



SPRING ROCK
COMMUNITY

**SPRING ROCK
PLANNED COMMUNITY
Sub-Area Comprehensive Plan**



Spring Rock Planned Community Sub-Area Comprehensive Plan Prepared by:
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VISION STATEMENT

The vision of Spring Rock Planned Community is to incorporate post-pandemic shifts in employment, housing, recreation, and mobility to design a community for 21st Century living. There is no architectural gimmick or tale of a rural lifestyle that harkens to better days gone by. Rather Spring Rock Planned Community embraces the connected-yet-secluded location, independent-yet-shared economy, environmentally sensitive, just-the-right-size-smart-home wish list of today while striving to provide a sustainable community that is affordable to a full range of households – from working households with modest incomes to more affluent owners seeking an estate home with a golf-course view.



Figure 1: Project Location

The purpose of a comprehensive plan is to provide a guide for growth and development. This plan provides a guiding framework for design of the Spring Rock Planned Community, with the expectation that implementation measures will be in place to evaluate specific development proposals. This plan presents the community blueprint in four chapters: Community Land Uses, Community Connections, Coordinated Growth, and Sustainable Practices & Resiliency. The fifth chapter provides information on how this plan aligns with the plan elements required by Idaho Code.

CHAPTER 1:

COMMUNITY LAND USES

This chapter on Community Land Uses answers the larger questions regarding the community blueprint – where are roadways, residential neighborhoods, neighborhood commercial facilities, schools, and recreation?

The design of a modern, sustainable community must first consider any opportunities and address any challenges presented by the existing conditions and natural features on the site. The existing natural features and roadways of the Spring Rock Planned Community site guided all facets of the community development.

Introduction to the Property

Spring Rock Planned Community is an Ada County, Idaho development designed to be the 21st Century home of approximately 6,800 people. As the southwestern area of Idaho – the Treasure Valley – attracts new residents, the need for additional houses is increasing. The 761-acre Spring Rock Planned Community is ideally situated to provide affordable, workforce housing near the economic and employment core of the Treasure Valley. Downtown Boise is only a 15-mile car ride away and the Boise Airport is only 12 miles away. Notice the proximity of the Southwest Boise homes in Figure 1 on the previous page.

The core of the Spring Rock Planned Community site is nestled within a narrow valley following Tenmile Creek with bench properties to the south wrapping around the Falcon Crest Golf Course Community and steeper slopes to the east. The pastureland setting has a few rural homes, barns, wells, and other farm structures. The neighboring properties include rural homes, Bureau of Land Management (BLM) holdings, undeveloped land, and additional local farmlands. Nearby populated areas include Kuna (to the west), Meridian (to the northwest) and Boise (to the north and east).

Tenmile Creek is the most prominent, yet hidden, natural feature of the site. Notable constructed features include: the New York Canal at the northwest end of the site; two natural gas pipelines operated by Williams Gas; and two high power electrical transmission lines operated by Idaho Power. All these features were major considerations in designing a connected open space and pathway system for Spring Rock Planned Community. Existing natural and constructed features are shown on Figure 2.

Natural Features¹

Hydrology

The Spring Rock Planned Community site is currently home to both natural and constructed water bodies – the Tenmile Creek and the New York Canal.

¹ Sources: Spring Rock Development Wastewater Collection and Reuse Facility Plan, Regen AEC, July 7, 2020, and Spring Rock Master Planned Community Cultural Assessment, TAG Historical Research & Consulting, March 2022.

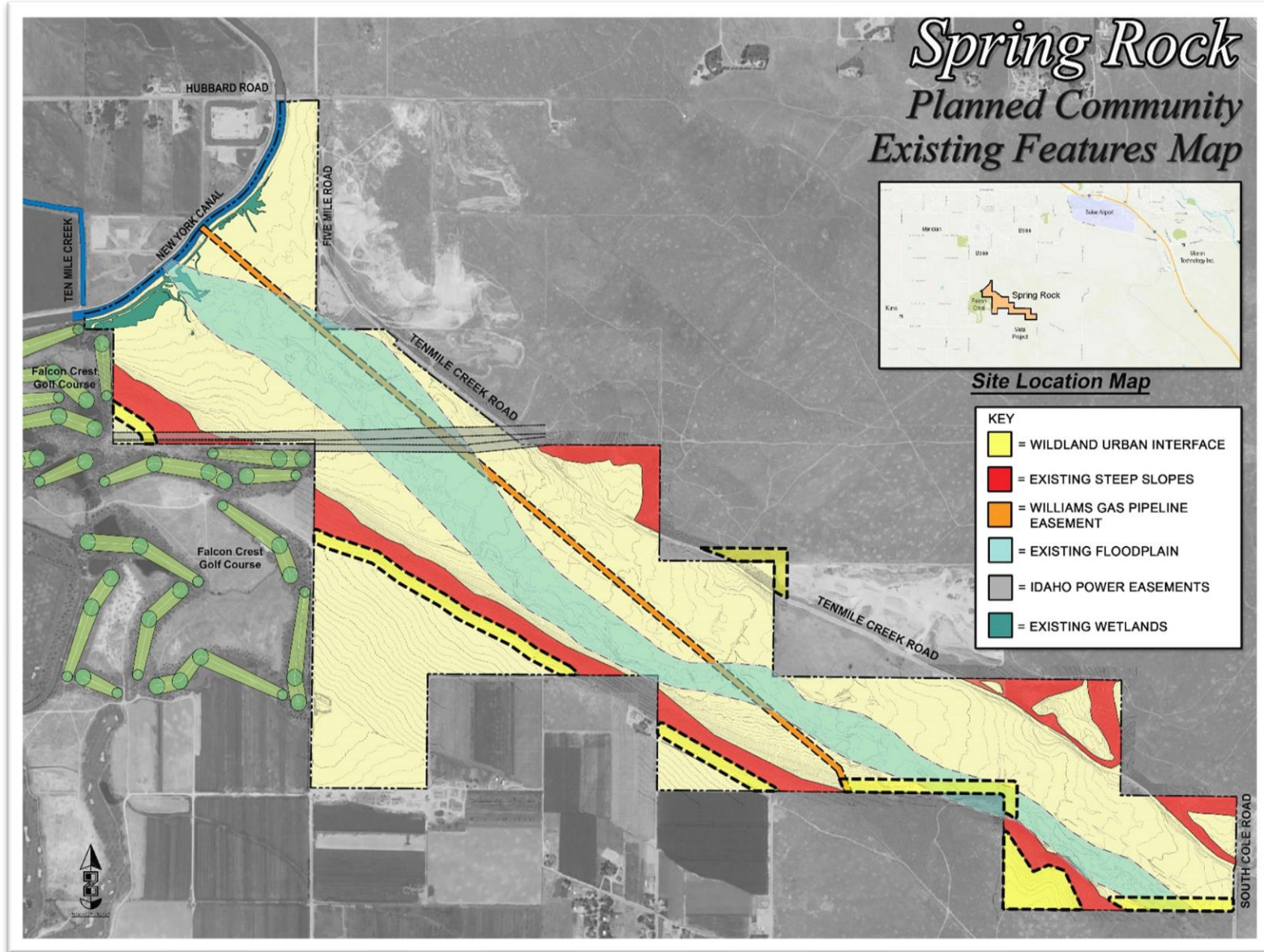


Figure 2: Existing Features Map

The New York Canal is a concrete-lined facility and does not have a floodplain. The New York Canal operates under the management of the Boise Project Board of Control. Built in 1900, the canal is 41 miles long, conveying water from the Boise River westward toward Lake Lowell in Canyon County. The New York Canal provides irrigation water to about 165,000 acres in the Treasure Valley. There are several small patches of non-jurisdictional wetlands in the vicinity of the New York Canal.²

“Jurisdictional Delineations are performed on a property in order to delineate which waters are Waters of the U.S. and are therefore subject to Clean Water Act Section 404 permit. Most often, a preliminary jurisdictional delineation is submitted to the Army Corps by the permit applicant, which the Corps then verifies.”³ Once a Jurisdictional Delineation is determined, a non-jurisdictional wetland is not subject to the review of the Army Corps of Engineers relative to standards, discharge limitations, permits, and enforcement.

Tenmile Creek flows north and west (toward the Boise River) through the Spring Rock Planned Community. Although Tenmile Creek is considered a perennial stream with an associated floodplain, the creek no longer carries water and is no longer a flooding hazard. Tenmile Creek was a perennial stream – with flows primarily during runoff season from February through May. The creek was fed by Blacks Creek. Due to a combination of factors, the natural channel of this waterway and riparian vegetation along the creek are gone. Those factors include historic farming and grazing on the property, construction of the Blacks Creek Reservoir, and other upstream grading activities. However, the official floodplain maps still designate a wide floodplain for Tenmile Creek as shown in Figure 2. The Development Team, the designers and developers of the Spring Rock Planned Community, received a Conditional Letter of Map Revision from Federal Emergency Management Agency (FEMA) in August 2021, approving their request to reconstruct a channel in order to handle any extraordinary flooding events and establish a narrower floodplain for Tenmile Creek.⁴

Geology and Soils

The project site is located within the western Snake River Plain of southwestern Idaho and Eastern Oregon. The plain is a northwest trending rift basin, about 45 miles wide and 200 miles long. The northern (lower) portion of the project site has deposits of medium to coarse sand interbedded with silty fine sand and silt. The bench area above the pasturelands is general Tenmile gravel deposits consisting of sandy pebble and cobble gravel grading westward to sandy pebble gravel and pebbly sand. The very southwest extent of the site likely has some scattered volcanic deposits typical throughout the Kuna area.

Topography and Vegetation

Roughly 500 acres of the site is within a valley floor with near level to gently sloping land following Tenmile Creek. The valley floor is currently used for ranching and most surface soils are sandy lean clays. The Tenmile Creek valley floor supports irrigated pasture and non-

² Source: NWW-2021-00210, Ten Mile Creek Development Site, Approved Jurisdictional Determination, Department of the Army, Walla Walla District, Corps of Engineers, February 17, 2022.

³ Source: How Wetlands are Defined and Identified under CWA Section 404, United State Environment Protection Agency website, September 29, 2022.

⁴ Source: Conditional Letter of Map Revision Comment Document, Federal Emergency Management Agency, August 27, 2021.

irrigated rangeland vegetation. Shrubs and trees are absent. This highly altered vegetation is consistent with past years of clearing and cultivation, probably soon after it was originally homesteaded. The valley floor areas that are no longer irrigated tend to be dominated by cheatgrass and hoary whitetop – a weed species on the Statewide Containment Noxious Weed List (Idaho Administrative Rules 02.06.09.220.04).

The Spring Rock Planned Community site includes two parallel bench properties that rise about 80 feet above the valley floor. These benches are located north of Tenmile Creek Road (trending northeast) and on the opposite (southerly) side of the valley floor. The bench slopes are relatively undisturbed with varied pitches that level out above. The bench slopes are a potential recreation resource for natural walking paths and bike trails. Most of this land is currently undeveloped and is covered with native vegetation.

The vegetation differs in the vicinity of the New York Canal, where saltgrass dominates. There are also several small patches of common cattail or other wetland species.

Climate

The region enjoys a semi-arid climate with warm summers and cold winters. Summer typically provides warm to hot days with low humidity. Temperatures exceeding 100 degrees Fahrenheit occur nearly every year. Winters are mostly mild with the occasional cold snaps and periods of clouds and stormy weather.

Sensitive Plant Species⁵

Slickspot peppergrass is an annual/biennial herbaceous plant species 3-12 inches tall with small white flowers that typically appear during May and June. The species is found in southwestern Idaho. Its conservation has been a high priority in the state for many years, predominately due to the largescale degradation and loss of its sagebrush-steppe habitat. The Development Team contracted for a slickspot peppergrass habitat survey of the site in November 2019. No slickspot peppergrass or supportive habitat occur within the site.

Sensitive Wildlife Species⁶

There are no threatened or endangered species within the Spring Rock Planned Community site. However, the area does provide habitat for several Species of Greatest Conservation Need: long-billed curlew, ring-billed gull, white-faced ibis, and silver-haired bat. Development of the open grassland and wetland habitats on the site could disturb or displace these species. To address this concern, The Development Team will preserve and enhance the primary wetland areas and mitigate the others. The wetland area will be enlarged with the addition of the fishing pond; planting trees around the pond will create new habitat areas. Public access to the pond will be limited to ensure that habitat is preserved along the shoreline. The Future Land Use Map also designates the bench slopes as open space. The intent is to leave these areas as natural habitat with pathways to keep people in limited areas.

⁵ Source: Survey for Slickspot Peppergrass (*Lepidium papilliferum*) Habitat in the Tenmile Creek Area, Ada County, Idaho, Mancuso Botanical Services, November 19, 2019.

⁶ Source: Wildlife Habitat Inventory and Assessment Spring Rock Planned Community, Ecosystem Sciences, LLC, March 9, 2022.

