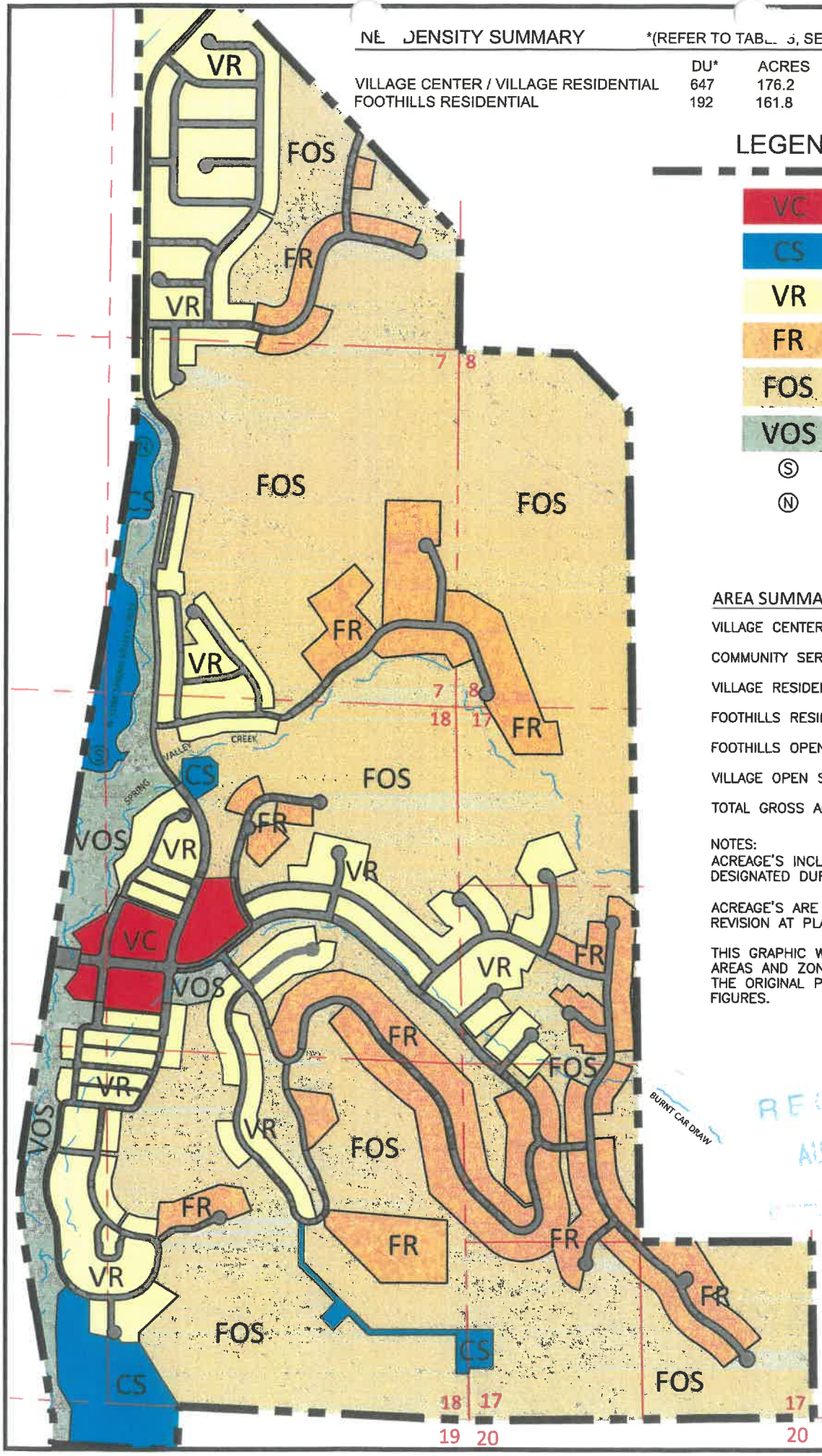
5 days prior to the hearing you can go to https://adacounty.id.gov to view the agenda or staff report.

NOTES:

- This item may not be heard at the scheduled time of 6:00 p.m., as multiple items may be considered during the hearing.
- Video, audio, PowerPoint, or other computer-generated visuals used to present testimony, must be provided to the Planner ½ hour prior to the start of the hearing: file format compatibility cannot be guaranteed.
- Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) three days prior to this public hearing to make arrangements.

(Turn Over For Map)

EXHIBIT 53
Page ___ of ___
Project #201601401



NE DENSITY SUMMARY *(REFER TO TABLE 3, SECTION B. 14)

	DU*	ACRES	DU/AC
VILLAGE CENTER / VILLAGE RESIDENTIAL	647	176.2	3.7
FOOTHILLS RESIDENTIAL	192	161.8	1.2

AVIMOR
Fresh Air. Fresh Ideas.

LEGEND

- PLANNED COMMUNITY BOUNDARY
- VC — VILLAGE CENTER
- CS — COMMUNITY SERVICES
- VR — VILLAGE RESIDENTIAL
- FR — FOOTHILLS RESIDENTIAL
- FOS — FOOTHILLS OPEN SPACE
- VOS — VILLAGE OPEN SPACE
- Ⓢ — ELEMENTARY OR CHARTER SCHOOL
- Ⓝ — PLANT NURSERY

AREA SUMMARY

VILLAGE CENTER	18.1	AC	2.0%
COMMUNITY SERVICES	33.3	AC	3.6%
VILLAGE RESIDENTIAL	158.1	AC	17.2%
FOOTHILLS RESIDENTIAL	161.8	AC	17.6%
FOOTHILLS OPEN SPACE	506.5	AC	55.1%
VILLAGE OPEN SPACE	41.5	AC	4.5%
TOTAL GROSS ACRES	919.3	AC	100%

NOTES:
ACREAGE'S INCLUDE PUBLIC OPEN SPACE TO BE DESIGNATED DURING THE PLATTING PROCESS.

ACREAGE'S ARE APPROXIMATE AND SUBJECT TO REVISION AT PLATTING.

THIS GRAPHIC WAS REVISED MAY 5, 2016. AREAS AND ZONING BOUNDARIES DIFFER FROM THE ORIGINAL P.C. APPLICATION TEXT AND FIGURES.

RECEIVED
AUG 18 2016
PIMA COUNTY DEVELOPMENT SERVICES

N

0 500 1000

Plan Scale

Exhibit D

LAND USE DISTRICT MAP

AVIMOR VILLAGE 1
REVISED PRELIMINARY PLAT
ADA COUNTY, IDAHO
JULY 2015

NOTES:

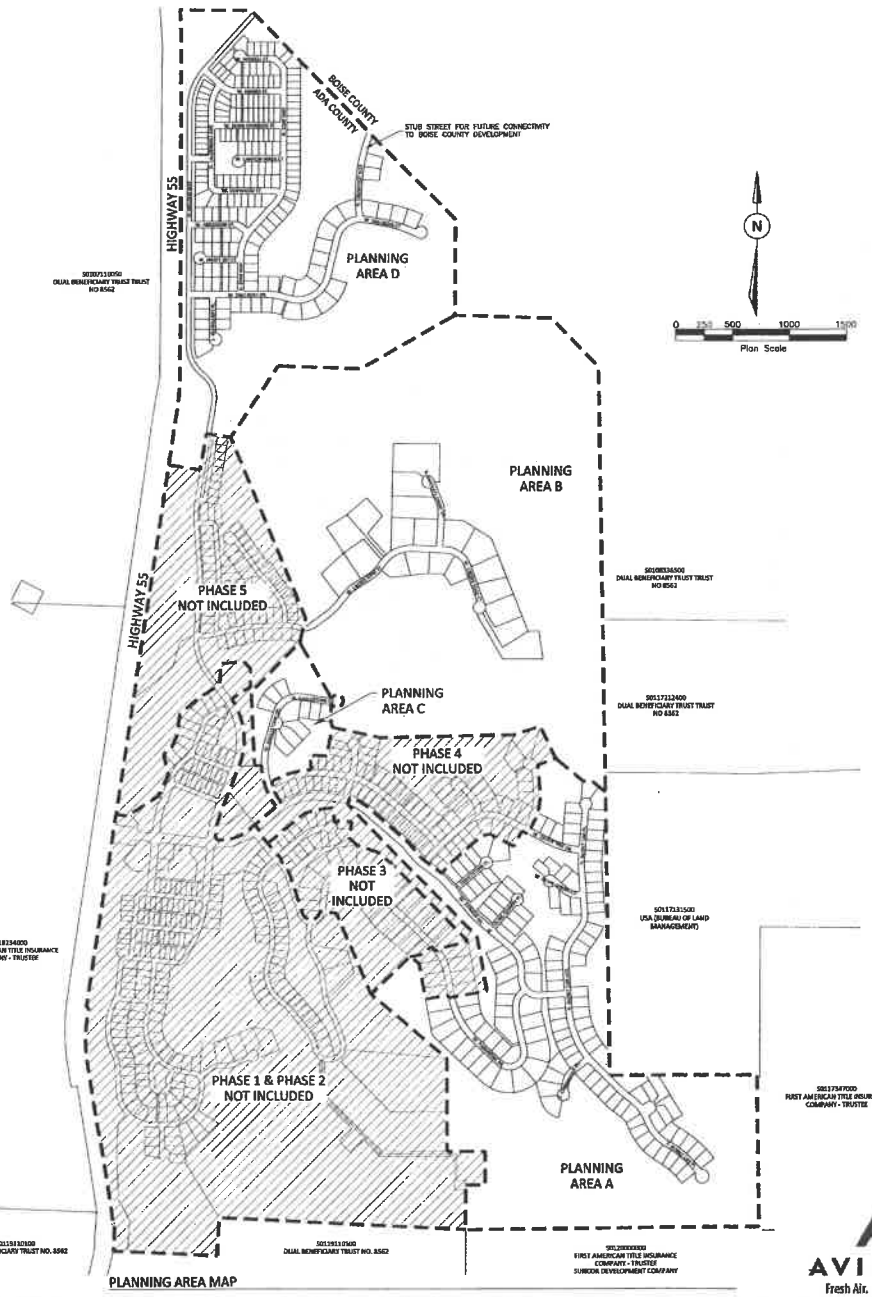
1. THIS PRELIMINARY PLAT IS SUBJECT TO THE AVIMOR ZONING ORDINANCE AND ALL APPROVED AMENDMENTS AT THE TIME OF PRELIMINARY PLAT APPROVAL.
2. THE APPLICANT SHALL MEET THE APPROVED DEVELOPMENT REQUIREMENTS SET FORTH IN EXHIBIT 34 OF THE AVIMOR PLANNED COMMUNITY LAND USE APPROVAL (FILE 20060069-ZC-ADA-CPA-DA).
3. ALL STREETS SHALL BE DEDICATED TO THE PUBLIC AS PUBLIC RIGHTS-OF-WAY. STREET CONSTRUCTION SHALL CONFORM TO ACHD DESIGN STANDARDS UNLESS OTHERWISE AGREED WITH ACHD.
4. AN EASEMENT FOR ACCESS AND USE IS RESERVED FOR THE RESIDENTS OF AVIMOR AND FOR THE GENERAL PUBLIC UPON IMPROVED PARKS AND RECREATION AREAS, AND ACROSS PATHWAYS AND TRAILS MARKED WITH TRAILHEAD SIGNAGE OR IDENTIFYING MARKERS WITHIN THE VILLAGE OPEN SPACE AND FOOTHILLS OPEN SPACE LAND USE DISTRICT COMMON LOTS.
5. THE LOCATION OF PATHWAYS AND TRAILS IS SUBJECT TO CHANGE DURING FINAL DESIGN. TRAIL LOCATIONS MAY BE MODIFIED BASED ON FINAL GRADING, FIELD LOCATED ALIGNMENTS, INDIVIDUAL SITE DESIGN OF LOTS REQUIRING A TRAIL CROSSING, OR OTHER FACTORS REQUIRING DESIGN FLEXIBILITY. THE TRAIL SYSTEM MUST COMPLY WITH THE AVIMOR SPECIFIC PLAN AND EXHIBIT 34 "DEVELOPMENT REQUIREMENTS."
6. ALL COMMON LOTS SHALL BE SUBJECT TO A DRAINAGE AND UTILITY EASEMENT OVER THEIR ENTIRETY.
7. RESIDENTIAL LOTS SHALL BE SUBJECT TO A MINIMUM 10' WIDE UTILITY EASEMENT ALONG THEIR LOT FRONTAGE.
8. ACHD IS THE RECOGNIZED PUBLIC DRAINAGE AUTHORITY FOR THE PROJECT. FINAL DESIGN OF STORM WATER FACILITIES IS SUBJECT TO REVIEW AND APPROVAL BY ACHD.
9. STORM DRAINAGE INFILTRATION AND DETENTION FACILITY SIZES ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN. DETENTION FACILITIES SHALL BE DESIGNED TO RELEASE DRAINAGE AT PRE-DEVELOPMENT RATES.
10. ALL RESIDENTIAL LOTS WITHIN THE VILLAGE RESIDENTIAL AND FOOTHILLS RESIDENTIAL LAND USE DISTRICTS SHALL HAVE A 5' WIDE PROPERTY DRAINAGE EASEMENT AND UTILITY EASEMENT ON EITHER SIDE OF INTERIOR SIDE LOT LINES.
11. SANITARY SEWER COLLECTION AND TREATMENT SHALL BE PROVIDED BY AVIMOR WATER RECLAMATION COMPANY, AN IDAHO CORPORATION, AND WHOLLY OWNED BY AVIMOR WATER RECLAMATION COMPANY.
12. NO PORTION OF LANDS INCLUDED IN THIS PRELIMINARY PLAT IS LOCATED WITHIN THE BOUNDARIES OF AN EXISTING IRRIGATION ENTITY.
13. IMPROVED COMMON LOTS AND VILLAGE CENTER MIXED-USE LOTS MAY BE IRRIGATED FROM POTABLE WATER SOURCES AND/OR A TREATED EFFLUENT-BASED IRRIGATION SYSTEM TO BE OWNED AND OPERATED BY THE AVIMOR RESIDENTIAL COMMUNITY ASSOCIATION, INC.
14. RESIDENTIAL LOTS WILL BE IRRIGATED FROM POTABLE WATER SOURCES.
15. POTABLE DOMESTIC WATER SERVICES AND MAINS WILL BE PROVIDED BY SUEZ IDAHO.
16. FIRE HYDRANT SPACING AND LOCATIONS SHALL BE APPROVED BY THE EAGLE FIRE DISTRICT. FIRE DEPARTMENT ACCESS ROADS AND ON-STREET PARKING SHALL REQUIRE FIRE DISTRICT APPROVAL.
17. ARCHAEOLOGICAL STUDIES BY URS CORP. HAVE NOT IDENTIFIED SIGNIFICANT ARCHAEOLOGICAL OR HISTORICAL SITES THAT REQUIRE PROTECTION ON THE PROJECT SITE.
18. A CENTRALIZED MAIL DELIVERY SYSTEM SHALL BE APPROVED BY AND MEET THE REQUIREMENTS OF THE U.S. POSTAL SERVICE.
19. COMMON LOTS ARE TO BE OWNED BY THE AVIMOR RESIDENTIAL COMMUNITY ASSOCIATION, INC., AND THE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING COMMON LOTS AND ALL IMPROVEMENTS THEREIN, INCLUDING PARKS AND RECREATION AREAS, PATHWAYS AND TRAILS.
20. AVIMOR PLANNED COMMUNITY IS SUBJECT TO DEVELOPMENT AGREEMENT 7404 (ORIGINAL), 7404-1-07 (1ST AMENDMENT), AND 7404-2-14 (2ND AMENDMENT) RECORDED AS INSTRUMENT #106023006, #107001605, AND #2014-087021, RESPECTIVELY.
21. NON-RESIDENTIAL DEVELOPMENT IS SUBJECT TO THE MASTER SITE PLAN APPROVAL PROCESS.
22. THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION BEGAN; PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
23. NO EXISTING SUBDIVISIONS BORDER THE PROPOSED PROJECT SITE WITH THE EXCEPTION TO AVIMOR VILLAGE 1, PHASES 1, 2, 3, 4 AND 5. ALL ADJACENT LANDS, EXCLUDING STATE HWY 55 RIGHT-OF-WAY OWNED BY THE IDAHO TRANSPORTATION DEPARTMENT AND AVIMOR VILLAGE 1, PHASES 1, 2, 3, 4 AND 5, ARE HELD IN TRUST BY FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION ("THE "TRUSTEE"), AS TRUSTEE OF THE DUAL BENEFICIARY TRUST CREATED PURSUANT TO THE SUBDIVISION TRUST AGREEMENT DATED OCTOBER 8, 2003, AS AMENDED.
24. UTILITY LINE SIZES SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
25. DEVELOPMENT SHALL MEET THE IDAHO DEPARTMENT OF TRANSPORTATION NOISE ATTENUATION REQUIREMENTS.

LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- SETBACKS
- ROAD CENTERLINE
- LOT LINE LINE
- RIGHT-OF-WAY LINE
- FOUND 1/2 INCH REBAR
- FOUND 5/8 INCH REBAR
- SPIKE
- ASPHALT

EXISTING IMPROVEMENTS

- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD POWER LINE
- GRAVITY IRRIGATION LINE
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- POWER POLE
- POWER BOX
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- TREE DECIDUOUS
- EXISTING GRADE CONTOUR



PLANNING AREA MAP

INDEX OF DRAWINGS

SHT	SHEET TITLE
C1	COVER SHEET
C2	DEVELOPMENT FEATURES
C3	TYPICAL SECTIONS AND LOT DETAILS
C4	OVERALL BOUNDARY NORTH
C5	OVERALL BOUNDARY SOUTH
C6	REVISED PRELIMINARY PLAT – PLANNING AREA A
C7	REVISED PRELIMINARY PLAT – PLANNING AREA A
C8	REVISED PRELIMINARY PLAT – PLANNING AREA B
C9	REVISED PRELIMINARY PLAT – PLANNING AREA C
C10	REVISED PRELIMINARY PLAT – PLANNING AREA D
C11	REVISED PRELIMINARY PLAT – PLANNING AREA D
C12	SITE AND UTILITY PLAN – PLANNING AREA A
C13	SITE AND UTILITY PLAN – PLANNING AREA A
C14	SITE AND UTILITY PLAN – PLANNING AREA B
C15	SITE AND UTILITY PLAN – PLANNING AREA C
C16	SITE AND UTILITY PLAN – PLANNING AREA D
C17	SITE AND UTILITY PLAN – PLANNING AREA D

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PORTION OF THE EAST 1/2 OF SECTION 7, A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, A PORTION OF THE EAST 1/2 OF SECTION 18, AND THE WEST 1/2 OF THE WEST 1/2 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO 2015

CONTACT INFORMATION

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

GEOTECHNICAL ENGINEER
ALLWEST TESTING AND ENGINEERING
255 NORTH LINDER ROAD
MERIDIAN, IDAHO 83642
PHONE: (208) 895-7888
FAX: (208) 895-9019
CONTACT: GREG MUSHAVERO
EMAIL: gmusgaves@allwesttesting.com

APPLICANT / DEVELOPER / OWNER
AVIMOR DEVELOPMENT, LLC
18454 WILDED WAY
BOISE, ID 83714
PHONE: (208) 939-0343
CONTACT: DAN RICHTER
CLIFF WORDAL

AVIMOR
Fresh Air. Fresh Ideas.

AVIMOR VILLAGE 1
COVER SHEET
ADA COUNTY

REVISIONS

NO.	ITEM	DATE
1	PRELIMINARY PLAT REVISIONS	4-20-2016

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

PROFESSIONAL ENGINEER
10821
7-9-15
STATE OF IDAHO
KEVIN P. MCCARTHY

DATE: 7-09-2015
PROJECT: 14-105
SHEET NO. C1

ADA COUNTY DEVELOPMENT SERVICES
200 W FRONT ST BOISE ID 83702

October 17, 2016

Dear Property Owner:

LEGAL NOTICE IS HEREBY GIVEN THAT the Ada County Planning & Zoning Commission will hold a public hearing on **November 10, 2016** at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear the following:

Project #200600069 DA-M: A modification to the Avimor Planned Community Development Agreement due to changes associated with Project #201601401 CPA-ZC-ZOA-S-DA. The property contains 919 acres and is located at Avimor & Highway 55, in Sections 5, 7, 8, 17, 18, and 19 of T. 5N, R. 2E., Boise, ID.

Contact, Brent Danielson, AICP, Associate Planner, at 287-7913 for more information.

This is an Official Notice of Public Hearing regarding the use of a property near your own. You have been notified because records indicated that you own property near or within 1,000' of the applicant's project boundary. You are invited to attend the public hearing and offer your comments for consideration. If you are unable to attend, you may send comments to our office before the hearing date, and they will be entered in the public hearing record.

This application can be viewed by completing the following:

1. **Type http://gisx.adaweb.net/acdsv2**
2. **Enter "200600069-DA" in search application by file number.**
3. **Click on 'Application Information'.**
4. **Review documents by clicking on 'Supporting Documents.**

5 days prior to the hearing you can go to https://adacounty.id.gov to view the agenda or staff report.

NOTES:

- This item may not be heard at the scheduled time of 6:00 p.m., as multiple items may be considered during the hearing.
- Video, audio, PowerPoint, or other computer-generated visuals used to present testimony, must be provided to the Planner ½ hour prior to the start of the hearing: file format compatibility cannot be guaranteed.
- Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) three days prior to this public hearing to make arrangements.

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Page ___ of ___
Project # 20160101

LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Ada County Planning and Zoning Commission will hold a public hearing on November 10, 2016 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear a request for: 200600069-DA-DM, AVIMOR DEVELOPMENT LLC.; A modification to the Avimor Planned Community Development Agreement due to changes associated with Project #201601401 CPA-ZC-ZOA-S-DA. The property contains approximately 919 acres and is located at Avimor & Highway 55, Boise 83714, Section 6 T.5N R.2E; Section 7 T.5N R.2E; Section 8 T.5N R.2E; Section 17 T.5N R.2E; Section 18 T.5N R.2E; Section 19 T.5N R.2E. Brent Danielson 287-7913. 201601258-ZOA-CPA-S-DA-M-HD-FP, BHH LLC, DRY CREEK PLANNED COMMUNITY AMENDMENT; A proposed amendment to the Dry Creek Ranch Planned Community. 1,746 residential units are proposed, which is an approximate 50% reduction in residential density; an approximate 85% reduction in commercial area to 85,000 square feet; updates to the wildlife mitigation plan, economic analysis, open space and trails plan, and traffic plan are included; and one elementary school site is proposed. The development will be served by private sewer and water; pressurized irrigation will be provided where water rights are available; and agreements with service providers will be required. A comp plan amendment, zoning text amendment, pre-plat, DA modification, floodplain, and hillside are required. The property contains 1414 acres and is located at N BROKEN HORN RD BOISE 83714, Section 1 4N 1E / 2 4N 1E / 25 5N 1E / 35 5N 1E / 36 5N 1E / 30 5N 2E. Megan Basham 287-7944. 201601401-ZOA-ZC-S-DA-CPA, AVIMOR DEVELOPMENT LLC; A comprehensive plan map amendment and zoning ordinance map amendment to add additional acreage (89 acres) to the Avimor Planned Community resulting from a more precise delineation of the Ada/Boise County Line and the eastern property line because of a missing surveying pin. A comprehensive plan text amendment to revise the Land Use District Map in the Avimor Specific Plan and miscellaneous revisions to the Avimor Specific Plan, Avimor Wildlife Mitigation Plan/Recreation Plan and the Avimor Fire & Vegetation Management Plan. A zoning ordinance text amendment to amend Article 8-3I to revise Avimor"s Land Use District Map (Table 8-3I-3); provide clarifying language regarding the issuance of building permits for single-family dwellings with a semi-detached garage or private living quarters; and provide regulations for food trucks. A preliminary plat to revise the remaining portion of the existing preliminary plat for Avimor Village 1, Phases 2-6 (x_ref: Project #200700016 S-HD) and the remainder of Avimor that was not a part of an existing preliminary plat for a total of 381 lots. The breakdown of the lots are 357 residential lots and 24

EXHIBIT 55
Page ___ of ___
Project # 201601401

common lots. In addition, there is a development agreement for the additional acreage with the zoning ordinance map amendment and a modification to the existing development agreement (Project #200600069 DA). The property contains approximately 919 acres and is located at Avimor & Highway 55, Boise 83714, Section 6 T.5N R.2E; Section 7 T.5N R.2E; Section 8 T.5N R.2E; Section 17 T.5N R.2E; Section 18 T. 5N R. 2E; Section 19 T.5N R.2E. Brent Danielson 287-7913. 201601516-MSP-CU-PBA, NEU DESIGN ARCHITECTURE; A conditional use/master site plan to use Historical Barn as Event Center/Social Hall for Weddings, Corporate Parties Etc. A property boundary adjustment to transfer land between properties in order to simplify the lot lines in an even exchange of land. A Landscape easement will be created on 9099 W. McMillan to create and provide an aesthetically pleasing barrier. The property contains 9 acres and is located at 9099 & 9107 W. McMillian Rd., Nampa 83687, Section 31, T. 4N., 1W. Diana Sanders 287-7905. Staff Reports Available On-Line 5 Days before Hearing Date adaweb.net Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) by 5:00 p.m. three days prior to this public hearing so that arrangements can be made. ADA COUNTY PLANNING AND ZONING COMMISSION Mark Perfect, Planning & Zoning Administrator Pub. Oct. 18, 2016 **Publish Dates:** 10/18/2016-11/1/2016

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 8-3I-3 OF THE ADA COUNTY CODE TO MODIFY THE LAND USE DISTRICT MAP IN SUBSECTION 8-3I-2C; AMENDING SECTION 8-3I-3 TO PROVIDE FOOD TRUCK/TRAILER CONCESSIONS DEFINITION AND REGULATIONS AND CLARIFYING LANGUAGE REGARDING THE ISSUANCE OF BUILDING PERMITS FOR SINGLE-FAMILY DWELLINGS WITH A SEMI-DETACHED GARAGE OR PRIVATE LIVING QUARTERS.

SECTION 1: Amending 8-3I-1 by adding "Food Truck/Trailer Concessions" definition in subsection 8-3I-1D.

D. Definitions: The definitions set forth in section 8-1A-1 of this title are generally applicable in the interpretation and construction of this article; provided, however, that definitions set forth below are unique to this article and shall be used specifically in the interpretation and construction of this article. In the event of any conflict between the terms defined in section 8-1A-1 of this title and the terms defined below, the terms defined below shall control. Subject to the foregoing, any term used in this article not specifically defined below shall have the same meaning ascribed to that term as per the definitions set forth in section 8-1A-1 of this title, and any term not defined herein or in section 8-1A-1 of this title shall be given its plain and ordinary meaning.

FOOD VEHICLE OR TRAILER CONSESSIONS: Unit is licensed as a Mobile Food Establishment with the health authority. Unit from which food and beverages are sold. Includes permanent and semi-permanent vehicle or trailer and is self sufficient.

SELF-SUFFICIENT VEHICLE OR TRAILER: Unit is equipped for preparing perishable Potentially Hazardous Food/Temperature Controlled for Safety (PHF/TCS) foods, cooking, hot and cold storage, dry storage, utensil washing, hand washing etc. on the unit with self-contained potable water supply and wastewater storage. Pressurized hot and cold water is required in mobile unit.

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Page ____ of ____
Project # 20160101

SECTION 2: Amending Section 8-3I-3 to modify the land use district map in subsection 8-3I-2C.

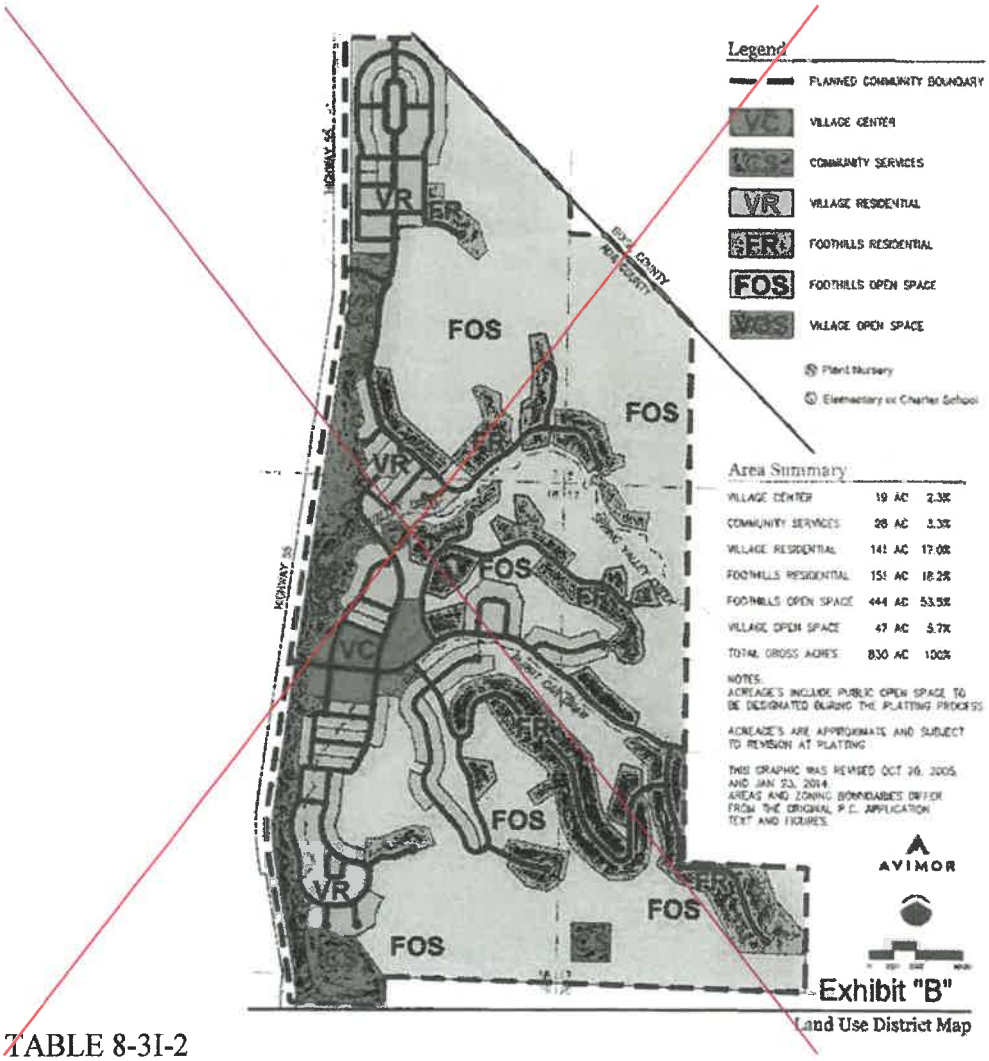
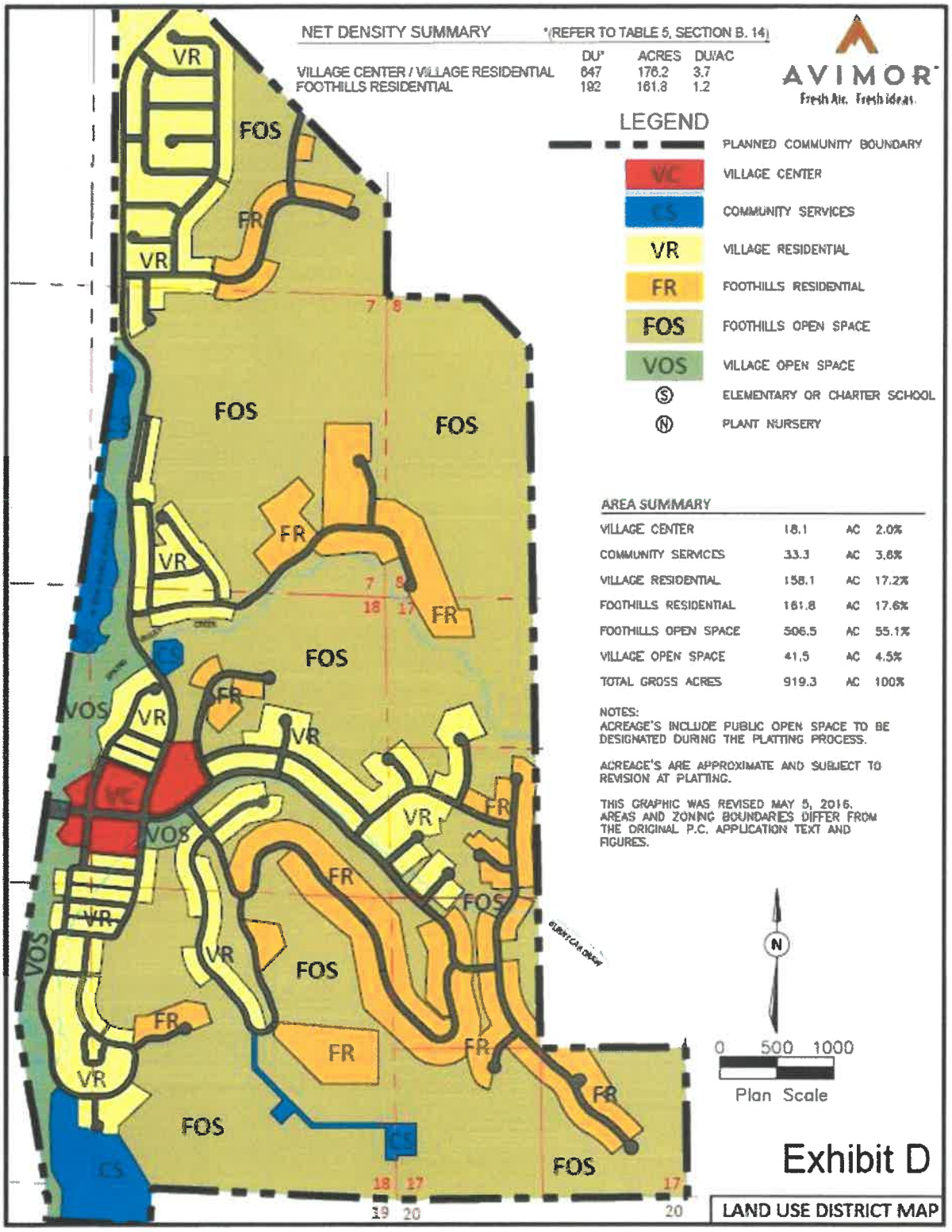


TABLE 8-3I-2


NET DENSITY SUMMARY
*(REFER TO TABLE 5, SECTION B. 14)
DU* ACRES DU/AC
VILLAGE CENTER / VILLAGE RESIDENTIAL 647 176.2 3.7
FOOTHILLS RESIDENTIAL 192 161.8 1.2
AVIMOR
Fresh Air. Fresh Ideas.
LEGEND
PLANNED COMMUNITY BOUNDARY
VC VILLAGE CENTER
CS COMMUNITY SERVICES
VR VILLAGE RESIDENTIAL
FR FOOTHILLS RESIDENTIAL
FOS FOOTHILLS OPEN SPACE
VOS VILLAGE OPEN SPACE
Ⓢ ELEMENTARY OR CHARTER SCHOOL
Ⓝ PLANT NURSERY
AREA SUMMARY
VILLAGE CENTER 18.1 AC 2.0%
COMMUNITY SERVICES 33.3 AC 3.6%
VILLAGE RESIDENTIAL 158.1 AC 17.2%
FOOTHILLS RESIDENTIAL 161.8 AC 17.6%
FOOTHILLS OPEN SPACE 506.5 AC 55.1%
VILLAGE OPEN SPACE 41.5 AC 4.5%
TOTAL GROSS ACRES 919.3 AC 100%
NOTES:
ACREAGE'S INCLUDE PUBLIC OPEN SPACE TO BE DESIGNATED DURING THE PLATTING PROCESS.
ACREAGE'S ARE APPROXIMATE AND SUBJECT TO REVISION AT PLATTING.
THIS GRAPHIC WAS REVISED MAY 5, 2016. AREAS AND ZONING BOUNDARIES DIFFER FROM THE ORIGINAL P.C. APPLICATION TEXT AND FIGURES.
N
0 500 1000
Plan Scale
Exhibit D
LAND USE DISTRICT MAP

SECTION 3: Amending Table 8-3I-3 to include Food Truck/Trailer Concessions as a principal use in the Village Center and Village Open Space Land Use Districts.