Historic Resources⁷

TAG Historical Research & Consulting prepared a cultural assessment of the Spring Rock Planned Community site in March 2022. The assessment found three historic sites that were within or adjoining the planned community site:

- The New York Canal. The canal is a significant engineering and agriculture feature in Ada County and contributed to the growth of the area. The New York Canal is eligible for the National Register of Historic Places (NRHP). The Spring Rock Planned Community project will not impact the NRHP status.
- George Whitmore Outbuilding (an original homesteader in the area). The building retains the setting, feeling, design, materials, and workmanship of an older agricultural building. However, without other historic buildings in the area it is not an historically important structure. The outbuilding is a remnant of Ada County's agricultural and ranching past but lacks both integrity and significance. It is not eligible for the NRHP.
- Tenmile Creek Drain. In 1914, Tenmile Creek north of the New York Canal was engineered to become an important drainage feature that successfully reclaimed thousands of acres of over-irrigated agricultural land. Tenmile Creek Drain is eligible to the NRHP. The Spring Rock Planned Community project will not impact the NRHP status.



Photo Credit: Nampa Meridian Irrigation District

As noted above, the assessment concluded that there will be no impacts on these historic sites from the proposed Spring Rock Planned Community.

Natural Hazards

The only existing natural hazard within the planned community site is the risk of wildfire traveling from the desert and up steep slopes. The steep slopes within the planned community are not designated for development. However, the bench properties above them will be developed and are vulnerable to wildfires coming up the slopes. Properties at the fringe of the planned community that do not adjoin irrigated farmland are also vulnerable to wildfires traveling through the desert brush. To address this possible hazard, development at the edge of of the wildland urban interface will be required to maintain a space around the home that minimizes the risk of the home catching on fire. As noted later in this chapter regarding infrastructure, areas within the Williams Gas Pipeline easement and the Idaho Power easements can also be hazardous if not managed properly.

Demographic Analysis of Area⁸

In preparation for this sub-area plan, The Development Team commissioned a demographic study for the Spring Rock Planned Community. Unfortunately, the information related to the immediate area is unusable, and we must rely on the general demographic information for Ada

⁷ Source: Spring Rock Master Planned Community Cultural Assessment, TAG Historical Research & Consulting March 2022

⁸ Source: Spring Rock Planned Community Demographic Profile, Community Planning Association of Southwest Idaho, March 2022.

County and the combined Ada and Canyon counties. Spring Rock Planned Community is within 2020 Census Tract 105.01. There are also several prisons within the census tract: South Boise Women’s Correctional Center, South Idaho Correctional Institution, Idaho Maximum Security Institution, Idaho State Correctional Center, and the Idaho State Correctional Institution. These facilities greatly skew the age and gender demographics, making them unusable. The report authors added six additional adjoining census tracts to provide relevant data, but the incarcerated populations still skew the results. Alternatively, the future Spring Rock Planned Community population demographics are assumed to be as follows:

- The school demand generation as detailed in the proposed land use section is expected to be the same as Ada County.
- The market analysis assumes demand found throughout the Treasure Valley.
- Household income and wages are assumed to be those of Southwestern Idaho.

Description	Estimated Number of Residents ⁹	Ada County Demographics ¹⁰
Under 5 years old	393	5.8
Between 5 and 19 years old	1,402	20.7
Between 20 and 64 years old	4,031	59.5
65 years old or older	949	14.0
<i>Total</i>	<i>6,775</i>	<i>100</i>

Existing Roadways and Infrastructure¹¹

The existing roadways in the Spring Rock Planned Community site are Tenmile Creek Road, Five Mile Road, Hubbard Road, and Cole Road. Toward the north end of the site, Tenmile Creek Road curves into a short segment of Five Mile Road, essentially creating one continuous roadway with two street names.

Tenmile Creek Road

Tenmile Creek Road is a minor arterial that generally forms the northeasterly boundary of the Spring Rock Planned Community site. It is a two-lane roadway with no sidewalks or bicycle lanes. The Ada County Highway District classifies the roadway as a minor arterial. It has a posted speed of 40 miles per hour. Tenmile Creek Road serves commercial gravel extraction sites and a limited number of residential properties. It is also a popular cycling roadway given the relatively low traffic volumes and the scenic surroundings.

Five Mile Road

Five Mile Road is also a two-lane roadway with no sidewalks or bicycle lanes. The Ada County Highway District classifies the short section of existing roadway as a minor arterial and proposed minor arterial for the future extension to the south. It has a posted speed of 40 miles per hour.

⁹ Source: Spring Rock Economic Study, Launch Development Finance Advisors, May 23, 2022.

¹⁰ Source: Spring Rock Planned Community Demographic Profile, Community Planning Association of Southwest Idaho, March 2022.

¹¹ Source: Ada County Long Range Highway & Street Map 2040 Functional Street Classification System, Ada County Highway District, August 19, 2020.

Hubbard Road

Hubbard Road is a two-lane roadway with no sidewalks or bicycle lanes. The Ada County Highway District classifies the roadway as a minor arterial. It has a posted speed of 45 miles per hour.

Cole Road

Cole Road is also a two-lane roadway with no sidewalks or bicycle lanes. The Ada County Highway District classifies the roadway as a principal arterial south of Tenmile Creek Road and proposed principal arterial north of Tenmile Creek Road.

Williams Gas Pipeline and Service

The Williams Gas Pipelines are a significant infrastructure feature within the site. There are two parallel pipes within a 75- to 110-foot easement. The easement is designed to protect adjoining properties, and the company has additional, strict standards regarding development on or near the pipeline. Development within the gas pipeline easement can be hazardous during and after construction. To minimize that risk, the gas pipeline easement is integrated into the design of the community as open space.

Although the pipelines run through the property, gas service is currently not adjacent to Spring Rock. It is available in the area.

Idaho Power Powerlines and Service

Idaho Power has two parallel transmission lines encumbering a 100- to 300-foot swath traversing the property east-west about three fourths of a mile south of the northern boundary. Like the gas pipeline easement, development within the easement can be hazardous during construction. To minimize that risk, the Idaho Power easements are integrated into the design of the community as open space.

Electricity is available from Idaho Power.

Cellular Service

Cell service is available at the site. There is an existing cell tower close to the northern property boundary.

Water

Spring Rock Planned Community is within the Veolia service area and there is sufficient water capacity for the development. However, water lines and infrastructure are currently not adjacent to Spring Rock

Neighboring Properties

As shown on Figure 3, most of the properties within one mile of the Spring Rock Planned Community site are Residential and Public/Government with notable open space and recreation areas at:

- Hubbard Reservoir – north of Deer Flat Road, west of Stewart Road.
- Falcon Crest Golf Course – east of Cloverdale, west of Spring Rock boundary.
- Bureau of Land Management – north and south of the Spring Rock boundary (informally used for recreation and not likely to further develop).

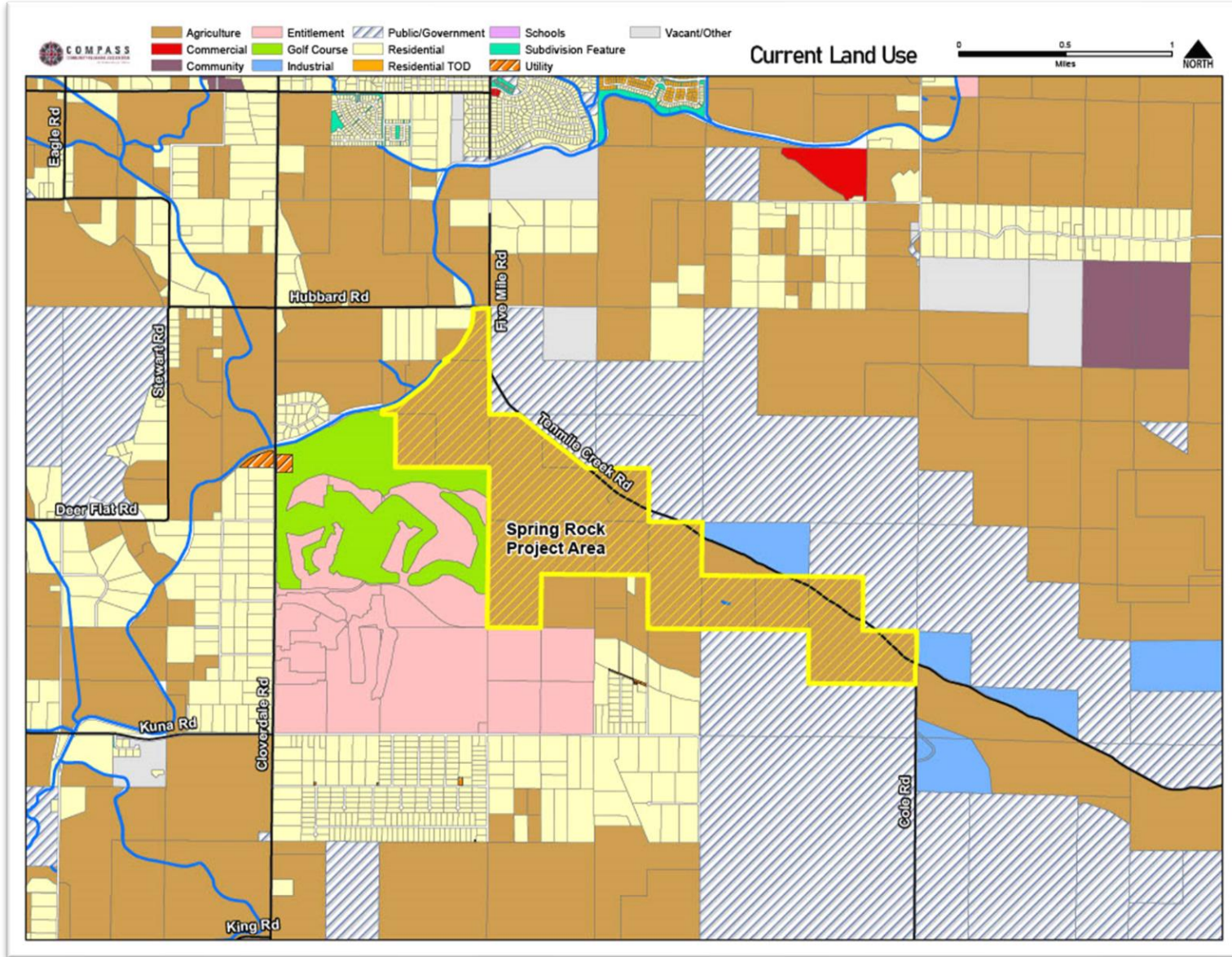


Figure 3: Current Land Use

The large lot residential subdivision lots without services (shown as yellow) are typically cost prohibitive to re-subdivide and, therefore, also not likely to develop for some time. The areas shown in pink have already received approval for urban density development in the City of Kuna.

Given the proximity to the cities of Kuna, Meridian, and Boise, the brown agricultural parcels will likely develop as urban density residential and commercial properties as utilities and roadways extend into the area. Some of these properties may seek annexation into the Spring Rock Planned Community.

Figure 4 shows the existing zoning for the site and neighboring properties.¹²

Proposed Land Uses¹³

Spring Rock Planned Community will be home to about 2,775 residences and 362,000 square feet of commercial uses. The community is planned for 482 acres of residential land, 135 acres of parks and open space, 73 acres of commercial, and 20 acres of schools.

The plan appropriately sites a variety of residential types throughout the community, taking advantage of the natural slopes and roadways to create neighborhood boundaries. Commercial uses are located to take advantage of major roadways while still being accessible to neighborhoods. Recreational areas are strategically located throughout the community, but the unifying element of the community will be the reconstructed Tenmile Creek and landscaped pathway the full length of the property joining neighborhoods, parks, schools, commercial areas, and the community center. Figure 5 portrays the lands use classifications, major roadway connections and proposed recreation amenities for the Spring Rock Planned Community.

Urban Village

The planned community includes an Urban Village with a variety of housing types near convenient shopping and services as well as a large outdoor gathering area. The Urban Village is bounded by the major roadways (the realigned Tenmile Creek Road, the extended Five Mile Road, and the future Gem Valley Road as shown in Figure 5) that create the access hub of the community. The Urban Village is planned to be closely integrated into the urban fabric of the schools, community centers, and neighborhood commercial establishments. Within the Urban Village, residential home densities should be greater than the other residential areas of the community. Commercial buildings should be scaled and oriented for pedestrian as well as vehicle traffic. Schools should be integrated into the residential fabric rather than stand-alone sites. Streets should have more trees and pedestrian and bike facilities.



¹² RP, RR, RUT, RSW, R1, R2, R4, R6, R8, C1, and M1 are zones in unincorporated Ada County. R-6, R-12, C-1, and A are City of Kuna zoning. SP-03 is a City of Boise zoning designation.

¹³ Sources: Spring Rock Economic Study, Launch Development Finance Advisors, May 23, 2022, and Spring Rock Subdivision Market Analysis & Absorption Projections Commercial Components, Clarity Real Estate Advisors, April 25, 2022.