TABLE 8-3I-3
AVIMOR PLANNED COMMUNITY LAND USE TABLE

Use Category	Land Use Districts					
	Village Center	Village Residential	Foothills Residential	Community Service	Foothills OS	Village OS
Residential:						
Accessory dwelling unit	P	P	P	-	-	-
Bed and breakfast establishment	P	C	C	-	-	-
Duplex/dwelling, single-family attached	P	P	P	-	-	-
Dwelling, live/work	P	P	C	-	-	-
Dwelling, loft	P	-	-	-	-	-
Dwelling, multi-family	P	P	-	-	-	-
Dwelling, single-family detached	-	P	P	-	-	-
Dwelling, townhouse	P	P	-	-	-	-
Group daycare facility	P	P	P	-	-	-
Home occupations	P	P	P	-	-	-
Model home complex/sales center	-	P	P	-	-	-
Community:						
Adult respite care center	P	C	-	-	-	-
Auditoriums, community theaters, museum, art gallery, library, post office/studio	P	-	-	-	-	-
Campground, recreational vehicle park	P	-	-	P	-	-
Church or place of religious worship	P	P	-	-	-	-
Community garden	P	P	-	P	-	P
Daycare center	P	C	-	-	-	-
Greenhouse; nursery, retail; nursery, wholesale	P	C	-	P	-	-
Nursing facility, skilled	P	-	-	-	-	-

	Public safety; fire, police, EMS	P	C	-	P	-	-
	Recreational area, play field and facilities, including school fields	P	P	P	P	P	P
	Recreational buildings, public or private, indoor	P	P	P	C	-	-
	Residential care facility	P	C	-	-	-	-
	School, public or private: kindergarten, elementary	P	C	C	P	-	-
	School, public or private: middle, junior high, and senior high	C	C	-	C	-	-
Commercial/industrial:							
	Animal clinic, animal hospital or veterinary office	P	-	-	-	-	-
	Automotive service, gas station, car wash, convenience store with gas pumps	P	-	-	-	-	-
	Bank/financial institution, including drive-up window service	P	-	-	-	-	-
	Bar/brewpub	P	-	-	-	-	-
	Dwelling, live/work	P	P	C	-	-	-
	Equestrian facility	-	-	C	C	C	C
	Food Truck/Trailer Concessions	P					P
	Grocery store/pharmacy	P	-	-	-	-	-
	Health club, spa	P	-	-	-	-	-
	Hotel or motel	P	-	-	-	-	-
	Laundromat/dry cleaning	P	-	-	-	-	-
	Liquor store/wine shop	P	-	-	-	-	-
	Movie theaters/entertainment complex	P	-	-	-	-	-
	Office: professional, business, medical, dental	P	-	-	-	-	-
	Outdoor markets/community	P	P	P	P	P	P

events/sales events						
Recycling center	C	-	-	-	-	-
Restaurant/bakery/coffee shop, including drive-through	P	-	-	-	-	-
Retail store	P	-	-	-	-	-
Social hall, club or lodge	P	-	-	-	-	-
Storage facility, self-service	P	-	-	-	-	-
Temporary construction office/temporary construction yard	P	P	P	P	P	P
Transit facility/park and ride lot	P	-	-	P	-	-
Utilities: substation, gas regulator station, telecommunication tower or facility	C	C	C	P	C	-
Utilities: well field, water and wastewater treatment facilities	C	C	C	P	C	-

(Ord. 739, 2-10-2010; amd. Ord. 832, 11-17-2014)

SECTION 4: Providing clarifying language regarding the issuance of zoning certificates for food trucks/trailers concessions and building permits for single-family dwellings with a semi-detached garage or private living quarters in Section 8-3I-3.

8-3I-3: ADMINISTRATION:

This section defines the review and approval process for the development of the Avimor planned community in accordance with the provisions of the Avimor specific plan and the Ada County zoning ordinance.

It shall be the duty of the director to administer the provisions of this article for the development of the Avimor planned community. The director shall interpret the provisions of this article and make decisions on land use issues not specifically addressed by the Avimor specific plan or this article.

The director, commission, and/or board, as the case may be, shall base their approvals or disapprovals upon compliance with the provisions of this article and the goals and policies and purpose and intent of the Avimor specific plan.

A. Avimor Specific Plan Compliance: All development within the Avimor planned community shall conform to the Avimor specific plan as it may be amended from time to time.

1. Each phase of the development that is compliant with the Avimor specific plan shall be subject only to the applicable preliminary and final plat subdivision regulations of this article.

2. Modifications of the Avimor specific plan may be submitted, reviewed and approved concurrently with a subdivision preliminary plat.

B. Overlay Districts: Development proposals within the Avimor planned community shall be subject to and shall comply with the requirements of applicable overlay districts.

C. Land Divisions: The subdivision of land, or the adjustment of parcels within the Avimor planned community, shall conform to the Avimor specific plan and the applicable procedures and specifications of the Ada County zoning ordinance, except that the provisions of subsection 8-6A-1D of this title shall not apply to subdivision platting in Avimor; provided, however, that no neighborhood meetings shall be required for a subdivision application unless the preliminary plat proposes a modification of the Avimor specific plan as may be amended from time to time.

D. Development Permits: Development applications shall be reviewed and development permits shall be issued pursuant to the applicable procedures and specifications of this code subject to the modifications set forth herein. Development permits shall not be issued prior to the approval of a subdivision application for a phase or portion of a phase. No development permits shall be issued for any use until such time as the applicant has provided to the county a letter of approval issued by the Avimor design review committee evidencing the determination of the Avimor design review committee that the use and application comply with the design standards for the Avimor planned community. The development permits shall be reviewed and issued as follows:

1. Master Site Plan: Master site plan approval shall be required pursuant to the procedures of chapter 4, article E of this title regarding master site plan approval for all uses except as modified herein.

   a. Notwithstanding the provisions of subsections 8-4E-2B and C of this title, all land uses within the Avimor planned community shall obtain master site plan approval except for those designated as residential uses on the land use table, ~~and~~ community events, and food truck/trailers concessions which have a separate approval process outlined in subsection D5 and D6, respectively of this section.

   b. The director shall apply those standards set forth in section 8-4E-4 of this title, to the extent that those standards do not conflict with the provisions of the land use design and development standards matrix. For purposes of master site plan approval, compliance with this article and the Avimor specific plan shall constitute compliance with subsections 8-4E-4D, G, I, and K of this title and an applicant for master site plan approval shall not be required to comply with the standards set forth in those subsections.

   c. In the event of any conflict between the standards set forth in section 8-4E-4 of this title and the land use design and development standards matrix, the land use design and development standards matrix shall control.

   d. In order to approve an application for master site plan approval, the director shall make the following findings:

      (1) The master site plan complies with this article, the Ada County zoning ordinance and is in accordance with the Avimor specific plan;

      (2) The proposed landscaping meets the requirements of chapter 4, article F of this title;

(3) The proposed parking and loading spaces meet the requirements of chapter 4, article G of this title;

(4) The proposed lighting plan meets the requirements of chapter 4, article H of this title; and

(5) The proposed master site plan complies with the land use design and development standards matrix.

2. Zoning Certificate: A zoning certificate shall be required for all uses and shall be issued in conformance with the requirements of the Ada County zoning ordinance.

3. Building Permit: Building permits shall be issued in accordance with title 7, chapter 2 of this code, or the same may be amended or retitled from time to time, for all uses as applicable. When a single-family dwelling has a garage or private living quarters that is semi-detached only one (1) building permit is required for both the single-family dwelling and the semi-detached garage or private living quarters.

4. Grading Permits: Grading permits shall be issued in accordance with title 7, chapter 2 of this code, or as the same may be amended or retitled from time to time and/or the Ada County zoning ordinance as applicable.

5. Community Events: For events that: a) are open to the public and/or persons who are not residents of Avimor and b) have an expected attendance of three hundred (300) people or more, Avimor must adhere to the following procedure:

   a. Notify Avimor residents of the upcoming event by posting a notice in the community center and sending an electronic notice via e-mail or website portal indicating the date, time, and nature of the event. The notice will be given at least ten (10) days before the event, but not more than twenty five (25) days before the event.

   b. At least ten (10) days prior to the event, Avimor will submit to Ada County development services letters from the Eagle fire protection district, Ada County sheriff's office, Central district health department, and the Ada County highway district setting forth their respective approval of the event.

   c. Apply for and obtain a zoning certificate after submittal of the approval letters specified in subsection D5b of this section.

   For all smaller events, even those open to the public or nonresidents, no approval is required. (Ord. 739, 2-10-2010; amd. Ord. 832, 11-17-2014)

6. Food Truck/Trailer Concessions: Applicants prior to operation shall apply for and obtain a zoning certificate from Ada County development services. When applying for the zoning certificate the applicant shall submit the following:

   a. Completed application form provided by Ada County development services department.

   b. Copy of Central district health department current Mobile Food Establishment license.

   c. Scaled site plan showing all property lines, location of truck/trailer concessions, suitable off-street parking, and ADA accessibility.

d. For all food truck/trailer concessions that are part of an Avimor community event, no Ada County development services department approval is required. However, Central district health department approval is still required.

Brent Danielson

From: Brent Danielson
Sent: Friday, October 21, 2016 9:12 AM
To: nancy@drycreekcemetery.com; adam.straubinger@idpr.idaho.gov; chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; hatch.lohrea@meridianschools.org; bpietras@idl.idaho.gov; john.lee@unitedwater.com; roger.greaves@suez-na.com; tfischer@blm.gov; Cecily Willerton; Scott Williams; lanette.daw@boiseschools.org; carla.bernardi@cableone.biz; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; bvaughan@cityofeagle.org; mwilliams@cityofeagle.org; cward@staridaho.org; cmiller@compassidaho.org; chalberg@cableone.net; twononas@msn.com; kmcclenny@eaglefire.org; sbuck@eaglefire.org; rward@idfg.idaho.gov; jnichols@idl.idaho.gov; danielle.robbins@deq.idaho.gov; westerninfo@idwr.idaho.gov; aaron.golart@idwr.idaho.gov; jim.morrison@itd.idaho.gov; shona.tonkin@itd.idaho.gov; ken.couch@itd.idaho.gov; mark.wasdahl@itd.idaho.gov; msinglet@intgas.com; mhill@meridiancity.org; sp@nacfa.net; greg.j.martinez@usace.army.mil; greg.j.martinez@usace.army.mil; bob_kibler@fws.gov; adaswcd@gmail.com; info@payetteriverscenicbyway.com; fromm.carla@epa.gov; ethan.morton@ishs.idaho.gov; Darby Weston; Darby Weston; clittle@achdidaho.org; syarrington@achdidaho.org; Scott Koberg; Carolyn Nitz; Ryan Strain; Ryan Strain; Brian Wilbur; cherylwright@cwidaho.cc; Brent Danielson; mdewalt@adalib.org; tdrb@hiddensprings.com; Mark Ferm; Angela Gilman; Jerry Hastings; Jean Schaffer; Street NameMail; Jerry Servatius; rkinney@republicservices.com; jstuber@republicservices.com; Brent Danielson; BOCC; racanody@co.boise.id.us; choem@co.gem.id.us
Cc: Brent Danielson
Subject: Ada County Application Transmittal Notice. ADDITION OF DEFINITIONS AND REGULATIONS FOR FOOD TRUCK/TRAILER CONCESSIONS
Attachments: 201601401 - Revised Ordinance.pdf

Ada County Development Services
Planning & Zoning Division Transmittal

This project is being retransmitted due to proposed changes in the zoning ordinance text amendment to provide for a Food Truck/Trailer Concessions definition and regulations. Attached is the revised zoning ordinance text amendment with the proposed language.

File Number: 201601401-CPA / DA / S / ZC / ZOA	**X-Reference**: 201502322 CPA-ZC-ZOA-S-DA & 200600069 DM
Description: A comprehensive plan map amendment and zoning ordinance map amendment to add additional acreage (89 acres) to the Avimor Planned Community resulting from a more precise delineation of the Ada/Boise County Line and the eastern property line because of a missing surveying pin. A comprehensive plan text amendment to revise the Land Use District Map in the Avimor Specific Plan and miscellaneous revisions to the Avimor Specific Plan, Avimor Wildlife Mitigation Plan/Recreation Plan and the Avimor Fire & Vegetation Management Plan. A zoning ordinance text amendment to Article 8-3I to revise Avimor's Land Use District Map (Table 8-3I-3); provide clarifying language regarding the issuance of building permits for single-family dwellings with a semi-detached garage or private living quarters; and provide regulations for food trucks. A preliminary plat to revise the remaining portion of the existing preliminary plat for Avimor Village 1, Phases 2-6 (x_ref: Project #200700016 S-HD) and the remainder of Avimor that was not a part of an existing preliminary plat for a total of 381 lots. The breakdown of the lots is 357 residential lots and 24 common lots. In addition, there is a development agreement for the additional acreage with the zoning ordinance map amendment and a modification to the existing development agreement (Project #200600069 DA).	
Reviewing Body: P AND Z	**Hearing Date**: 11/10/2016

EXHIBIT S7
Page ___ of ___
Project #20160140\

Applicant: AVIMOR DEVELOPMENT LLC	**P&Z Recommendation:**
Property: The property contains 678.922 acres and is located at 18700 N HORSESHOE BEND RD BOISE 83714, Section 7 5N 2E / 8 5N 2E / 17 5N 2E / 18 5N 2E / 19 5N 2E.	

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please either click on the file number identified above, or visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search by file number. Hover over the pushpin that appears on the map with your mouse and select "Additional Info" from the pop-up box. You will then be able to review individual documents, drawings and other information detailing the request.

We request that you submit your comments or recommendations by 11/5/2016. When responding, please reference the file number identified above. If responding by email, please send comments to bdanielson@adaweb.net.

To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.