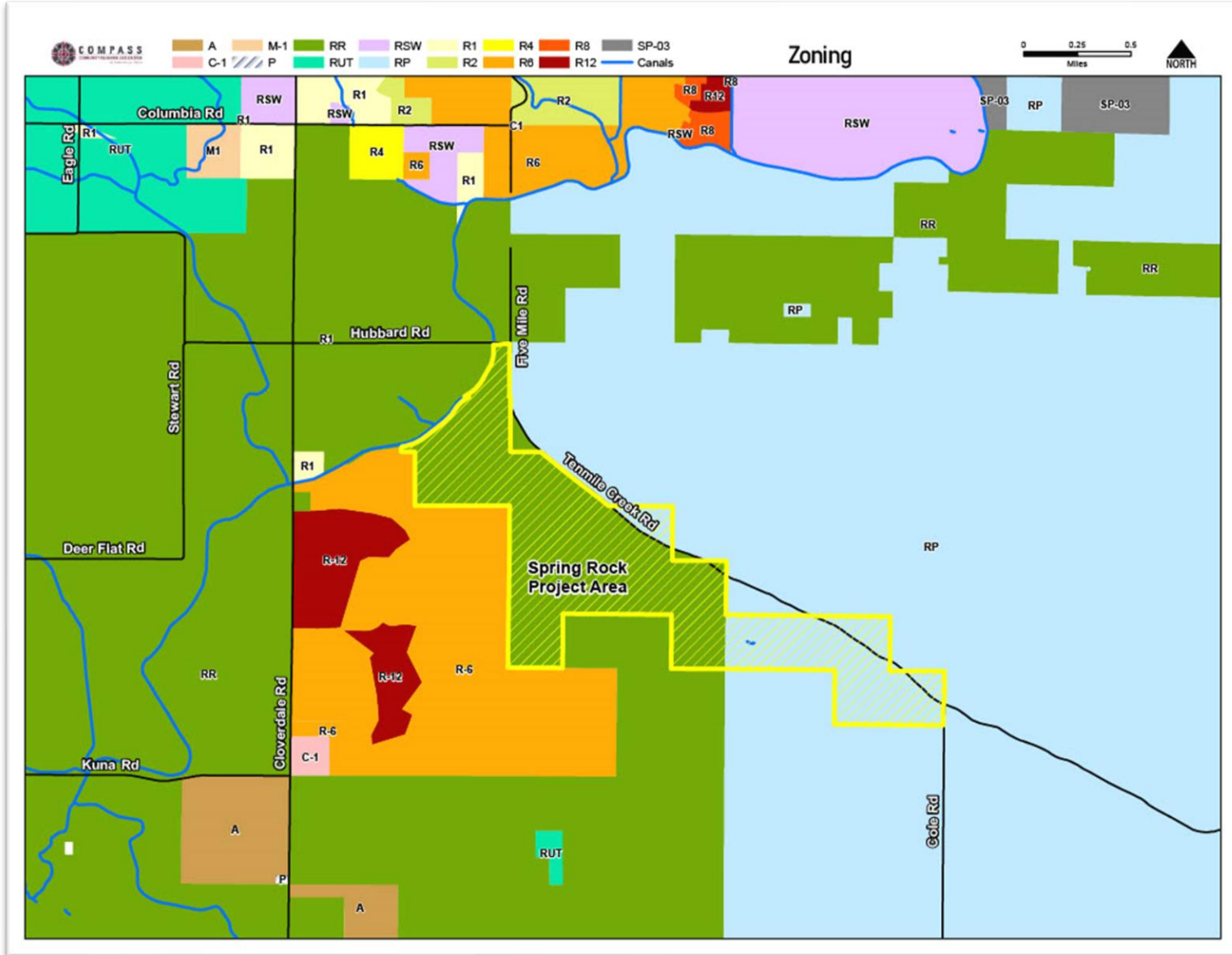


Figure 4: Zoning

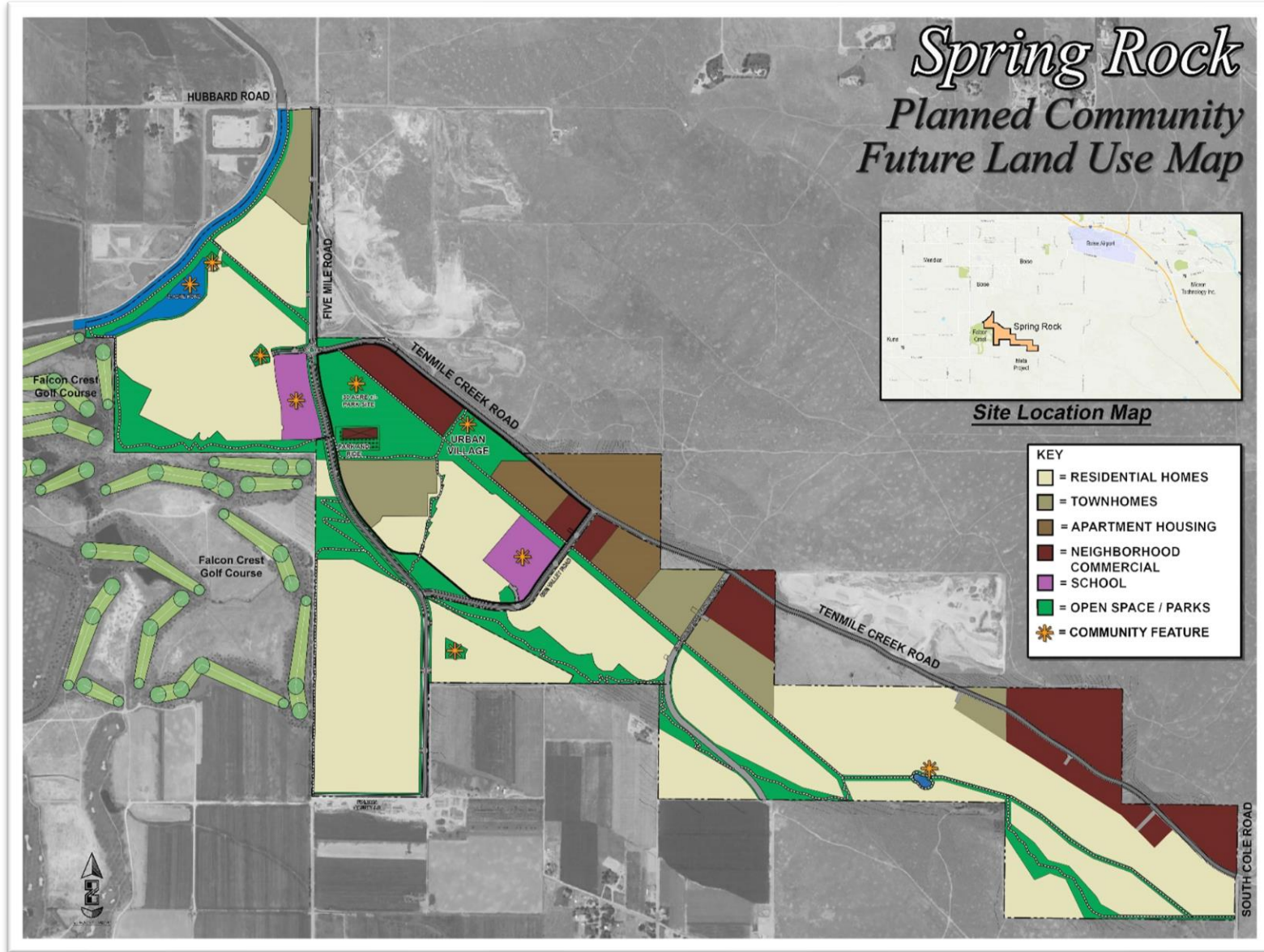


Figure 5 Future Land Use Map

Residential Homes

The Residential Homes land use designation anticipates primarily single-family detached homes and customary attached or detached accessory structures, including accessory dwelling units, home offices, and storage sheds. Duplexes and triplexes are also acceptable when scattered throughout a neighborhood of single-family detached homes. (The Residential Homes designation does not anticipate a large collection of duplexes or triplexes. Such collections would be better suited in the Townhomes land use designation.) Garden unit projects are appropriate where they do not exceed the maximum gross density targets. Lot and home size can vary based on market demand and affordability goals. Maximum gross density should not exceed six dwelling units per acre. Higher densities are encouraged within the Urban Village area – up to ten dwelling units per acre.



Photo Credit: Backyard Builders, Inc.

A single-family detached home is a housing unit that supports one family, that sits on its own lot, and does not share a wall with any other housing unit, except an accessory dwelling as defined below.

An accessory dwelling is a small housing unit generally no greater than 900 square feet that is associated with a single-family detached home and shares ownership with that home. An accessory dwelling generally has a separate entrance from the home and can be attached or detached.



Photo Credit: Boxabl

Example of Accessory Dwelling

A garden unit project is a housing development where the homes do not necessarily have frontage on a public street and homes may be accessed on foot from sidewalks connecting to detached garages. The homes may sit on individual lots or be held in common ownership.

A home office is a small structure generally no greater than 900 square feet that is associated with a single-family detached home and shares ownership with that home. A home office generally has a separate entrance from the home and can be attached or detached.

A storage shed is a small structure generally no greater than 900 square feet that is associated with a single-family detached home and shares ownership with that home. A storage shed is detached from the home.

Gross density is calculated by taking defined as all areas devoted to residential activities, including streets, open space and recreation areas, and dividing that number by the total number of residential units.



Townhomes

The Townhomes land use designation anticipates townhome structures with some duplexes and triplexes to facilitate efficient and attractive block and roadway design. Within the Urban Village, live/work townhome are encouraged. Garden unit projects are appropriate where they do not exceed the maximum gross density targets. Lot and home size can vary based on market demand and affordability goals. Maximum gross density should not exceed 12 units per acre.

A duplex is two attached single-family homes. A duplex can have each home on its own lot or have one lot with two homes.

A live/work home is a single-family home (attached or detached) where the front of the structure is a store or office, and the residence is typically on the upper floor. Some recent designs have a portion of the home behind the store or office and the remainder on the upper floor.

A townhome is one of several attached single-family homes where the overall structure contains at least four dwelling units, and each townhome typically sits on its own lot. The units may be part of a condominium plat that would allow individual ownership rather than being on individual lots. Townhomes are typically arranged in a row where each unit extends from the ground to roof and does not have another dwelling unit above or below.

A triplex is three attached single-family homes. A triplex can have each home on its own lot or have one lot with three homes.

An attached single-family home is one that has at least one wall of the home attached to another dwelling unit. This category includes duplex, triplex, and townhomes but does not include apartments.

Apartment Housing is a structure with four or more housing units in one structure arranged as stacked units with another dwelling unit above and/or below. Apartments are typically rental units, although the units may be part of a condominium plat that would allow individual ownership. An apartment development may include multiple apartment housing structures on a single property.

Apartment Housing

The Apartment Housing designation anticipates apartments with associated recreation, parking, and maintenance facilities. Apartment sizes can vary based on market demand and affordability goals. Gross density should not exceed 40 units per acre.



Neighborhood Commercial

The Neighborhood Commercial designation anticipates retail stores and restaurants, office, and some limited manufacturing activities. The community is planned for about 52,000 square feet of retail commercial building area and 150,000 square feet of self-storage facilities. The retail and self-storage uses are estimated to create about 59 new jobs. Office uses are expected to comprise approximately 160,000 square feet and provide jobs for nearly 300 employees. No industrial uses are anticipated in the planned community.¹⁴

¹⁴ Source: Spring Rock Economic Study, Launch Development Finance Advisors, May 23, 2022.



Within the Urban Village, housing is encouraged above commercial uses – creating a vertical mixed-use structure. Commercial buildings in the Urban Village should be scaled and oriented for pedestrian as well as vehicle traffic. Appropriate commercial activities should be clearly defined within the Development Code and should set limits on the size and intensity of each allowed use to ensure it is compatible with neighboring activities. Urban Village commercial building will focus on pedestrian elements such as continuous sidewalks and building façades oriented to public spaces.

Places of Worship

The Spring Rock Planned Community Future Land Use Map does not specify a location for places of worship. Depending on the size of the worship group, such facilities may be appropriate in any of the designated areas with two exceptions: places of worship should not be in an Open Space/Parks area or within the core Neighborhood Commercial area near the intersection of Five Mile Road and Tenmile Creek Road. The Development Code should establish clear standards for appropriate locations based on the number of attendees.

School

The School land use designation is for public or private educational institutions. Figure 6 shows the Elementary School Enrollment Boundaries for Spring Rock Planned Community and Figure 7 shows the Middle/High School Enrollment Boundaries.

The future Spring Rock Planned Community population is expected to have 1,327 students at full build-out of the community. Distribution of those students is expected to be like other areas within Ada County as a whole.

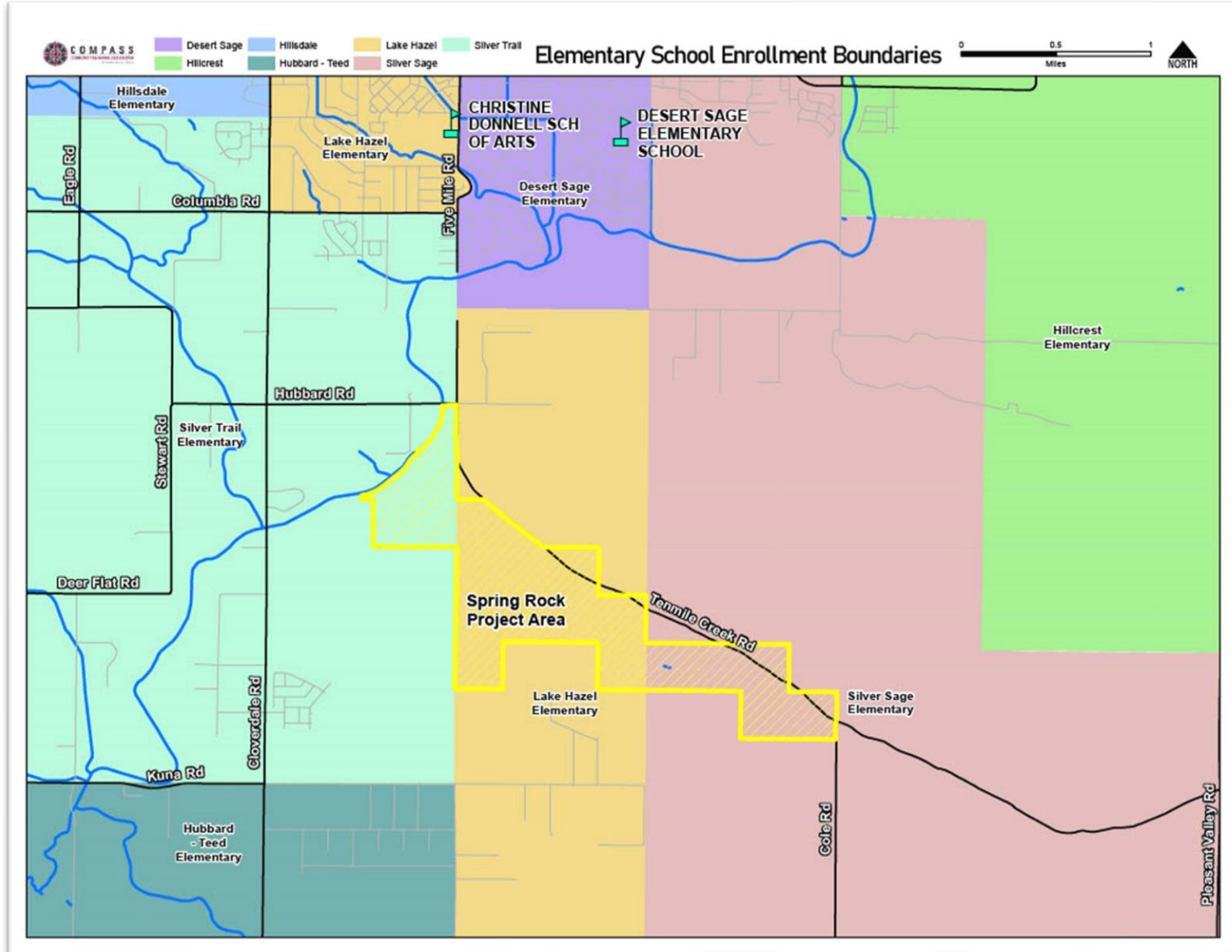


Figure 6: Elementary School Enrollment Boundaries

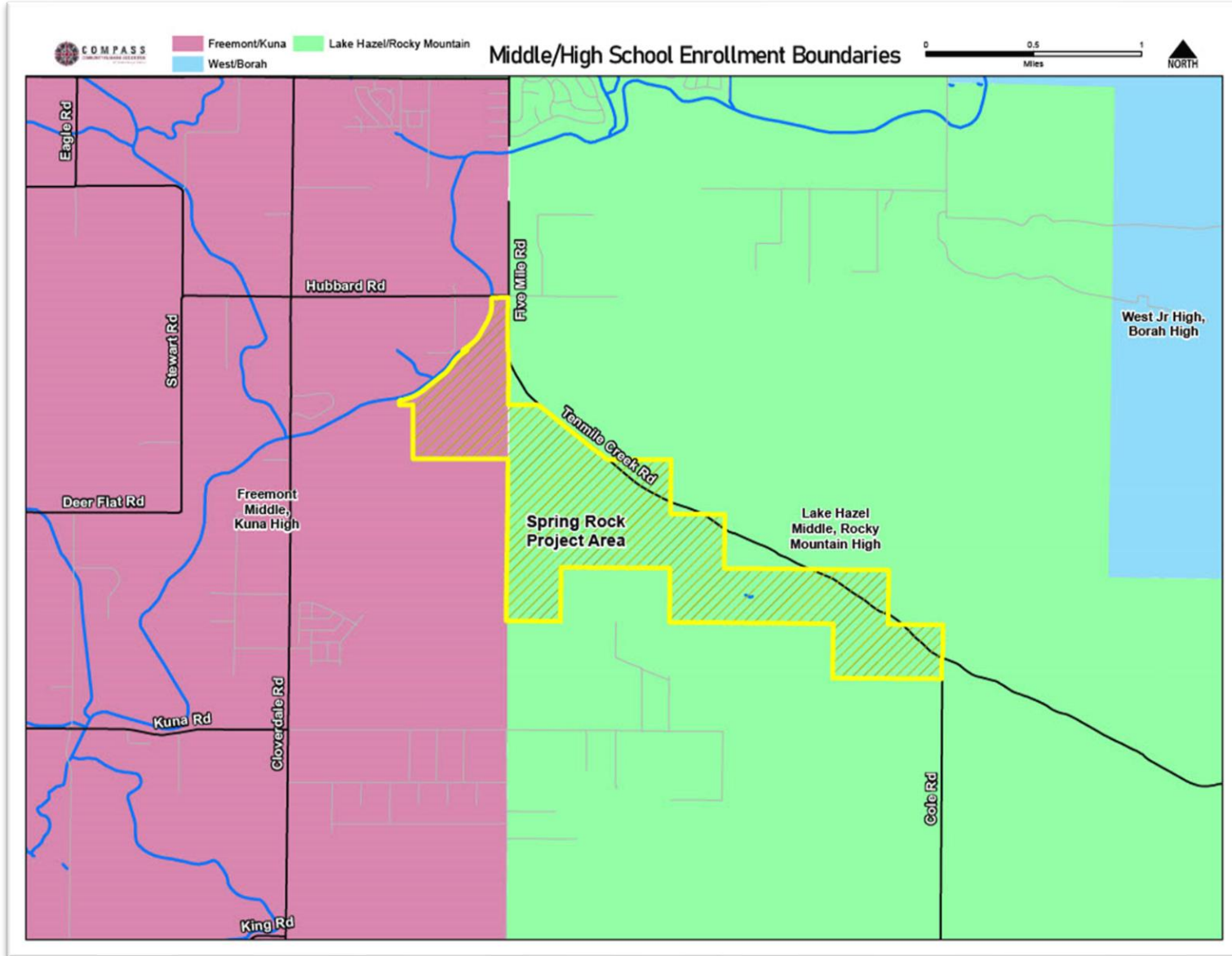


Figure 7: Middle/High School Enrollment Boundaries

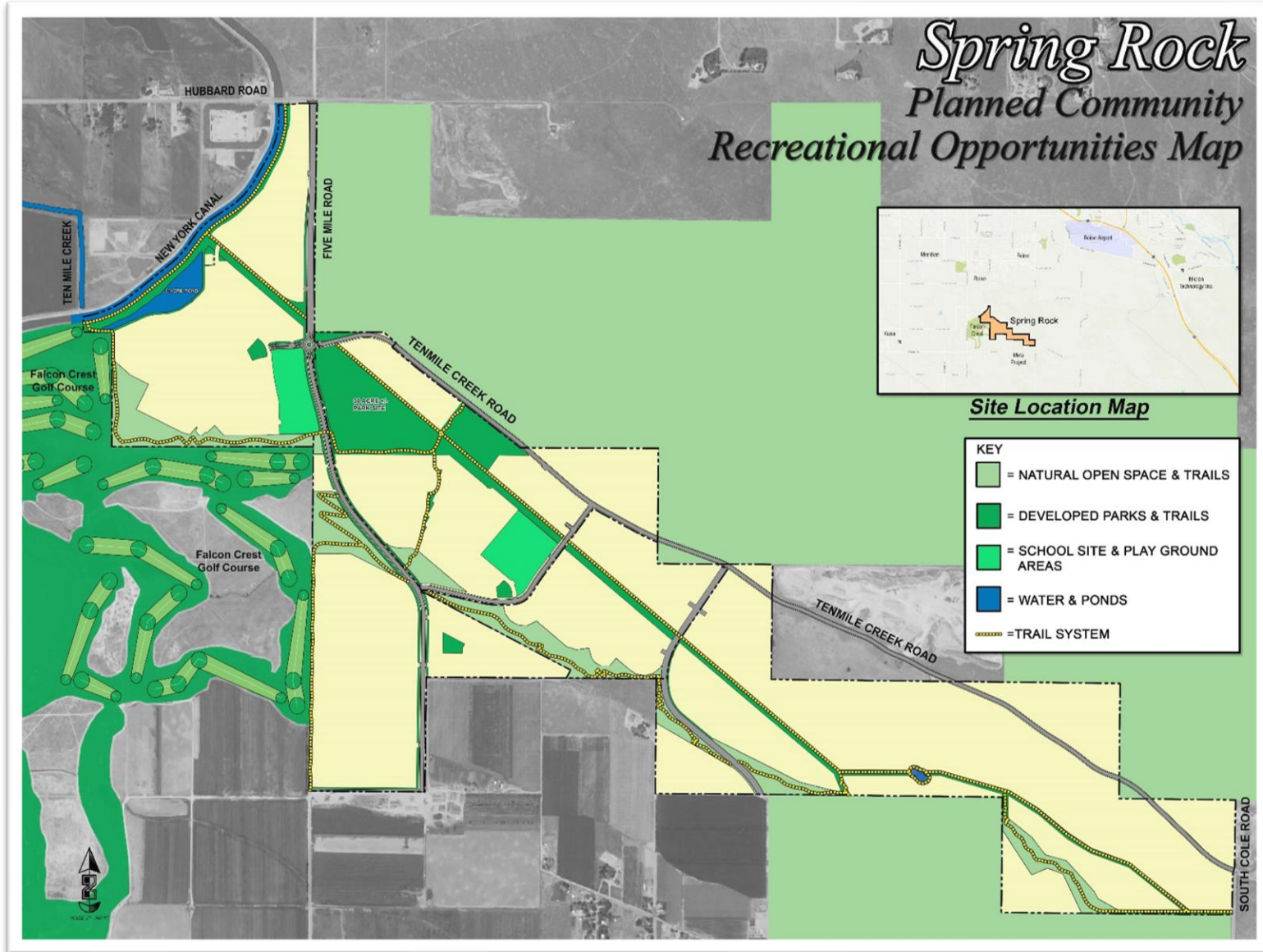
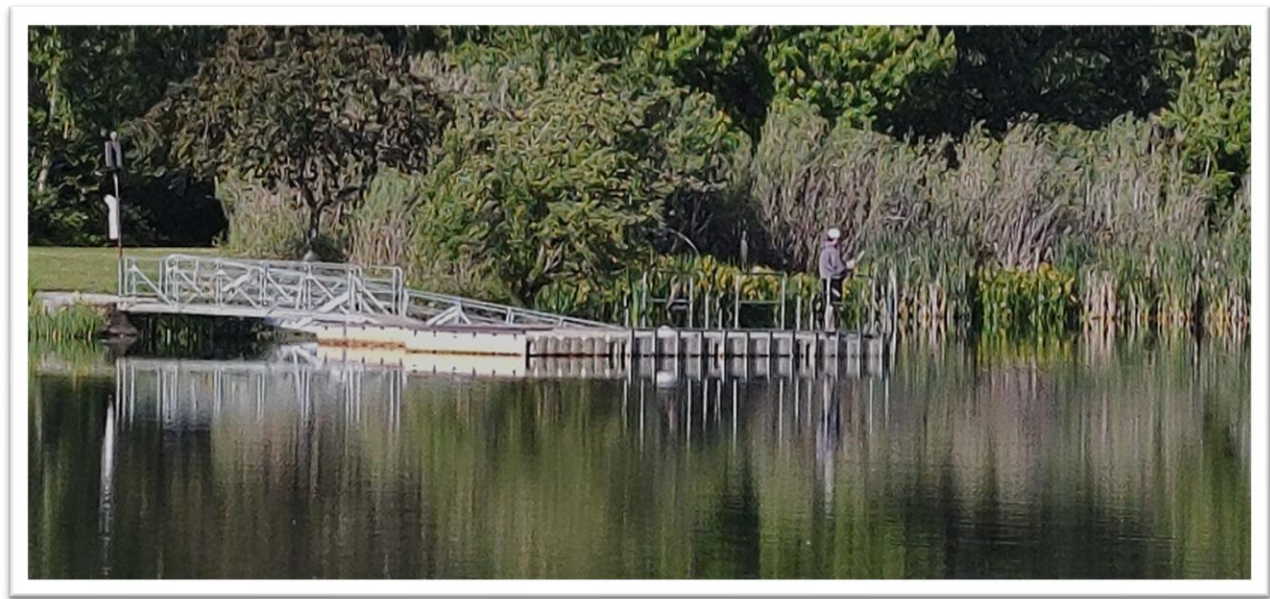


Figure 8: Recreational Opportunities Map

The two sites noted on the land use map have been offered to the Kuna School District (along Five Mile Road) and West Ada School District (along Gem Valley Road). The school sites should be developed to encourage pedestrian connections and visibility from the adjoining neighborhoods. If a proposed school site is not needed for public educational facilities, other appropriate uses include but are not limited to public charter and private schools, place of worship, day care facility, assisted living facility, or other semi-public buildings.