Sincerely yours,
BRENT DANIELSON, ASSOCIATE PLANNER
200 W Front Street
Boise ID 83702
bdanielson@adaweb.net
(208) 287-7913

MEMORANDUM

DATE: 10/21/2016

RE: 201601401-CPA/DA/S/ZC/ZOA Avimor

TO: Brent Danielson, Associate Planner

FROM: Mark Ferm, Ada County Building Official

RECEIVED
OCT 2 1 2016
ADA COUNTY
DEVELOPMENT SERVICES

Summary of Project:

A comprehensive plan map amendment and zoning ordinance map amendment to add additional acreage (89 acres) to the Avimor Planned Community resulting from a more precise delineation of the Ada/Boise County Line and the eastern property line because of a missing surveying pin. A comprehensive plan text amendment to revise the Land Use District Map in the Avimor Specific Plan and miscellaneous revisions to the Avimor Specific Plan, Avimor Wildlife Mitigation Plan/Recreation Plan and the Avimor Fire & Vegetation Management Plan. A zoning ordinance text amendment to amend Article 8-3I to revise Avimor's Land Use District Map (Table 8-3I-2) and to provide clarifying language regarding the issuance of building permits for single-family dwellings with a semi-detached garage or private living quarters. A preliminary plat to revise the remaining portion of the existing preliminary plat for Avimor Village 1, Phases 2-6 (x_ref: Project #200700016 S-HD) and the remainder of Avimor that was not a part of an existing preliminary plat for a total of 381 lots. The breakdown of the lots are 357 residential lots and 24 common lots. In addition, there is a development agreement for the additional acreage with the zoning ordinance map amendment and a modification to the existing development agreement (Project #200600069 DA).

Findings and Conditions:

The Building Division has no objection to the proposed amendments.

Conclusion:

Approved as submitted

Mark Ferm
Ada County Building Official
200 W Front Suite 2125
Boise Idaho 83702
Phone 287-7910

markf@adaweb.net

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Project #20160140 1

ADA COUNTY

Ada County
200 W. Front Street
Boise, ID 83702

FOR IMMEDIATE RELEASE
October 21, 2016

Contact: **Kate McGwire**
Public Information Officer
208-287-7008
kmcgwire@adaweb.net

PUBLIC SERVICE ANNOUNCEMENT

(Media Outlets: The following announcement is intended to help notify Ada County residents of proposed development applications that will soon appear before the Planning and Zoning Commission or the Ada County Board of Commissioners. We appreciate any help you can provide in notifying your audience of these projects and public hearing dates.)

The Ada County Planning and Zoning Commission will hold a public hearing on November 10, 2016, at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, at 200 W. Front Street, Boise, ID to discuss Project #201601401-ZOA-ZC-S-DA-CPA, AVIMOR DEVELOPMENT LLC; A comprehensive plan map amendment and zoning ordinance map amendment to add additional acreage (89 acres) to the Avimor Planned Community resulting from a more precise delineation of the Ada/Boise County Line and the eastern property line because of a missing surveying pin. A comprehensive plan text amendment to revise the Land Use District Map in the Avimor Specific Plan and miscellaneous revisions to the Avimor Specific Plan, Avimor Wildlife Mitigation Plan/Recreation Plan and the Avimor Fire & Vegetation Management Plan. A zoning ordinance text amendment to amend Article 8-3I to revise Avimor's Land Use District Map (Table 8-3I-3); provide clarifying language regarding the issuance of building permits for single-family dwellings with a semi-detached garage or private living quarters; and provide regulations for food trucks. A preliminary plat to revise the remaining portion of the existing preliminary plat for Avimor Village 1, Phases 2-6 (x_ref: Project #200700016 S-HD) and the remainder of Avimor that was not a part of an existing preliminary plat for a total of 381 lots. The breakdown of the lots are 357 residential lots and 24 common lots. In addition, there is a development agreement for the additional acreage with the zoning ordinance map amendment and a modification to the existing development agreement (Project #200600069 DA). The property contains approximately 919 acres and is located at Avimor & Highway 55, Boise 83714, Section 6 T.5N R.2E; Section 7 T.5N R.2E; Section 8 T.5N R.2E; Section 17 T.5N R.2E; Section 18 T. 5N R. 2E; Section 19 T.5N R.2E.

Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) by 5:00 p.m. prior to this public hearing so that arrangements can be made.

Planner assigned to project: Brent Danielson 287-7913.

For a digital copy of this release, please visit https://adacounty.id.gov

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Project # 201601401

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Stan Ridgeway
Mayor

City of Eagle
P.O. Box 1520
Eagle, Idaho 83616
208-939-6813

Council Members:
Jeff Kunz
Stan Bastian
Naomi Preston
Craig Soelberg

Board of Ada County Commissioners
200 West Front Street
Boise, Idaho 83702

October 25, 2016

RE: File #201601401-CPA/DA/DA-DM/PR/S/ZC/ZOA - Avimor Development

Dear Commissioners,

On October 21, 2016, the City of Eagle received the above referenced transmittal. Thank you for the opportunity to comment on this application. The City's review has found that this application is in substantial conformance with the application # 201502322-CPA/DA/DA-DM/PR/ZC/ZOA and the City's comment provided on September 25, 2015. The City understands that the application is to adjust the northern and eastern boundaries of Village One to be coterminous with the actual county line that was recently surveyed by the County Surveyor.

Over the past 10 years the City and Avimor representatives have maintained a very positive working relationship and continue to share a common vision for the foothills. Additionally, we both believe the growth potential for the area will be mutually beneficial and complimentary to the City.

In February of 2015, the City provided consent for the formation of the Avimor Community Infrastructure District (CID). At the time of these discussions Avimor assured the City they wanted to annex but were only looking for financing options for their existing entitlements. In 2015, the City expressed their concerns about the further expansion of the Avimor Project outside of the City of Eagle and the adopted Comprehensive Plan. At that time it was agreed that the City would consent to the creation of a CID for the property currently contained within the existing entitled Avimor Planned Community but would not support the further expansion of the Avimor project or an expansion of the CID boundary without annexation to the City of Eagle. To that end, the City of Eagle and Avimor entered into a covenant agreement limiting the CID to the existing undeveloped acreage (637-acre) of "Village One".

The City's letter to the County on February 10, 2015 stated:

> The City's consent for the 840-acre CID allows Avimor to move forward with existing entitlements/approvals within Ada County *but requires Avimor to come back to the City before pursuing further entitlements on the property which is currently contiguous to city limits, annexable under Idaho Code 50-222, and outside the boundaries of the CID.* The City's goal and desire is to see our relationship with Avimor move forward and mature through annexation and implementation of the City's Comprehensive Plan and our shared vision. *(Emphasis added)*.

The current request is to include an additional 89.3-acres of land into "Village One" that will be included as a result of the boundary adjustment. Since the new total acreage (658.4) reflects a negligible increase (3%) over the total acreage agreed to in the covenant agreement (637) the City does not object to the new application as

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proposed.

If you have questions please contact Nichoel Baird Spencer in our planning department at 939-0227 or by email at nbaird@cityofeagle.org.

Sincerely,

Stan Ridgeway
Mayor

Cc: City Council Members
Dan Richter, Avimor
Megan Leatherman, Ada County Director of Development Services

LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Ada County Planning and Zoning Commission will hold a public hearing on November 10, 2016 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear a request for: 201601258-ZOA-CPA-S-DA-M-HD-FP, BHH LLC, DRY CREEK PLANNED COMMUNITY AMENDMENT; A proposed amendment to the Dry Creek Ranch Planned Community. 1,746 residential units are proposed, which is an approximate 50% reduction in residential density; an approximate 85% reduction in commercial area to 85,000 square feet; updates to the wildlife mitigation plan, economic analysis, open space and trails plan, and traffic plan are included; and one elementary school site is proposed. The development will be served by private sewer and water; pressurized irrigation will be provided where water rights are available; and agreements with service providers will be required. A comp plan amendment, zoning text amendment, pre-plat, DA modification, floodplain, and hillside are required. The property contains 1414 acres and is located at N BROKEN HORN RD BOISE 83714, Section 1 4N 1E / 2 4N 1E / 25 5N 1E / 35 5N 1E / 36 5N 1E / 30 5N 2E. Megan Basham 287-7944. 201601401-ZOA-ZC-S-DA-CPA, AVIMOR DEVELOPMENT LLC; A comprehensive plan map amendment and zoning ordinance map amendment to add additional acreage (89 acres) to the Avimor Planned Community resulting from a more precise delineation of the Ada/Boise County Line and the eastern property line because of a missing surveying pin. A comprehensive plan text amendment to revise the Land Use District Map in the Avimor Specific Plan and miscellaneous revisions to the Avimor Specific Plan, Avimor Wildlife Mitigation Plan/Recreation Plan and the Avimor Fire & Vegetation Management Plan. A zoning ordinance text amendment to amend Article 8-3I to revise Avimor"s Land Use District Map (Table 8-3I-3); provide clarifying language regarding the issuance of building permits for single-family dwellings with a semi-detached garage or private living quarters; and provide regulations for food trucks. A preliminary plat to revise the remaining portion of the existing preliminary plat for Avimor Village 1, Phases 2-6 (x_ref: Project #200700016 S-HD) and the remainder of Avimor that was not a part of an existing preliminary plat for a total of 381 lots. The breakdown of the lots are 357 residential lots and 24 common lots. In addition, there is a development agreement for the additional acreage with the zoning ordinance map amendment and a modification to the existing development agreement (Project #200600069 DA). The property contains approximately 919 acres and is located at Avimor & Highway 55, Boise 83714, Section 6 T.5N R.2E; Section 7 T.5N R.2E; Section 8 T.5N R.2E; Section 17 T.5N R.2E; Section 18 T. 5N R. 2E; Section 19 T.5N R.2E. Brent

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Danielson 287-7913. Staff Reports Available On-Line 5 Days before Hearing Date adaweb.net Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) by 5:00 p.m. three days prior to this public hearing so that arrangements can be made. ADA COUNTY PLANNING AND ZONING COMMISSION Mark Perfect, Planning & Zoning Administrator Pub. Oct. 25, 2016 **Publish Dates:** 10/25/2016-11/8/2016

Brent Danielson

From: Scott Buck <sbuck@eaglefire.org>
Sent: Wednesday, October 26, 2016 3:43 PM
To: Brent Danielson
Subject: [EXTERNAL] 201601401-CPA/DA/S/ZC/ZOA Text amendment for a Food Truck/Trailer Concessions

Brent,

The Eagle Fire Department has reviewed the above referenced application. The fire department has no comment or concern at this time.

Respectfully
Scott Buck
Deputy Fire Marshal
Eagle Fire Department
O 208-939-6463
C 208-914-8294

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Avimor Recreation Plan

Executive Summary

The following plan describes the existing and future planning guidelines for development of the Avimor ~~Planned Community~~ Trail System. For the purposes of this document, the Avimor Trail system only refers to the trails and access roads under the ownership of the Avimor Dual Beneficiary Trust. First American Title Insurance Company as Trustee. The goal of this document is to provide an outline of trail development and user designation to provide a quality recreational experience within a conservation driven community. In the event there is a conflict between the recreation plan and the Avimor Wildlife Mitigation Plan (WMP), the WMP shall govern in all regards.

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The Avimor Recreation Plan (ARP) outlines the location and connectivity of recreational trails on Avimor property; use designations associated with user safety and wildlife habitat management; and trail maintenance/ sustainability guidelines. The intent of the ARP is to create an adaptive, ~~a~~ sustainable trail system and limit user conflicts and impacts to wildlife and associated habitat.

The ARP also outlines the decision process for reviewing existing and proposed races, trail designations, seasonal trail closures, and the development of ~~as well as developing~~ new trails and annual work plans to ensure sustainability and connectivity of adjacent trail systems. All recommendations regarding races, trail placement/design, season of use, and use designation will be submitted to or by the Avimor Trail Board (ATB). The ATB will make recommendations to the Avimor Stewardship Organization (ASO), which in turn will make the final recommendation for implementation to the Avimor Conservation Advisory Committee (ACAC) or Ada County Commissioners (See Avimor WMP). Amendments, modifications and/or repeal of the ~~recreation plan~~ ARP shall be made pursuant to Idaho Code § 67-6509.

Comment [SK1]: This seems convoluted. Once the final recommendation is made to either 1) ACAC or 2) BOCC who makes the final decision on the recommendation? Ada County, right? Where does the Ada County Parks, Open Space, and Trails Advisory Board fit into this? This could be a place to substitute Director for BOCC but I also think our own Advisory Board deserves a role here.

This plan will be an adaptive document which can be modified to adapt to changing needs and conditions of the community and the trail system. As recreational patterns, regional trail systems, and adjacent landownership changes, the ARP will adapt to the needs and opportunities to provide the best user experience and recreational opportunities while maintaining conservation goals.