Open Space, Parks, and Gathering Places

Spring Rock Planned Community is fortunate to have a major recreation amenity as its western neighbor – Falcon Crest Golf Course – and the nearby Hubbard Reservoir recreation area. The Spring Rock Planned Community will provide additional open space that complements the existing opportunities as shown in Figure 8 on the previous page. The Open Space and Parks designation includes neighborhood recreation areas, trails, playgrounds and playfields, greenbelt, bicycle facilities, fishing ponds, and numerous pathways. Notable among the open



space areas and parks are:

- A 30-acre park site that can host a variety of sporting events and activities.
- A large irrigation pond at the northwest end of the site that is planned to support fish to create a local fishing pond.
- Hiking and biking trails along the bench slopes.
- The Tenmile Creek Pathway as detailed in Figure 9.
- Various neighborhood playgrounds, play areas, and swimming pools.
- A dog park with fencing and waste stations.
- Structured pavilions available for rent for large gatherings such as family reunions, weddings, and other celebrations or gatherings.

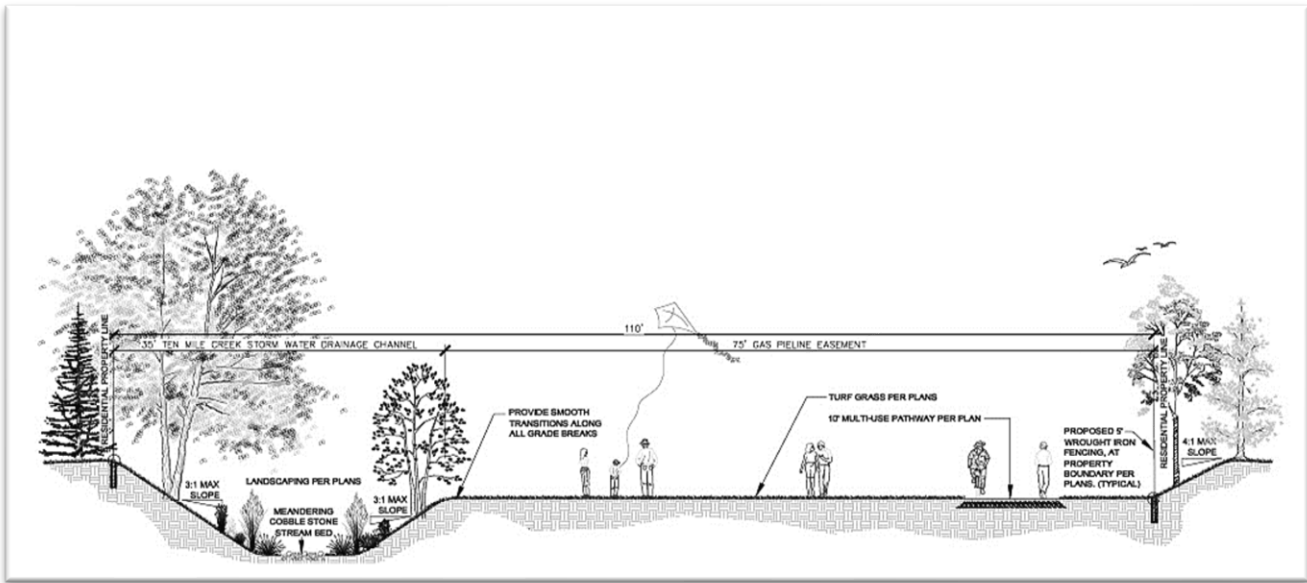


Figure 9: Tenable Creek Pathway Detail

Community Center and Learning Commons

Within the Urban Village there will be a large community center facility that will include the learning commons, a gathering area with places to collaborate or curl up in a comfy chair and secure parcel delivery area. The learning commons will provide a 21st century approach to library services that allows members to check out laptops and other devices for reading books, doing homework, or working from home. There will also be an area set aside for residents to donate books if they desire (take-a-book, leave-a-book).

21st-Century Libraries: The Learning Commons

... Students and teachers no longer need a library simply for access. Instead, they require a place that encourages participatory learning and allows for co-construction of understanding from a variety of sources. In other words, instead of being an archive, libraries are becoming a learning commons.... Today, with the digitization of content and the ubiquity of the internet, information is no longer confined to printed materials accessible only in a single, physical location. ...When every student has the potential to carry a global library on the device in his or her pocket, the role of physical libraries may become even more important, not just a place to house resources, but one in which to create meaning from them. The libraries of the 21st century provide a welcoming common space that encourages exploration, creation, and collaboration between students, teachers, and a broader community. They bring together the best of the physical and digital to create learning hubs. Ultimately, libraries will continue to inspire students to construct new knowledge and meaning from the world around them.¹⁵

The Development Team will work with the Ada Community Library to implement this shift-in-paradigm-library service.

¹⁵ Source: 21st-Century Libraries: The Learning Commons, Beth Holland, January 14, 2015.

Semi-Public Places

Spring Rock Planned Community will construct and maintain all its own infrastructure. Associated with that responsibility comes the need to have a variety of semi-public facilities to house that infrastructure and equipment (e.g., lawn mowers and maintenance tools). A primary maintenance facility may be located at the south end of the 30-acre park site. This maintenance facility would serve many functions:

- Workspace and storage area for the water reuse equipment operators.
- Small office space for public agency use (upon request) to serve Spring Rock residents and owners.
- Lawn maintenance materials and equipment.
- Park and ride lot for ride-share commuters.

Additional facilities may be needed in later phases of community build-out; the exact location and size of those facilities is yet to be determined.

Land Use Summary Table (Approximate Acreages)

Land Use ¹⁶	Acres	% of Community
Residential Homes	395.7	52.1%
Townhouses	51.7	6.8%
Apartments	36.2	4.8%
Neighborhood Commercial	73	9.6%
Developed Open Space	76.7	10.1%
Natural Open Space	58.3	7.7%
School	20.0	2.6%
Roadways and other	49.0	6.5%
<i>Total Acres</i>	<i>760.6</i>	<i>100%</i>

Urban Village	Acres	% of Village
Residential Homes	31.5	25.8%
Townhouses	15.4	12.6%
Apartments	7.8	6.4%
Neighborhood Commercial	15.3	12.5%
Developed Open Space	42.3	34.6%
School	10.0	8.2%
<i>Total Acres</i>	<i>122.3</i>	<i>100%</i>

Goal and Policies for Community Land Uses¹⁷

Land Use Goal 1: Create a community designed for 21st Century living that meets the current demands for recreation, socializing, housing, shopping, and working.

Land Use Policy 1: Develop Spring Rock Planned Community with parks, commercial areas, residential neighborhoods, community facilities, pathways, trails, and public and private gathering areas as depicted on the Spring Rock Planned Community Future Land Use Map.

¹⁶ Spring Rock Economic Study, Launch Development Finance Advisors, May 23, 2022.

¹⁷ Applicable goals and policies from the following documents were incorporated into this sub-area plan: Blueprint Boise, Ten Mile Creek Planning Area; Envision Kuna Comprehensive Plan; Ada County 2025 Comprehensive Plan.

RECREATION

Land Use Policy 2: As development occurs within an area, create a channel for the Tenmile Creek to provide recreational access to open space along the new channel.

Land Use Policy 3: Enhance the wetland area near the New York Canal as an irrigation pond and recreation area as shown on the Spring Rock Planned Community Future Land Use Map.

Land Use Policy 4: Provide recreation facilities and open areas within residential neighborhoods that are connected to the central open space along the Tenmile Creek pathway as much as possible, including pathways along the bench slopes.

Land Use Policy 5: Create the ability to host large gatherings in community open spaces.

RESIDENTIAL

Land Use Goal 2: Develop the Spring Rock Planned Community as a cohesive neighborhood with the Urban Village as the heart of the community in the valley floor and more traditional residential development on the benches and to the west and east of the Urban Village.

Land Use Policy 6: Increasing market supply of housing in a variety of price points, purchase and rental options, and house size.

- *provide households with a variety of housing options for large families, small families, families with children, families without children, elderly families, and shared family homes.*
- *provide households with a variety of housing options for single-family detached homes, single-family attached homes, townhouses, and apartments.*
- *provide households with a variety of affordable housing options for purchase and rent.*
- *allow for and encourage construction of accessory dwelling units to increase the stock and variety of affordable housing options for small households.*



Land Use Policy 7: Allow for construction of accessory office units on residential properties to facilitate those that work from home and want a separate workspace.

COMMERCIAL

Land Use Goal 3: Create sustainable and profitable neighborhood commercial and employment opportunities to meet the daily grocery, retail shopping, dining, and personal and professional service needs of Spring Rock Planned Community residents.

Land Use Policy 8: Require visually appealing architectural elements and streetscapes that encourage pedestrian travel, facilitate community interaction, and promote a sense of place by establishing a consistent standard of landscaping and exterior designs using design guidelines and covenants.

Land Use Policy 9: Create commercial developments with pedestrian-oriented designs.

Land Use Policy 10: Limit new regional-serving retail uses or uses that solely rely on drive-through commerce. Notwithstanding the previous statement:

- *provide an appropriate location for a combined gas station/convenience store to meet resident needs for fuel and groceries.*
- *allow some small-scale drive-through uses such as a coffee shop that does both walk-in and drive-through sales.*

Land Use Policy 11: Allow food trucks and other walk-up dining options that contribute to the Urban Village character by establishing appropriate locations (with utilities) and by allowing them in the Spring Rock Development Code.

Implementation Strategies for Community Land Use:

1. *Within the Development Code for the Spring Rock Planned Community, provide standards regarding the following:*
 - a. *Neighborhood scale commercial development standards for the Urban Village and other commercial areas. The code should emphasize form and function versus a strict use-based application. For example, a small forge used in creating jewelry would be acceptable while a large-scale industrial forge would not. Use design standards such as façades, streetscaping, building orientation, setbacks, buffers and parking requirements to encourage pedestrian-friendly environments and improve connectivity.*
 - b. *Accessory structure standards that allow for a wide variety of work-from-home-office uses and cottage industries that will be compatible with the adjoining homes.*
 - c. *Accessory structure and accessory dwelling location, access, and parking standards that facilitate construction on most residential lots within the community.*
 - d. *Zoning districts that accommodate a wide range of lot sizes, lot widths, and lot frontages to allow greater flexibility in meeting market demand and affordability goals and to have a variety of housing types and sizes within residential blocks.*
 - e. *Require that subdivision construction includes development of recreation facilities, including parks, ponds, pavilions, pathways in nature areas, and a new channel for Tenmile Creek with pathways and appropriate landscaping.*
 - f. *Allowances for a wide variety of temporary events in common spaces.*
 - g. *Require an inventory, map, and appropriate mitigation for impacted wetland areas near the New York Canal.*
 - h. *Establish standards for places of worship, day care facilities, assisted living facilities and other semi-public facilities.*
 - i. *Establish crime prevention through environmental design standards for pedestrian areas in commercial areas and apartment projects.*
2. *Create a Spring Rock Management Plan that details the responsibilities of the management group. At a minimum such responsibilities will include:*
 - a. *Operation and maintenance of the wastewater treatment and water reuse facility.*
 - b. *Operation and maintenance of irrigation facilities.*
 - c. *Maintenance of parks, public recreation areas, and pathways.*
 - d. *Approval of facility rentals and special events in common areas and structures.*

- e. *Appropriate maintenance of community landscaping.*
 - f. *Installation of interpretive history panels in the community center.*
 - g. *Fuel reduction on bench slopes.*
 - h. *Operation and maintenance of the community center, including any recreation facilities, the learning commons, secure parcel delivery, and other resident services.*
 - i. *Space for Leasing and sales of homes and businesses.*
3. *Create a Spring Rock governing board that details the responsibilities of the architectural control committee. At a minimum, such responsibilities will include design guidelines and covenant requirements for residents and commercial building owners to supplement the goals and policies in this plan.*

CHAPTER 2: COMMUNITY CONNECTIONS

The primary community connections are the roadway improvements that allow residents to travel within the community and to other destinations in the region. Although people tend to consider roads based on their ability to convey motorized vehicle movement, the Spring Rock Planned Community considers roadways as conveying pedestrians, bicycles, and vehicles. This approach is consistent with the Ada County 2025 Comprehensive Plan Goal 4.7 to support a comprehensive transportation network that provides mobility and choices for all segments of the community.