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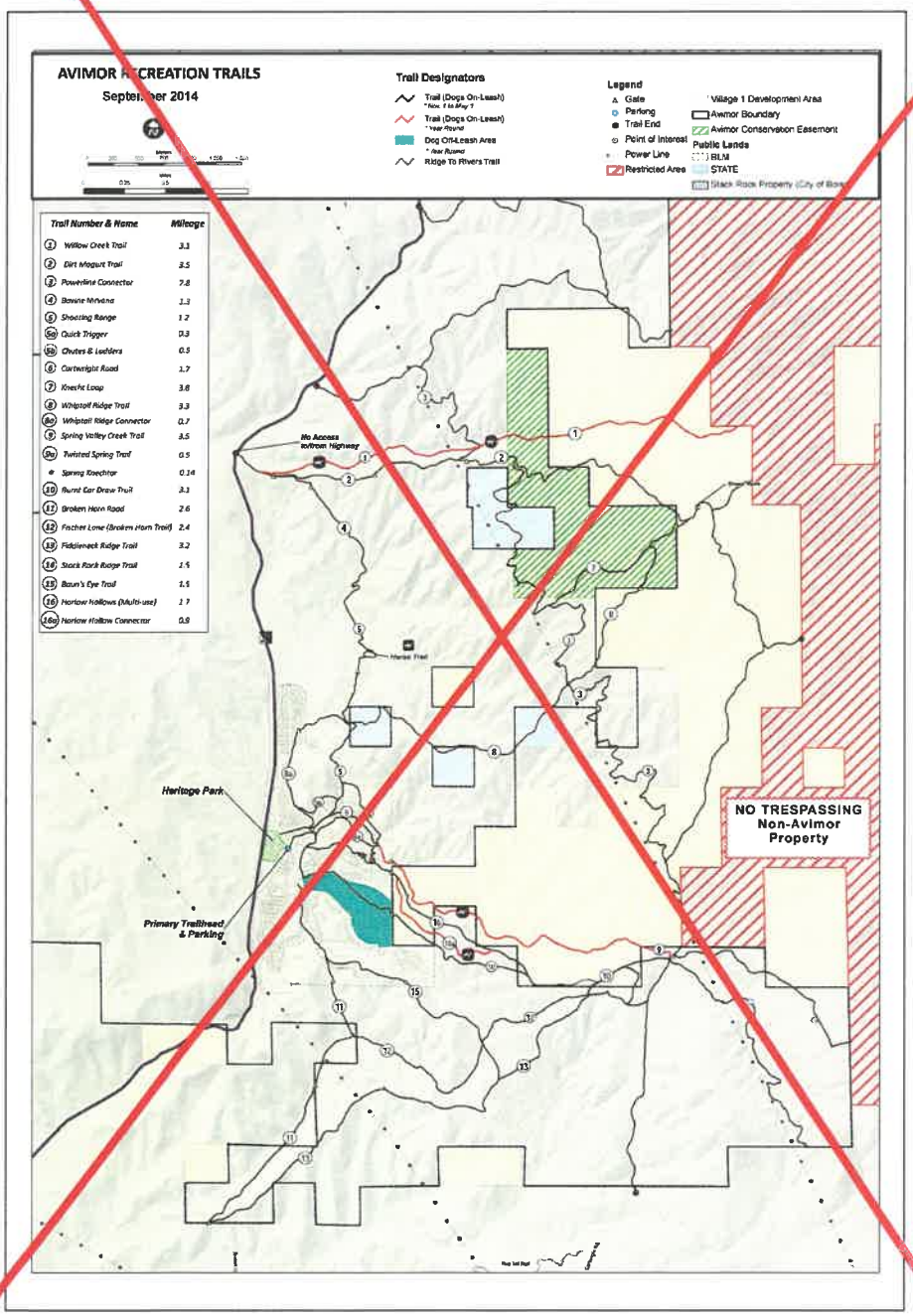

Map 1: Avimor Trail Map.

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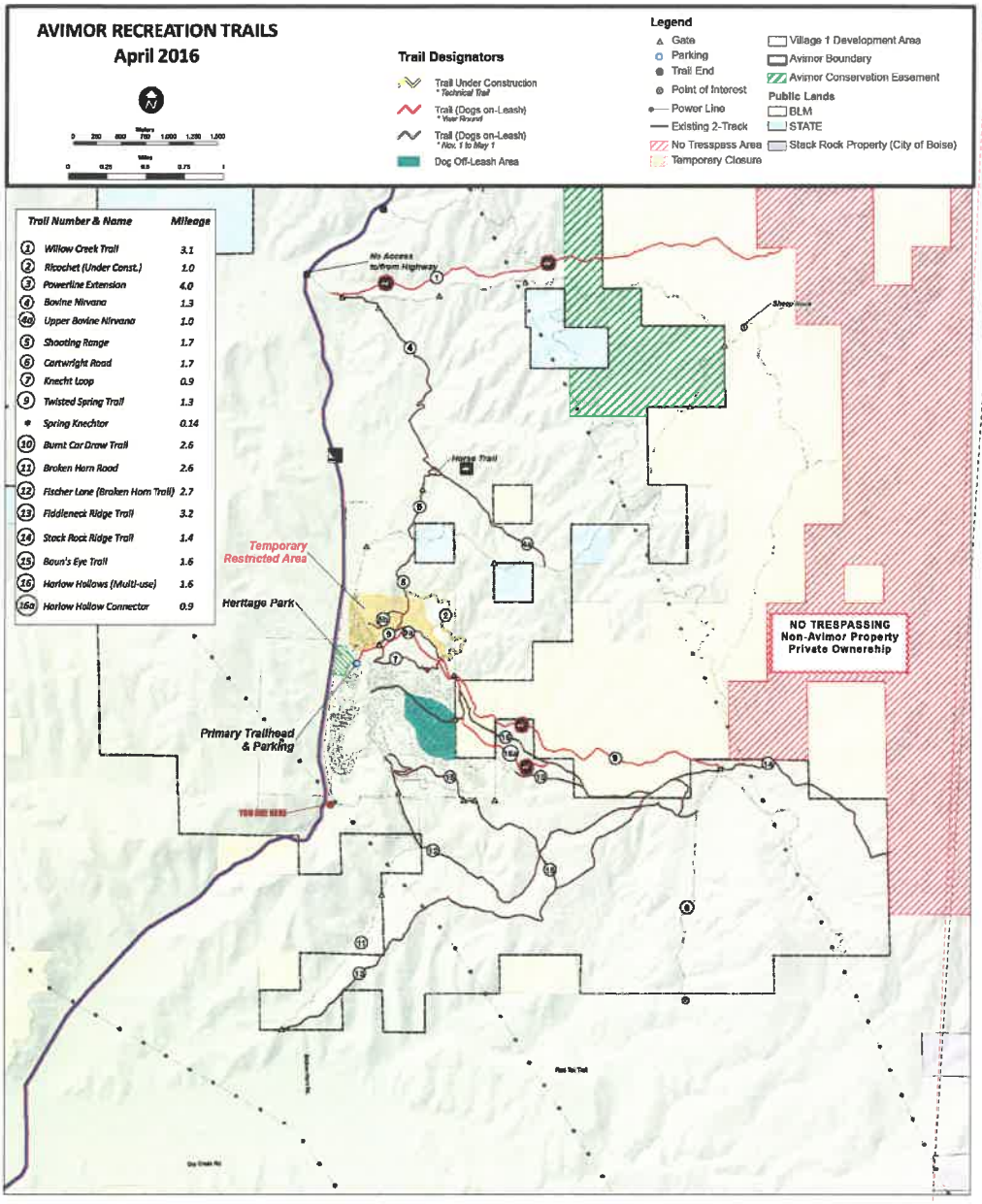

Map 1: Avimor Trail Map

Comment [SK2]:
1) "Spring Knechtor" is labeled in the legend with an asterisk but not identified in the map. Where/what is this trail?
2) Trail 2 Ricochet is labeled as a "Technical Trail". What is the definition of a "Technical Trail" here? Is it specific to a designated user group?
3) Trail 3 Powerline Extension is labeled in the legend but not identified in the map.
4) Is there a Trail #8? The legend skips this number
5) Why is Trail 16 Harlow's Hollow specifically identified at "Multi-use" in the legend? Aren't all trails multi-use unless labeled with the no horses symbol?

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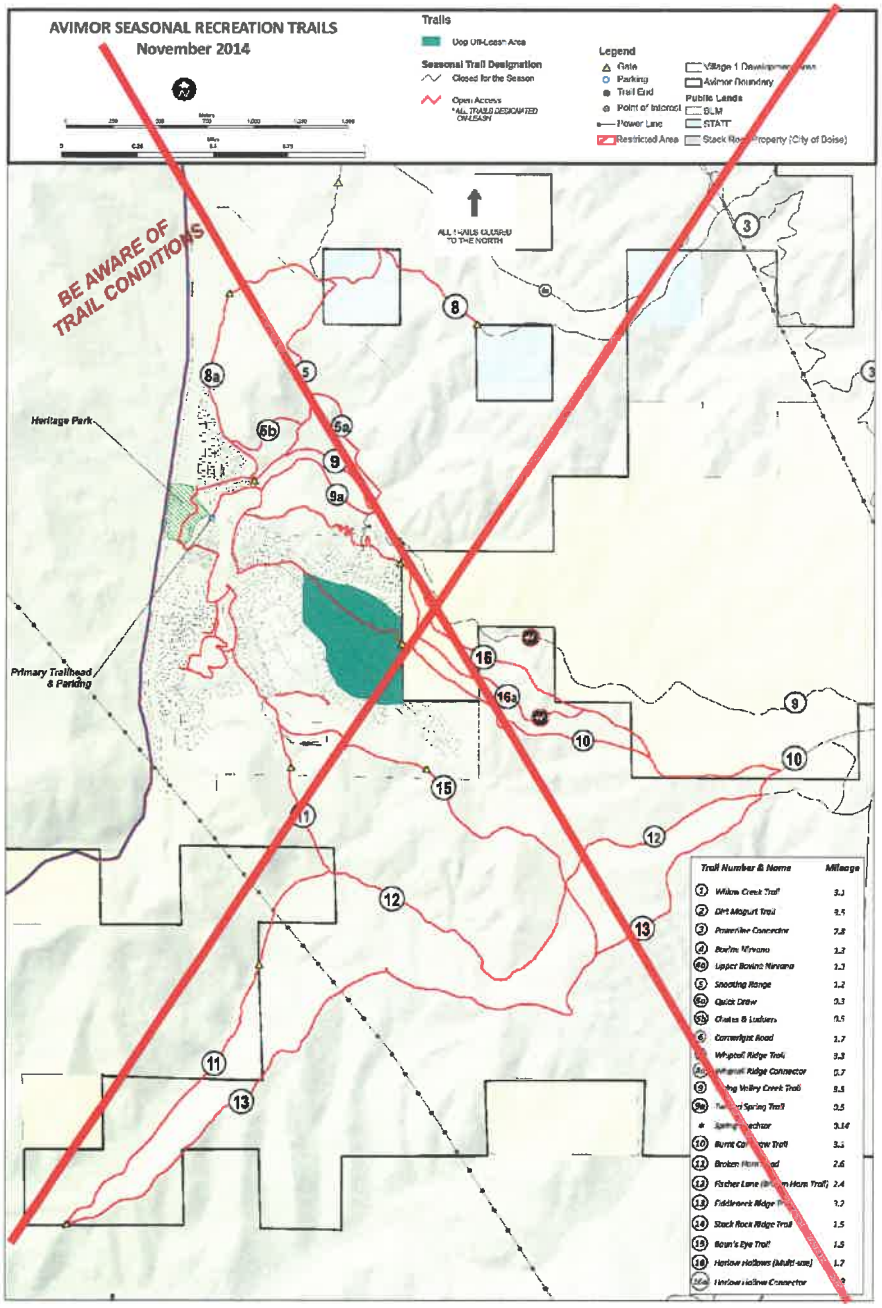