Community connections are also the infrastructure improvements that bring electricity, gas, and high-speed data service to the community. In a 21st Century Community, cell phone and data service play an important part in connecting residents to the rest of Ada County and the world.

The third type of community connections are those that provide sewer, water and irrigation water services to homes and businesses. Because these are a key to the long-term success of Spring Rock Planned Community, they are discussed in the final chapter on Sustainable Practices & Resiliency.

Roadway Design

Roadway design is guided by the Traffic Impact Study performed by Kimley Horn¹⁸ and the Ada County Highway District Livable Streets Performance Measures.¹⁹

Tenmile Creek Road

The Development Team proposes to improve the safety and functionality of Tenmile Creek Road by expanding the roadway to meet Ada County Highway District standards, providing a separated bicycle facility, and creating a roundabout to merge the Tenmile Creek Road vehicles with the Five Mile Road vehicles. The roadway will have additional pedestrian and bicycle facilities in coordination with Ada County Highway District Livable Streets Performance Measures stress level standards.



Five Mile Road

The Development Team proposes to improve the safety and functionality of Five Mile Road by extending it south through the length of the property to accommodate future transportation

¹⁸ Source: Source: Spring Rock - Traffic Impact Study, Kimley Horn, May 2022.

¹⁹ Source: Livable Streets Performance Measures, Ada County Highway District, June 23, 2021.

plans of the Ada County Highway District. This roadway will be extended to the south in the current alignment and will be constructed to Ada County Highway District standards. It should also have pedestrian and bicycle facilities in coordination with Ada County Highway District Livable Streets Performance Measures stress level standards.

Gem Valley Road

The Development Team proposes to construct a new collector roadway connecting Tenmile Creek Road and Five Mile Road within the center of the development. The Gem Valley Road collector will provide important connectivity to support the proposed residential, school, and commercial development. This roadway will be constructed to Ada County Highway District standards and should have pedestrian and bicycle facilities in coordination with Ada County Highway District Livable Streets Performance Measures stress level standards.

Maple Grove Road

The Development Team proposes to extend Maple Grove Road through the property and connect to Tenmile Creek Road. The collector roadway will provide connectivity to support future development with Spring Rock Planned Community and the properties to the south of the planned community. This roadway will be constructed to Ada County Highway District standards and should have pedestrian and bicycle facilities in coordination with Ada County Highway District Livable Streets Performance Measures stress level standards.

Cole Road

The Development Team proposes to improve the adjoining Cole Road right-of-way to Ada County Highway District standards and should have pedestrian and bicycle facilities in coordination with Ada County Highway District Livable Streets Performance Measures stress level standards.

Hubbard Road

The Development Team proposes to improve the adjoining Hubbard Road right-of-way to Ada County Highway District standards and should have pedestrian and bicycle facilities in coordination with Ada County Highway District Livable Streets Performance Measures stress level standards.

Local Residential Streets

Local residential streets will be constructed to Ada County Highway District standards and should have pedestrian and bicycle facilities in coordination with Ada County Highway District Livable Streets Performance Measures stress level standards.

Offsite Improvements

The Development Team anticipates providing monetary resources toward several off-site improvements necessary to mitigate the impacts of the Spring Rock Planned Community.

Access Aisles and Service Drives

Commercial areas will be accessed from Tenmile Creek Road and Gem Valley Road. Internal service drive aisles and sidewalks should be designed for pedestrian and bicycle safety and connectivity.

Similar to commercial areas, apartment properties will be accessed from Tenmile Creek Road and Gem Valley Road. Internal service drive aisles and sidewalks should be designed for cross

access and pedestrian and bicycle safety and connectivity. The Development Code should also include standards to improve the safety of residents through improved lighting and landscaping that does not create hiding places.

Public Transportation

As a community built for 21st Century Living, Spring Rock Planned Community will prioritize facilitating public transportation to the area and preserving areas for crucial components such as future bus stops, carpool/vanpool parking, bus shelters, and designated locations for micromobility services.

Micromobility refers to a range of small, lightweight vehicles operating at speeds below 15 mph such as bicycles, e-bikes, and scooters. New devices are entering the market at a rapid pace. Some are privately owned, but many are shared through micromobility operators as part of a multi-modal solution for distances between .5 to 5 miles.²⁰

The Development Code should include appropriate processes that coordinate efforts with Valley Regional Transit and micromobility providers. The design of these facilities will be determined as detailed subdivision plats are processed through Ada County.

Pedestrian and Bicycle Pathways

The unifying feature of the Spring Rock Planned Community is the greenbelt path that follows Tenmile Creek the full length of the community with connected neighborhood parks, schools, community areas, and neighborhood commercial. The greenbelt will allow children to explore and navigate the community safely. It will be the pathway for summer evening strolls with the family that ends in a delicious treat. Other bikeways and trails are planned along the bench slopes and along Tenmile Creek Road.

Utilities and Services

Gas

The Development Team has contacted Intermountain Gas Company and gas can be provided to the site either from the east or from the west. The Development Team will pay to install infrastructure to bring gas to Spring Rock.

Water

Spring Rock Planned Community is in the Veolia water service area, and Veolia provided a will serve letter to serve the future Spring Rock residents and commercial owners. The offsite water lines will bring water from existing Veolia wells north and northeast of Spring Rock down Five Mile Road to Hubbard Road and the north border of Spring Rock. As designed by Veolia, the new line sizes will range from 12 inch to 16 inch and potentially up to 24 inch in diameter to ensure sufficient fire flows and capacity for Spring Rock. The Development Team will pay for the cost to install the offsite lines and infrastructure to meet the capacity needs of the Spring Rock Planned Community.

²⁰ Your Essential Guide to Mobility Intelligence, Otonomo, no date.

Electricity

Electricity is available from Idaho Power and upgrades will be needed to provide sufficient power for the full buildout of Spring Rock Planned Community. Sufficient power is available from the west in Cloverdale Road, and the Development Team will pay to upgrade and/or install new power lines to bring sufficient power to Spring Rock.

Broadband and WiFi

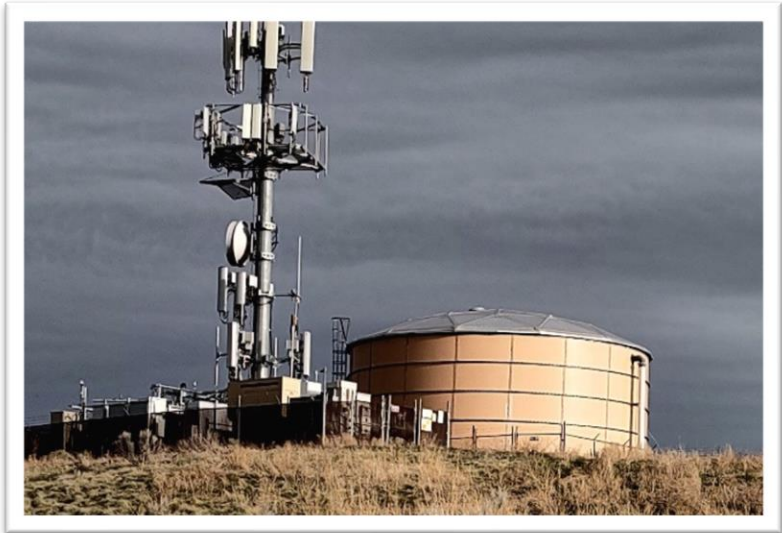
Broadband services will be available throughout the Spring Rock Planned Community. WiFi will be available in the commercial areas of the Urban Village. The Development Team is investigating options to become the broadband service provider and offering affordable broadband service to its residents and business owners. The Development Team is also looking into the ability to provide free WiFi within the community areas of the Urban Village.

Cellular Service

Spring Rock will provide locations for co-locations of cell towers for all the major cellular service providers.

Irrigation Water

Spring Rock will provide pressurized irrigation water for residents and business owners. See the chapter on Sustainable Practices & Resiliency for more information on irrigation water.



Sewer, and Irrigation Water

The proposed Spring Rock Planned Community sewage collection, treatment, and reuse of treated effluent are key to the long-term success of the community and are discussed in the final chapter on Sustainable Practices & Resiliency.

Goal and Policies for Community Connections

Connections Goal 1: Create a community that allows residents to easily move about to work, play, shop, eat and interact with neighbors.

MEETING THE NEEDS OF THOSE TRAVELING IN MOTOR VEHICLES

Connections Policy 1: Construct roadways within the Spring Rock Planned Community as needed and as approved by Ada County Highway District.

MEETING THE NEEDS OF PEDESTRIANS AND BICYCLE RIDERS

Connections Policy 2: Use the Ada County Highway District Livable Streets Performance Measures to achieve appropriate street and pathway designs:

1. *Develop a pathway along the reconstructed Ten Mile Creek channel. Design crossing roadways and intersections to achieve a bicycle and pedestrian Level of Traffic Stress (LTS) of 1 along the pathway.*

2. *When traveling within the Urban Village, design roadways and intersections to achieve a bicycle and pedestrian LTS of no more than 2, but most of the roadway segments and intersections should be LTS 1.*
3. *Design Tenmile Creek Road to achieve an LTS of 3 for bicyclists in mixed traffic and at the roundabout. The intent is to discourage all but experienced cyclists along this narrow and busy segment of roadway. Similarly, the pedestrian facilities (sidewalk presence, sidewalk buffer, sidewalk width and condition, unsignalized intersection, signalized intersections, and roundabouts) should be LTS 3.*
4. *Design Five Mile Road as LTS 2 for all bicycle and pedestrian facilities.*
5. *Construct one controlled pedestrian crossing LTS 1 where Five Mile Road travels under the Transmission Line Corridor. The intent is to provide a safe crossing for children into and out of the Urban Village and the school site on the west side of Five Mile Road.*
6. *All local streets within ¼ mile of school sites should be designed as LTS 1 for both bikes and pedestrians.*

Connections Policy 3: Require pedestrian and bicycle connectivity throughout Spring Rock Planned Community to link the various neighborhoods and uses together to promote a sense of community.

Connections Policy 4: Create a pedestrian and bicycle recreational pathway adjoining the re-channelized Tenmile Creek and along Tenmile Creek Road.

Connections Policy 5: Create a pedestrian and limited bicycle recreational pathway adjoining and within the bench slopes.

MEETING THE NEEDS OF THOSE USING TRANSIT

Connections Policy 6: Within the Urban Village, require minimum net densities of at least 10 dwelling units per acre. Because most of this area is within ¼ mile of activity centers and potential transit stops, the increased density will support the provision of efficient and convenient transit service..

Connections Policy 7: Support micromobility collection and pick up areas in Spring Rock Planned Community to bring more people within easy travel distance of ride share and transit locations.

Connections Goal 2: Provide utility infrastructure that support the full range of modern appliances and technology devices.

MEETING THE NEEDS OF THOSE WORKING REMOTELY

Connections Policy 8: Provide community broadband access in all residential areas to support home businesses and working from home.

MEETING THE NEEDS OF HOMES AND BUSINESSES FOR FULL SERVICES

Connections Policy 9: Provide the full range of services to allow homes and business to choose desired indoor and outdoor appliances.

Implementation Strategies

1. *Within the Development Code for the Spring Rock Planned Community, provide standards regarding the following:*
 - a. *Construction of pathways as depicted in the Future Land Use Map and the Recreation Plan, including requirement that the Williams Northwest Pipeline easement is*

- incorporated as an open-space amenity wherever possible and providing for pedestrian and bicycle access to that amenity.*
- b. Development within the Williams Northwest Pipeline Easement should be an open space area free of trees and other deep-rooted plants, or, when this is not possible, lot division should be on either boundary of the easement (as opposed to splitting the easement between lots).*
 - c. Street design and construction should achieve the level of stress targets, ACHD design and construction requirements, and other standards as detailed in this sub-area plan.*
 - d. Minimum net density requirement of ten units per acre within the Urban Village (Net density is the number of residential units divided by the combined residential areas--excluding streets, open space, and non-residential uses).*
 - e. Service drive standards that create cross access easement to adjoining non-residential properties.*
 - f. Micromobility facilities in residential neighborhoods and commercial areas.*
 - g. Construct broadband services to homes and businesses.*
 - h. Construct and maintain a park-and-ride lot near the Community Maintenance Facility as shown on the Future Land Use Map.*
2. *Within the Spring Rock Management Plan, provide for the following:*
- a. Information at the Community Center on ride share and public transit opportunities.*
 - b. Construction and maintenance of broadband services.*
 - c. WiFi in commercial areas of the Urban Village and the Community Center.*
 - d. For cellular service providers that do not have good service within the Spring Rock Planned Community, work to find a suitable lease site and construct a tower. Lease fees can be used to offset WiFi expense in the commercial areas.*



Photo Credit: Justin Doyle Homes

CHAPTER 3: COORDINATED GROWTH

Ada County 2025 Comprehensive Plan—Coordinated Growth

Although Spring Rock Planned Community will be a self-sufficient community, it is still part of unincorporated Ada County. As such it is important to assist in fulfilling the aspirational goals and policies as set forth in the Ada County 2025 Comprehensive Plan.