Map 2: Avimor Seasonal Trail Map

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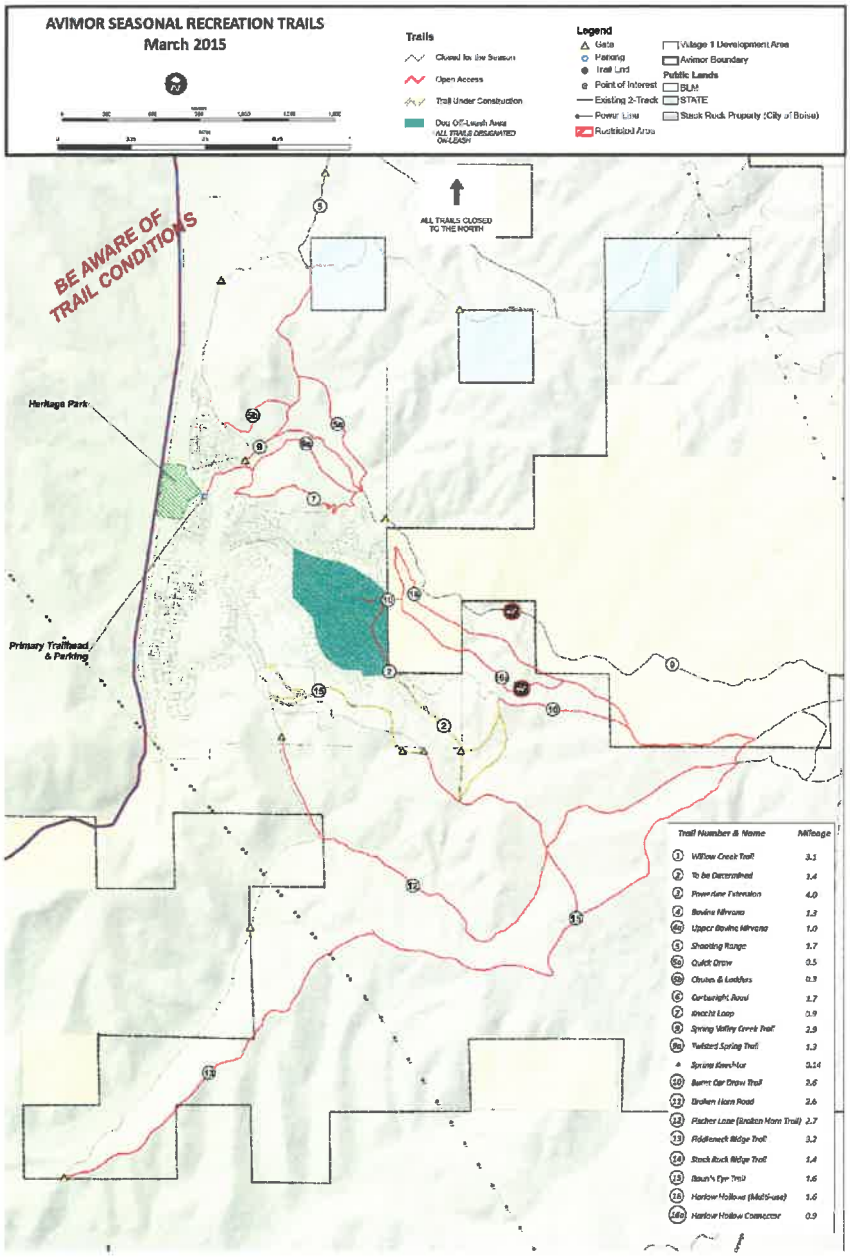

Map 2: Avimor Seasonal Trail Map

Comment [SK3]:
1) Trail 1Willow Creek is featured in the legend but not the map
2) Trail 2 appears in the legend as "To be Determined" but it is identified on the previous map as "Ricochet" in a different location than the trail identified in this map.
3) Trail 3 Powerline Extension is featured in the legend but not the map
4) Trail 4 Bovine Nirvana is featured in the legend but not the map
5) Trail 4a Upper Bovine Nirvana is featured in the legend but not the map
6) Trails 5a Quick Draw and 5b Chutes and Ladders do not appear on the previous map
7) Trail 6 Cartwright Road is featured in the legend but not the map
8) "Spring Knechtor" is labeled in the legend with an asterisk but not identified in the map. Where/what is this trail?
9) Is there a Trail #8? The legend skips this number
10) Trail 11 Broken Horn Road is featured in the legend but not on the map
11) Trail 14 Stack Rock Ridge Trail is featured in the legend but not on the map
12) Why is Trail 16 Harlow's Hollow specifically identified at "Multi-use" in the legend? Aren't all trails multi-use unless labeled with the no horses symbol?
13) Are the trails labeled in yellow in the map still "under construction" as identified in the top legend?
14) Shouldn't the dog on-leash requirements be called out here in the legend?

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User Designations and Guidelines

The Avimor trail system (Map 1) is open for use to the general public. A wide range of recreational opportunities exist throughout the trail system for all types of trail users. In an effort to create the most enjoyable recreational experience, while balancing conservation requirements, user safety, ~~and~~ trail limitations or impacts, and future development, Avimor and its partners have ~~has~~ developed use ~~some use~~ designations and proposed changes for specific areas and trails. In addition, an adaptive trail management process is in place that allows trails to be moved in accordance with changes in the development, thereby guaranteeing that connectivity stays in place even if a specific trail may move. Understanding that this may restrict some users from desirable areas and trails~~,~~ and require short-term trail closures associated with realignment and construction, it is the best way to try to manage user conflicts and provide the best overall user experience for all user types in a safe and sustainable format. Attachment 1 and 2 show the proposed changes associated with the existing trail system to adapt to future development actions. All future trail changes would go through a collaborative process between the ASO and Ada County Commissioners with the requirements that trail alignment cannot prevent or restrict development, and development cannot limit or restrict trail connectivity without an alternative pathway to reestablish the lost connectivity.

Comment [SK4]: What about the ATB, ACAC or the Ada County Parks, Open Space and Trails Board? What about the Parks Director?

In addition to designating areas and trails to reduce user conflicts, portions of the trail system will be closed or have restricted uses during the winter months ~~(November 1 through March 1)~~ for critical wintering areas for elk, mule deer, and migratory bird populations (Map 2). The upper elevations of the trail system are one of the largest areas in the Treasure Valley for wintering population of elk and mule deer. Restricting access will reduce user/wildlife interaction which often results in wintering animals using essential energy reserves needed to survive the winter. ~~Some designated lower elevation trails will be available for use on a limited basis throughout the year. Trail use and big game movement will continue to be monitored and any adjustments needed to protect the big game populations will be addressed~~.

While portions of the trail system would have seasonal restrictions, designated lower elevation trails would be available for use on a managed basis year round. Trail use and big game movement will continue to be monitored, and any adjustments needed to protect the big game populations or limit damage to trails will be addressed on an annual basis. Seasonal trail closures for general use will extend from November 1 through March 1 each year. In addition, all dogs must be on leash at all times on all trails from October 1 through May 1 each year. Exceptions to these restrictions may be made on an individual basis with special use permits. Any changes associated with seasonal use restrictions will be determined by the ASO and Ada County Commissioners. If a consensus on use restrictions is not made by November 1st of that calendar year, the trail use will default to the prior year's designation.

Comment [SK5]: The maps list this time period as November 1- May 1. Which is it?

Comment [SK6]: What about the ATB, ACAC or the Ada County Parks, Open Space and Trails Board? What about the Parks Director?

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User Types

~~Although open to public use, the Avimor trail system is on or has granted access through and on its private lands.~~ To maximize the user experience and preserve the natural resources on the land, specific trails have been ~~Avimor has~~ designated ~~some areas~~ by user type, season of use, and ~~limited~~ motorized uses. Trail use~~rs~~ designations ~~may~~ include non-motorized use for hikers, bikers, ~~and wildlife viewers, mountain bikers,~~ and equestrians~~.~~, Additionally, on and off-leash dogs designations ~~;~~ as well as ~~nd~~ controlled hunting with the use of ~~and use of~~ motorized vehicles will be identified on specified two-tracks. Specific management requirements for general uses are defined below.

Comment [SK7]: Is there going to be a "controlled off leash" designation (i.e. dogs must remain within 30 ft of owner, not approach other trail users, and respond immediately to voice commands)?

Use Designations

Seasonal Closures-

The majority of the Avimor trail system will be shut down from November 1st to March 1st every winter to help protect wintering big game (elk and mule deer) and migratory bird populations~~, as well as limiting damage to trails. within the Avimor property.~~ Special use permits can be obtained for use of these trails during this time, and some lower elevation trails will remain open, conditions permitting, for year round use. During unusually harsh winters (heavy snowfall and cold temperatures) these trails may also be restricted based on movement of big game and other species to lower elevations.

Comment [SK8]: Why isn't this specifically called out in the maps?

Additional trail or use restrictions may also be enforced during this time on a trail by trail basis to protect the integrity and sustainability of the trail system. Changes to trail and use restrictions will be determined by the ASO and Ada County Commissioners. If a consensus on use restrictions is not made by ~~1~~ November 1st of that calendar year, the trail use will default to the prior year's designation.

Comment [SK9]: What about the ATB, ACAC or the Ada County Parks, Open Space and Trails Board? What about the Parks Director?

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Based on historic big game movement patterns and prior year's monitoring of wintering areas, the trails that will be available for year-round use are:

Comment [SK10]: I think this entire text section is unnecessary and redundant as long as the maps are updated to specifically identify the trails that are open for year-round use.

- All walking paths within the Avimor Village development (gravel paths within the development);
- HPC- Heritage Park Trails- all trails;
- Trail 2 – Name to be determined; entire trail;
- ~~Trail 8a-Whiptail Ridge Connector- entire trail;~~
- ~~Trail 8- Whiptail Ridge Trail- open from junction with trail 8a to eastern gate (signed);~~
- Trail 5-Shooting Range- open from junction with trail 9 to junction with mapped two-track (posted annually)~~trail 8 (signed)~~;
- Trails 5a and 5b- Quick Trigger and Chutes and Ladders- entire trail;
- Trail 7 – Knect Loop; entire trail
- Trail 9- Spring Valley Creek Trail- open from the trailhead to the canyon gate (posted annually);

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- Trail 9a- Twisted Spring Trail- entire trail;
- Trail 16 and 16a- Harlow Hallow/Connector- entire trail;
- Trail 10- Burnt Car Draw Trail- open from trailhead to junction with trails 12 and 13, closed from junction with trails 12/13 to Cartwright Road (~~signed~~posted);
- ~~Trail 10a- Burnt Car Extender- entire trail;~~
- Trail 15- Baun's-Eye Trail- open from trailhead to junction with Trail 13;
- ~~Trail 11- Broken Horn Road- entire trail;~~
- Trail 12- Fischer Lane ~~/Broken Horn Trail~~- open from junction with Trail 11 to junction with Trail 12 (~~signed~~posted annually); and
- Trail 13- Fiddleneck Ridge Trail- open from trailhead to junction with trails 10 and 12 (~~signed~~posted annually).

These trails will provide recreational users the opportunity for some scenic loops used for hiking, biking, and equestrian opportunities, while protecting wintering big game and migratory bird populations. The availability of trails during winter months may vary dependeant on weather conditions, trail impacts, and future monitoring of big game and migratory bird populations. If the winter snow line is low or persistent, or big game are found to use these areas frequently for winter bedding and foraging, access may be restricted based on an index developed by the ASO and Ada County Commissioners in coordination ~~ATB/ACAC in conjunction~~ with the IDFG. Regardless of conditions, all trail users must comply with seasonal closures.

Comment [SK11]: All of this is redundant

Hikers/Foot-traffic-

Comment [SK12]: All three user type text sections should be moved directly under the "User Types" section of this document above.

Trails in the Avimor trail system are open for all hikers and other foot traffic. However, hikers must comply with the season closures listed in the prior section.

Mountain Bikers-

Currently, all trails in the Avimor trail system are available for use by mountain bikers. However, bikers must comply with the season closures listed in the prior section. Based on the current and projected increased use of the trails, ~~F~~future plans could include directional trail use to manage potentially dangerous encounters. If directional designations are implemented, clear signage will be posted to inform and direct users. At this time there are no directional trails. ~~, such as downhill only, which would reduce potentially dangerous encounters, but at this time there are no directional trails. If problems with encounters are present, the ATB may recommend directional flow to increase safety for all trail users. In the case of direction designations, signage will be posted to inform and direct users to proper use and alternative routes.~~

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Equestrian-

The majority of trails in the Avimor trail system are available for equestrian trail users with a few exceptions. Some trails have been designated for foot traffic and mountain biking only to reduce user conflicts or maintain trail integrity. In general, these trails are narrow, steep, and have limited line of sight. As such, they create a potential safety issue for users. Therefore, t~~T~~he following trails are restricted from all equestrian use:

- Trail 1- Willow Creek Trail;
- Trail 9- Spring Valley Creek Trail (Canyon Portion Only); and
- Trail 16a- Harlow Hallow Connector.

Comment [SK13]: These should clearly be identified in a separate map here without all of the other clutter of the previous maps.

Motorized Vehicles-

All motorized vehicle~~s~~ use in the Avimor trail system is by special permit only. In order to monitor and promote sustainable use by motorized vehicles, Avimor has implemented ~~decided to~~ a permit system with a limited~~fixed~~ number of motorized vehicle users per day. All motorized vehicle use on Avimor trails is restricted to designated routes only, i.e. no off road or cross country travel is allowed~~permitted~~. A day permit can be acquired at the Avimor administrative office. Once a special use permit is acquired, motorized vehicle users are allowed to access the following Avimor trails:

- All existing two-tracks~~Trail 2- Dirt Magurt Trail;~~
- Trail 3- Powerline;
- ~~Trail 7- Knecht Loop Trail;~~
- ~~Trail 8-Whiptail Ridge Trail;~~
- Trail 10- Burnt Car Draw Trail~~;~~
- ~~Trail 11-Broken Horn Road;~~
- Trail 13- Fiddleneck Ridge Trail; and
- Trail 14-Stack Rock Ridge Trail.

Comment [SK14]: These should clearly be identified in a separate map here without all of the other clutter of the previous maps

Motorized vehicle use associated with emergency medical services (EMS), trail maintenance activities, or permitted livestock operations are exempt from the restrictions.

Dogs

Dogs are permitted on all trails in the Avimor trail system. However, to prevent user conflicts, protect wildlife, and ensure the safety for dogs and other trail users, off-leash restrictions exist on some trails. **All dogs must remain ~~will be~~ on leash at all times on all trails from October 1 to May 1, with the exception of the off-leash dog area (Maps 1 and 2).** The on-leash restrictive time period is extended beyond winter trail closures to ensure wildlife safety and to protect nesting birds in Avimor. Some wildlife may be present near open trails during this time year and

Comment [SK15]: This is inconsistent with the timeframe identified in the maps.

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off-leash dogs threaten winter survival by chasing or disturbing wintering wildlife. A designated off leash area has been made available for year round access and off leash use (Maps 1 and 2). From May 1 to October 1, controlled off-leash dog use ~~s~~ is ~~are~~ allowed on all Avimor trails with exception of the following trails which are on-leash year round only for user safety and to reduce user conflicts.

Comment [SK16]: Need to define "controlled off-leash" here.

- Trail 1- Willow Creek Trail;
- Trail 9- Spring Valley Creek Trail;
- Trail 9a – Twisted Spring Trail and;
- Trail 10a- Harlow Hallow Connector.

Comment [SK17]: These should clearly be identified in a separate map here without all of the other clutter of the previous maps

Hunting

In the past, Avimor had a depredation hunt with a number of tags for big game within their property. While Avimor is not currently part of the Fish and Game's depredation hunt, it could be in the future, and Avimor does have access to a number of privately held tags for their property. Like motorized vehicles (see above), hunting is only allowed via specialized permission. ~~, i~~ Inquire at the Avimor administrative office.

Use of motorized vehicles during hunting season will be restricted, with the exception of permitted use for disabled hunters and game removal on an as needed basis. All motorized vehicles will stay on designated trails, and hunting directly from any motorized vehicle is strictly prohibited. Signs will be posted to alert all trail users that hunting season is open and to educate~~d~~ users and hunters about safety measures to take while hunting ~~in~~ on ~~the~~ Avimor property~~foothills~~.

Trail Design Guidelines and Maintenance

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For any new trail construction or re-routing of trails at Avimor, general trail building guidelines will be followed during each step in the planning and construction process. Following the general guidelines will help create a more sustainable and user friendly trail system, while reducing maintenance or reconstruction requirements of faulty trail design and construction.

Trail design should follow the five essential elements of sustainable trails as presented in the US Forest Services trail design parameters (http://www.fs.fed.us/recreation/programs/trail-management/trail-fundamentals/National_Design_Parameters_10_16_2008.pdf). Although certain stretches of new trails may require deviations, the following five principals should be used during planning and construction of all new trails at Avimor.

1. The Half Rule. The grade of the trail should not exceed half the grade of the hillside or side slope that the trail traverses. Trails that exceed the half rule are considered fall-line trails and encourage water flow down the trail rather than across it, increasing probability of erosion damage.

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2. The Ten Percent Average Guideline. On average the overall trail grade ([elevation gain/trail length] x's 100) should not exceed 10 percent. Although some trail segments may exceed ten percent grade, the general rule for a sustainable trail is an average of ten percent over the length of the trail.
3. Maximum Sustainable Trail Grade. Although the ten percent rule is a general rule for an entire trail, determining a maximum grade (typically 15-20 percent) for trail segments should be determined in planning based on site specific factors:
    - Half rule;
    - Soil type;
    - Rock;
    - Annual rainfall;
    - Grade reversals;
    - Types of users;
    - Number of users;
    - And difficulty level.

4. Grade Reversals. Grade reversals are spots in the trail where a climbing trail levels out then changes direction, dropping subtly for up to 50 feet before rising again. The change in grade allows water to exit the trail at the low point, reducing erosive power of water running down the trail. Depending on soil stability, grade reversals should be placed every 20 to 50 feet.

5. Outslope. When a trail contours across a hillside, the downhill edge of the tread surface should tilt slightly down and away from the high side of the trail, promoting water flow across the trail rather than down the trail. A general rule is to build all trails with a 5-percent outslope. In looser soils, i.e. sandy soils, frequent grade reversals will aid in cross-trail drainage.

In addition to using these five design guidelines, all new trail construction proposals will be submitted to and reviewed by the ATB, and will require approval from the ASO. ~~require approval from the ATB and the ACAC.~~ The ASO will coordinate with the Ada County Commissioners to determine if the trail will be included.

Comment [SK18]: Ada County Parks, Open Space and Trails Board and Parks Director. This says "coordinate"--- do we also need to provide "approval"?

Annual Trail Maintenance

Trail maintenance is a critical component to a sustainable trail system. As such, an annual work plan will be developed by the ATB based on recommendations from the Avimor Trail Coordinator.~~and submitted to the ACAC.~~ The trail plan will be submitted to the ASO and Ada County Commissioners for review and approval. The annual work plan will outline the dates, recommended actions, and associated justification for more intensive maintenance actions

Comment [SK19]: Ada County Parks, Open Space and Trails Board and Parks Director.

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throughout the trail system. Intensive maintenance actions include, but are not limited to,~~:~~ trail diversions or reroutes; projects associated with wetlands/riparian areas; and new construction projects.

In contrast, routine maintenance actions ~~may~~might ~~will~~ not be included in the annual work plan~~,~~ and do not require approval from the County Commissioners. ~~ACAC~~. Routine maintenance actions include, but are not limited to,~~:~~ light mechanical vegetation control to include pruning, grubbing, lopping, and hand pulling; noxious weed control; and minor erosion control and emergency trail stabilization. However, these actions will still require approval from the ASO ~~(land owner)~~ prior to implementation.

Comment [SK20]: Ada County Parks Director

Annual Race Events

The Avimor trail system has a long history with organized mountain biking race events and will continue to do so. However, as the population of the region continues to grow with the use of the Avimor trail system, it will be imperative that future races are well organized, have a minimal effect on the public use of the trail system (temporal or spatial), and result in a net gain for the trail system. As such, the number of annual race events will not exceed five (5) in any calendar year, with two of the five reserved for the Knobby Tire Series and Broken Spoke Cycling and one (1) reserved for the Idaho High School Cycling League. Additional races may be approved on a case by case basis with consensus from the ASO and Ada County Commissioners.

Comment [SK21]: What about other types of events (i. e. running, duathlons, equestrian events, fundraisers, etc.)? Will these be allowed?

Comment [SK22]: Ada County Parks Director

Regardless of the applicant, all races will go through the ATB application process and be submitted to the ASO and Ada County Commissioners ~~ACAC~~ for approval no later than September 1 of each year. Some exceptions may apply, and~~; however,~~ the ASO reserves the right to disapprove any applicant.

Comment [SK23]: ACAC? Parks Director?

Avimor Trail Board

The ATB will be ~~is~~ made up of one representative from each of the following groups: the ASO, Avimor Home Owners Association (HOA), trail group (technical expertise and maintenance), a mountain bike user group, ~~South West Idaho Mountain Biking Association (SWIMBA), Broken Spoke Cycling~~, an equestrian user group, a running user group, and the Avimor Conservation Director (CD). The purpose of the review board is to monitor trail use, identify and address any concerns or conflict, develop the annual work plan, and to review and make recommendations on proposed trail developments and races to the ASO and Ada County Commissioners. Additional members may be added to increase the technical capabilities of the ATB with a majority vote (greater than 50% of the ATB present). Members, other than the ASO representative, can also be asked to step down from the ATB with a similar vote.

Comment [SK24]: Example?

Comment [SK25]: Parks Director

Comment [SK26]: The intent of this is unclear to me . please clarify

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The ATB will meet on a quarterly basis or more often if the need arises. The board will make ~~professional~~ recommendations on trail designations, new construction, maintenance issues, and user conflicts, which will be presented to the ASO ~~ACAC~~, who will in turn present the recommendations to the Ada County Commissioners (Figure 1). The Ada County Commissioners ~~ACAC~~ will review the trail board's recommendation and make the final decision ~~ruling~~ on any issues or proposed changes to the trail system and its user policies. Modifications and/or amendments and/or repeal of the recreation plan must be made pursuant to Idaho Code § 67-6509.

Comment [SK27]: Ada County Parks Director

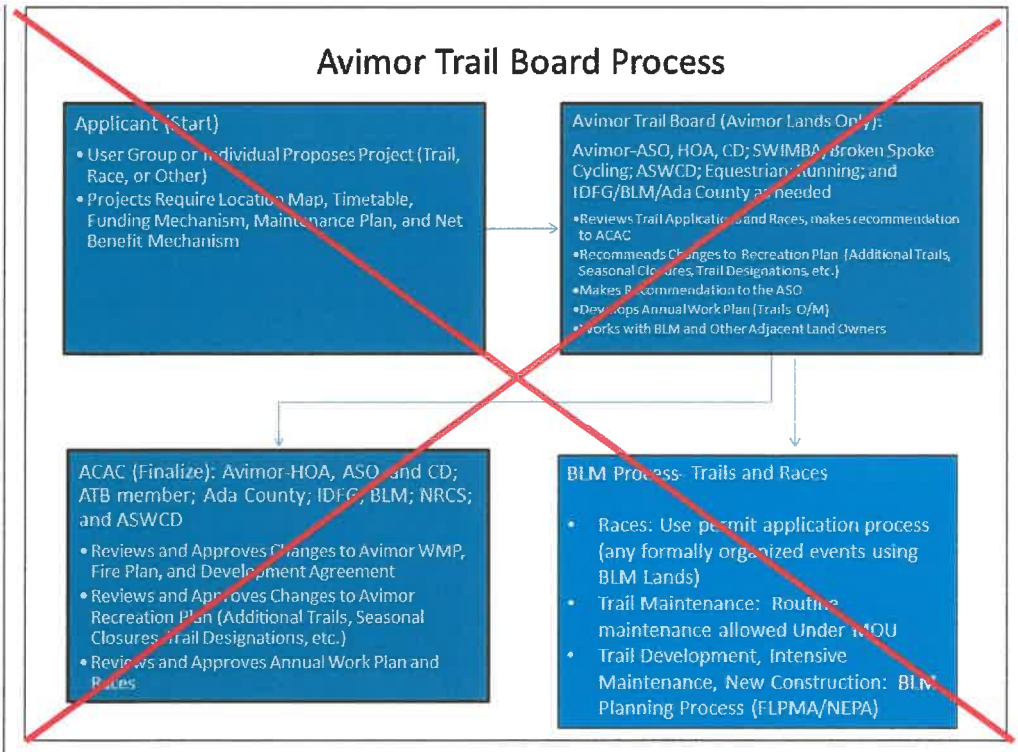

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Figure 1: Avimor Trail System Process Flow Chart.

Comment [SK28]: I'm not sure if it makes sense to change the "Ada County Commissioners" here to Ada County Parks Director If so it's likely that the Director will then engage the Ada County Parks, Open Space and Trails Advisory Board as well.

Funding

Funding for all trail projects, including trail construction, maintenance, signage, and kiosk can ~~will~~ be provided by a combination of funds from the Avimor Conservation Fund (managed by the ASO). Ada County, external private partners, and by actively pursuing grant or other funding ~~money~~ through ~~from~~ local, state, and federal sources ~~agencies~~. Ada County holds some easements within the Avimor Planned Community. Ada County explicitly retains authority as to whether the County will appropriate funding, including but not limited to, trail construction, maintenance, signage, and kiosk for the easements that Ada County holds.

Comment [SK29]: Do we already hold trail easements? If so, should we identify specifically where these are and on which trails?

A large portion of work to be done on the trail system has and will continue to be completed through volunteer efforts and community support/building projects by SWIMBA, Broken Spoke, Avimor residents, the Idaho High School Cycling League, and the surrounding communities.

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Comment [SK30]: What's the point of including this map or the map on the following page?

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