Spring Rock Planned Community embraces Goal 4.7 related to supporting a comprehensive transportation network that provides mobility and choices for all segments of the community. Spring Rock Planned Community will address:

Policy 4.7a-Pedestrian and bicycle pathways. Support creation of a safe network of pedestrian, equestrian, and bicycle pathways and trailheads to provide connections within neighborhoods, and between parks, schools, open spaces, commercial areas, and transit facilities.

- *Work with surrounding entities in planning, implementation and maintenance of these facilities.*
- *Encourage residential and non-residential developments to provide adequate easements for future pathways and to construct such pathways.*
- *Easements for future pathways may be utilized if another entity commits to construction of the pathway.*
- *Rather than creating a new pedestrian and bicycle pathway plan, plans already developed for the region – such as the COMPASS, ACHD, and Ada County Parks plans – should be integrated and or implemented in Ada County.*

Policy 4.7b-Pedestrian crossings. Support the provision of pedestrian crossings with signals, signs, and markings where necessary to address safety issues.

Policy 4.7c-Ride-sharing. Encourage employers to promote ride-sharing through ACHD Commuteride and Valley Regional Transit and by providing incentives where appropriate, such as preferred parking spaces, flexible schedules, and free transit passes.

Policy 4.7d-Park-and-rides. Encourage development of park-and-ride spaces and/or facilities in or adjacent to mixed-use nodes or major intersections at entrances to subdivisions or Planned Communities.

Policy 4.7e-Transit facilities. Encourage development within existing and planned public transportation corridors to safely and efficiently accommodate transit facilities such as on-street bus stops, associated pedestrian and bicycle access, and pullout lanes.

Spring Rock Planned Community will participate with city, state, and federal agencies, as well as private entities, to provide a full range of recreational opportunities to County residents as stated in Goal 1.4. As neighborhoods develop, they will include dedicated parks and open space for residents and other members of the recreating public. Two special projects – improving the safety of Tenmile Creek Road and recreating a channel and pathway for Tenmile Creek – likely would not happen without the larger context of being within a planned community.

As noted previously, The Development Team has and will continue to coordinate with providers to develop plans for energy services and public utility facilities for the long-term energy and utility needs of Ada County as stated in Goal 5.6. This sub-area plan not only includes provisions for standard utilities such as sewer, water, electricity, and gas, but it also includes provision for access to modern broadband, WiFi, cell service, micromobility facilities and locations, secure parcel delivery locations, electric vehicle charging stations, solar panel collectors, and loaner computers for access to the world of online books, movies, documentaries, and scholarly publications.

Tenmile Creek Road is an important transportation route for gravel trucks working in the adjoining properties. The Development Team seeks to improve that route and comply with Ada County Comprehensive Policy 1.7 which seeks to “identify, protect, and use Ada County’s sand and gravel resources while mitigating impacts to adjacent residential uses, minimizing long-term negative environmental impacts, and protecting or enhancing natural resources.”

Gas

The Development Team has contacted Intermountain Gas Company and gas can be provided to the site either from the east or from the west. The Development Team will pay to install infrastructure to bring gas to Spring Rock.

Water

Spring Rock Planned Community is in the Veolia water service area, and Veolia provided a will serve letter to serve the future Spring Rock residents and commercial owners. The offsite water lines will bring water from existing Veolia wells north and northeast of Spring Rock down Five Mile Road to Hubbard Road and the north border of Spring Rock. As designed by Veolia, the new line sizes will range from 12 inch to 16 inch and potentially up to 24 inch in diameter to ensure sufficient fire flows and capacity for Spring Rock. The Development Team will pay for the cost to install the offsite lines that benefit Spring Rock Planned Community.

Electricity

Electricity is available from Idaho Power and upgrades will be needed to provide sufficient power for the full buildout of Spring Rock Planned Community. Sufficient power is available from the west in Cloverdale Road, and the Development Team will pay to upgrade and/or install new power lines to bring sufficient power to Spring Rock.

Schools

Kuna School District

The portion of the Spring Rock Planned Community site west of Five Mile Road is in the Kuna School District. The Development Team, at the request of the Kuna School District, is providing a ten-acre site along Five Mile Road. In their letter dated August 18, 2020, they stated, “Bottom line up front: Kuna School District projects a need for an elementary school near the golf course in near future as sewer moves east. The developers of Spring Rock have uniquely offered a 10.8-acre site with utilities for such a site. This will save taxpayers between \$2-3 million when it is

time to build a school on the eastern portion of the district. Without this development and donation that money will have to be added to any bond or levy vote.”²¹

Elementary students will be able to walk or ride bicycles to school safely. Kuna School District did not speak to the need for student transportation for Jr. High and High School students.

West Ada School District

The portion of the Spring Rock Planned Community site east of Five Mile Road is in the West Ada School District. The Development Team has involved school district administration officials in their initial discussion and plans for residential development and has offered to donate a ten-acre site in the Urban Village. West Ada School District has informally acknowledged that they will accept the school site. Spring Rock Planned Community students will be able to walk or ride bicycles to school safely. West Ada School District did not speak to the need for transportation for students residing outside of Spring Rock Planned Community.

Ada County Highway District

The Development Team is coordinating with the Ada County Highway District (ACHD) on the traffic impact study and roadway recommendations contained within this plan. The traffic impact study is still being reviewed by ACHD. The Development Team will comply with ACHD design and construction requirements, including offsite mitigation of traffic impacts. The Development Team is also incorporating the newly completed Livable Streets Performance Measures to guide the future design and development of roadways within the planned community.

Ada County Development Services

The Development Team coordinated with Ada County Development Services throughout the Spring Rock Planned Community approval process. This includes a transportation scoping meeting with representatives from Ada County Development Services, Valley Regional Transit, Community Planning Association of Southwest Idaho (COMPASS), and Idaho Transportation Department. Similarly, The Development Team coordinated on public services with Ada County Development Services, Ada County Recreation Department, Ada County Paramedics, Ada County Weed & Pest Control, and Idaho Power. The Development Team considered the concerns expressed by these service providers and incorporated measure in the plan to address those concerns.

Emergency Services

Emergency services include fire protection, paramedic response, and law enforcement. The first phases of the Spring Rock Planned Community are within the Kuna Rural Fire District. The Development Team will work with the Kuna Rural Fire District to serve the remainder of the planned community site. The Development Team is in discussions with Kuna Rural Fire District on ways to contribute to building and staffing a fire station in the area to serve Spring Rock residents and business owners. The Development Team will continue to work with Ada County Paramedics to find the best way to serve residents either through funding or improved access to

²¹ Kuna School District Letter to City of Kuna Mayor and Council, August 18, 2020.

the site. Likewise, the Development Team will continue to work with Ada County Sherriff's Office to meet their needs to serve the planned community residents and business owners.

Ada County Weed & Pest Control

Ada County Weed & Pest Control is concerned with the widespread presence of hoary whitetop in the area – an invasive species. The Land Management Plan will include immediate and ongoing steps to manage and control the invasive species. Sites will be cleared of the hoary whitetop during construction and then carefully managed to prevent the species from re-establishing in the area.



Bureau of Land Management (BLM)

The Development Team has been unsuccessful in their attempts to coordinate a meeting with the Bureau of Land Management to discuss access for recreation opportunities. However, this is what we know about management of the area: The BLM areas adjoining Spring Rock Planned Community are shown as Category III within the Bruneau – Kuna Land Use Status and Planning Study²². This category is identified for further study regarding asset management. The property is not within the Snake River Management Area, nor is there evidence of the Oregon Trail passing through the site. The Bruneau – Kuna Land Use Status and Planning Study makes it clear that recreation is not a priority and should be managed, “to meet BLM’s basic stewardship responsibilities and to provide reasonable recreation opportunities. Do not prepare recreation management plans for these areas.” (Policy R-1.2). Given the constraints on BLM regarding funding for recreation, additional access discussions are best left to a future date.

Community Planning Association of Southwest Idaho

Community Planning Association of Southwest Idaho (COMPASS) is the regional transportation planning agency for the Treasure Valley. COMPASS prepares the demographic and population trend information that guides federally and locally funded transportation improvements through the Ada County and Canyon County. The Development Team commissioned a demographic study from COMPASS.²³

²² Source: Bruneau-Kuna Land Use Decisions Summary and Rangeland Program Summary, U.S. Department of Interior, Bureau of Land Management, Boise District, June 1983.

²³ Source: Spring Rock Planned Community Demographic Profile, Community Planning Association of Southwest Idaho, March 2022.

Annexations

Because the Spring Rock Sewage Treatment and Wastewater Reuse Facility is expandable, surrounding properties may have the opportunity to annex into the Spring Rock Planned Community for sewer and other services. The Development Team will consider annexations to meet Ada County 2025 Comprehensive Plan Policy 5.7b that calls for coordinated planning to help ensure that wastewater treatment and collection facilities can be provided cost effectively and efficiently over the long term (beyond 20 years) as areas outside of Areas of City Impact are urbanized.

If property owners petition to annex into the Spring Rock Planned Community, the annexation proposals must prove the ability to meet the goals and policies articulated in this plan and to contribute to the vision of 21st Century living. Prior to seeking approval from Ada County, petitions to annex will first be evaluated by the utility providers of Spring Rock Planned Community as to the fiscal pros and cons related to extending services. The petitioning property owners must demonstrate that the annexation will not place additional financial burdens on current and future residents and business owners within the initial planned community boundaries. The annexation plans should propose similar level of service standards for arterial and collector roadways, pathways, community buildings, retail centers, and schools.

Goals and Policies for Coordinated Growth

Coordinated Goal: make Spring Rock an exemplary community through coordinated growth.

Coordinated Policy 1: The Development Team will dedicate school sites as noted in this Chapter. If the Kuna School District or West Ada School District opts to not accept the donation, develop school alternative plans consistent with the discussion in this plan.

Coordinated Policy 2: Improve access to public recreation properties in coordination with the Bureau of Land Management (BLM) by reserving the opportunity to develop an access into the BLM properties.

Coordinated Policy 3: Continue to work with the Ada County Highway District on appropriate street design – especially regarding the level of stress standards as set forth in the previous chapter.

Coordinated Policy 4: Coordinate with law enforcement and emergency service providers (fire and paramedics) to meet the needs of the Spring Rock Planned Community.

Coordinated Policy 6: Develop and maintain adequate public services and facilities as defined in the Spring Rock Management Plan.

Implementation Strategies

1. *Within the Development Code for the Spring Rock Planned Community, provide standards regarding the following:*
 - a. *Reserve one potential access to BLM properties. Create lots with utility stubs for the Kuna School District and West Ada School District as depicted on the Spring Rock Planned Community Future Land Use Map. Spring Rock Development LLC will maintain ownership of the property, but the school site will be dedicated upon the request of the school district with the following exceptions:*
 - i. *Upon completion of construction of 90% of the residential homes within Area "A", if the Kuna School District has not secured financing to construct an elementary school within five years, the site may be sold for use as a public charter or private school, place of worship, day care facility, assisted living facility, or other semi-public use.*
 - ii. *Upon completion of construction of 90% of the residential homes within Area "D", if the West Ada School District has not secured financing to construct an elementary school within five years, the site may be sold for use as a public charter or private school, place of worship, day care facility, assisted living facility, or other semi-public use.*
 - b. *Ensure the hoary whitetop is cleared on properties.*
 - c. *Detail the process and standards for annexation into the Spring Rock Planned Community and provision of utilities to such properties.*
2. *Within the Spring Rock Management Plan, provide for the following:*
 - a. *Offer office space for public agency use (upon request) to serve Spring Rock residents and owners*
 - b. *If a fire station is necessary in later phases of development, reserve a one-acre site with services.*
 - c. *Ensure that the spread of hoary whitetop is controlled on vacant properties and prevented from reestablishing itself in newly developed properties. The governing board should create provisions regarding clearing hoary whitetop and other invasive species.*

CHAPTER 4: SUSTAINABLE PRACTICES & RESILIENCY



Example of Wildland Urban Fire Interface Standards

Ada County 2025 Comprehensive Plan— Sustainable Practices & Resiliency

The Ada County 2025 Comprehensive Plan has several policies related to sustainable practices and resiliency. The overall goal is to enhance community resiliency as stated in Goal 5.5. This is proposed to be done through integrated planning and decision making, especially identifying strategies to minimize threats for existing development in high-risk areas.

Consistent with the Ada County 2025 Comprehensive Plan goal, Spring Rock Planned Community addresses high risk wildfire areas.

As detailed in the Community Design chapter and accompanying land use map, the steep slopes within the planned community are not designated for development. However, the bench properties above will be developed. Those homes adjoining the slopes that create the bench are vulnerable to wildfires. (Fire travels quickly uphill and the natural vegetation on the hillside is a potential fuel source.) Properties at the fringe of the planned community that do not adjoin irrigated farmland are also vulnerable to wildfires traveling through the desert brush. The Development Code should set standards for vegetation in and around vulnerable homes, and the community center will have information on wildland fire hazards. See Figure 2 for Wildland Urban Interface areas.

Another Ada County 2025 Comprehensive Plan sustainability goal – Goal 5.6 – is to provide wastewater treatment and collection services and facilities in a cost-effective, efficient, and environmentally sound manner. As discussed later in this chapter, Spring Rock Planned Community is providing an exemplary facility to meet this goal.

Ada County Policy 5.7a notes that “Planned communities should consider connecting to the municipal sewer services of other nearby Planned Communities or nearby sewer districts as one alternative to wastewater service provision.” Spring Rock Planned Community adjoins City of Kuna City Limits and originally sought annexation into the City of Kuna in order to obtain sewer and other public services. The annexation request was denied. The City of Kuna has since removed Spring Rock from its area of city impact – indicating it does not anticipate extending city services and boundaries into this area.

Affordable Housing

Affordable housing is a threat to sustainable practices and resiliency. Historically, as affordability becomes more challenging, the need to move further from the city core increases. As communities grow at the far fringes of employment and service areas, residents are using more fossil fuels to make longer and more frequent vehicle trips, making the overall community less resilient and sustainable. The Development Team is dedicated to working with the Idaho Housing Authority and other affordable housing advocates to increase the supply of workforce housing in the Treasure Valley near the Boise and Meridian employment centers.

When most people hear “affordable housing” they think of apartments for unemployed individuals that are subsidized by the federal government. While that is one type of affordable housing, that is not the market that Spring Rock intends to fill. Instead, Spring Rock Planned Community is intent on providing affordable workforce housing.



The term “workforce housing” acknowledges that the people in this category are fully employed at meaningful and important jobs. For example, the average hourly wage of workers in the Boise Idaho Metropolitan Statistical Area in May 2021 was \$23.77. The Idaho Department of Labor notes that the following types of jobs have a median salary of around \$23.50 to \$24.00 per hour: plumbers, pipefitters, and steamfitters; graphic designers; paralegals and legal assistants; mobile heavy equipment mechanics; web and digital interface designers; executive administrative assistants; substance abuse counselors; physical therapist assistants; first line office supervisor; marriage and family therapists; market research analysts; marketing specialists; tax examiners; administrative law judges; and insurance underwriters.²⁴

A Spring Rock Planned Community goal is to provide housing for a variety of incomes – including work-force housing. Given rising home construction costs, interest rates, and inflation, this is a difficult task. For example, a household making 120% of the area median

²⁴ Source: U.S. Bureau of Labor Statistics Occupational Employment and Wage Statistics May 2021.

income (just shy of \$87,500²⁵) can only purchase a \$372,200 home²⁶. The Development Team will work with housing authorities and builders to construct some for sale and for rent workforce housing units.

Broadband Services

The City of Boise and Ada County have set aside budgeted funds to survey digital access within Ada County. The goal is to create a Broadband Master plan which aims to create an executable plan and establish partnerships to improve internet connectivity in Ada County. Boise City and Ada County recognize that access to modern broadband is an increasingly essential requirement for daily life and ensuring access for everyone must be a priority. The Development Team also believes this to be an important component of the Vision for a 21st Century Community.

Spring Rock Planned Community will provide access to broadband to all residents and business owners. The construction, maintenance, and operation may be sourced to a private provider or developed as a Spring Rock Planned Community utility. The business areas of the Urban Village and the Community Center will also provide WiFi. The availability of high-speed broadband and WiFi throughout the community will allow Spring Rock Planned Community to take advantage of smart technology tools and efficiencies associated with a resilient and sustainable community.

A growing number of smart controls and devices give the community new ways to track progress on sustainability initiatives such as smart irrigation controllers, remote management of building systems, leak detection sensors, and energy management tools. The availability of smart energy meters and water meters will also help residents self-monitor ways to reduce energy and water use.

Smart Technology

Smart technology also enables shared multi-modal transportation options that include cars, buses, trains, scooters and other micromobility devices, bicycles, ridesharing, electric vehicles and much more. Put simply, a car ride is only an Uber call away on your phone. Share mobility is already making substantial changes to the way people move around. It extends beyond cars to services such as scooters, bicycles, and ride-share applications, and it makes traditional bus public transportation (and perhaps trains one day) more attractive.

By providing alternative, shared services and micromobility options, smart technology can alleviate traffic, while at the same time offering a sustainable and appealing option to a young adult audience. As prices for gas and manufacturing increase, vehicle ownership for the Millennial Generation and Generation Z may not be the priority it has been in past decades. Preparing for this shift is an important component of a 21st Century Community.

²⁵ Source: City of Boise Housing and Community Development Income Guidelines June 2022.

²⁶ Source: Idaho Central Credit Union Mortgage Qualifier Calculator. Based on \$105,000 annual income (120% of median household income), a 30-year fixed rate loan at 4.5%.

Trip Capture

A critical tenant of sustainable practices is that people should be able to do some – if not most – of their daily errands without traveling outside their neighborhood. The formal phrase for this is “trip capture” which is defined as “the percentage of total trips (normally, but not always, vehicle trips when used for typical traffic impact studies) that are made internally to the development without using roads that are external to the site being analyzed.” The Spring Rock Planned Community is specifically designed to achieve trip capture:

- The commercial locations are of sufficient size and accessibility to provide daily services such as groceries, fuel, day care, and coffee.
- The live/work units and accessory structure allowances can support several professional home occupations such as accountants, alterations, architects, bookkeepers, daycare, engineers, among many other possibilities.
- The broadband availability will facilitate work from home.
- The donated school sites make it possible for children to walk to school, and the interconnected pathway system makes it safe for them to do so.
- The many recreation opportunities on and near the planned community mean that residents do not have to drive to recreate.
- The emphasis on micromobility opportunities and planning for future transit means that residents and workers will be able to get to transit rather than single occupant vehicles to make trips.

Electric Vehicle Charging

Electric vehicle charging facilities may be located near the Commercial Center within the Urban Village. The drivers waiting for their car to charge provides retailers with a unique opportunity to target sales and services to this audience. Having an activity while waiting for your vehicle to charge also makes it more attractive for drivers. The construction, maintenance and operation of charging facilities may be sourced to a private provider or developed as a Spring Rock Planned Community utility.



Solar Panels

Spring Rock Planned Community will not require solar panel facilities. In traditional single family home neighborhoods, roof mounted solar panels can create conflicts regarding glare, tree growth, shading, and visual impacts to surrounding properties. Requiring solar energy facilities in residential homes also presents a potentially unaffordable addition to the home.

The Development Code should provide standards to allow solar panels with minimal screening on any roof structure greater than or equal to three stories in height. The Development Code should also provide standards to allow solar panels on one- and two-story buildings, but with more restrictions intended to prevent glare and visual impacts to surrounding properties.

Sewage Treatment²⁷

The Spring Rock Sewage Treatment and Wastewater Reuse Facility (WRF) will provide centralized wastewater treatment for every property within the planned community. The WRF will be built in phases as needed to support development. Most areas of the Spring Rock Planned Community will rely on gravity collection to transport raw wastewater from homes and business to a centralized location for treatment and reuse. Home construction will begin on the northwest side of the development and continue south and east. (See Figure 10 for the conceptual phases – starting with “A” and continuing through “E”.)

The wastewater reuse facility will treat water through a series of processes (including screening, equalization, biological aeration, membrane filtration, and disinfection) prior to being discharged to a lined storage and irrigation pond. Ultraviolet disinfection will safeguard the groundwater from being polluted with bacterial and virus.

The Development Team will consider an additional aerobic digester in developing detailed residential construction plans in later phases of development. Waste activated sludge will be stored and removed to an offsite location.

The Development Team received conditional approval from State of Idaho Department of Environmental Quality July 2020 for this proposed treatment method. Wastewater treatment and reuse service will comply with all applicable federal, state, and local rules and laws. The Spring Rock Planned Community Sewage Treatment and Water Reuse Facility will be developed with private financing. No public funds will be used.

Pressurized Irrigation, Water Reuse and Conservation

All lots will have a pressurized irrigation sprinkler system to minimize potable water use. The Development Team will also develop a water rate schedule that includes incentives for water conservation and xeriscape landscapes.

²⁷ Source: Spring Rock Development Wastewater Collection and Reuse Facility Plan, Regen AEC, July 7, 2020.

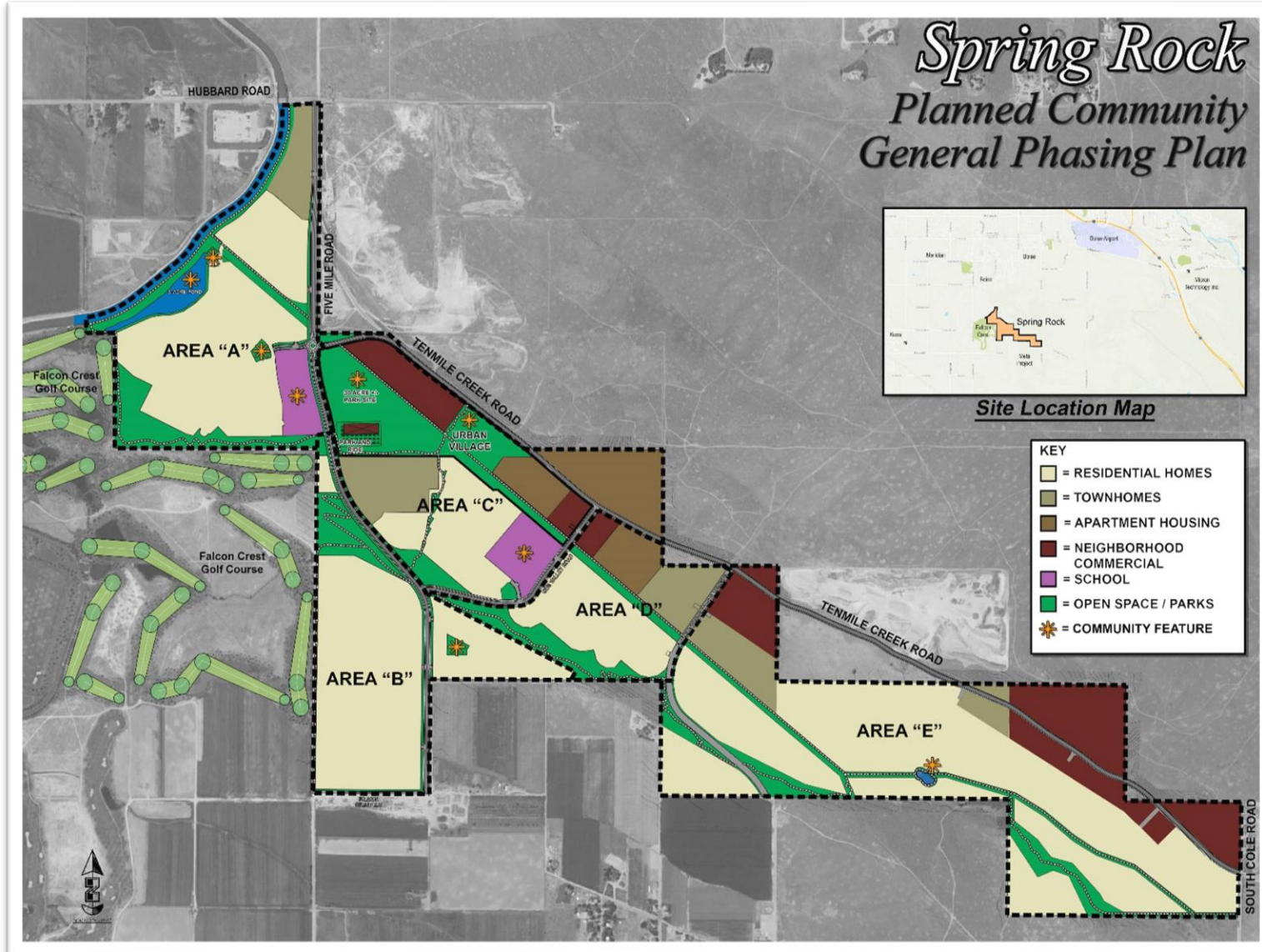


Figure 10: General Phasing Plan

Treated effluent from the WRF will be mixed with irrigation water and used to potentially irrigate green spaces, public areas, and residential lawns in the community. One or more irrigation ponds near the New York Canal will store reuse water combined with irrigation water for reuse purposes. During non-irrigation periods the pond could provide necessary storage for reuse treated effluents.

Treated effluent quality will be monitored regularly and reported to the Department of Environmental Quality. The ponds will be lined to protect all waters associated with the project. The Development Team is also considering an aquifer recharge injection well during winter months. All irrigation systems will comply with applicable federal, state, and local rules and laws.



Trees

Trees are a fundamental component of a sustainable, resilient community. Trees not only remove greenhouse gases, but they also are the key to having a desirable, walkable community. They bring beauty to streetscapes and provide important shade to reduce air conditioning needs in the hot summer afternoons. For this reason, every residential property will be required to plant and maintain at least one tree within their front yard to provide shade to the front of the house and sidewalk. More trees may be required for properties with longer stretches of street frontage.

Goals and Policies for Sustainable Practices & Resiliency

Sustainable Goal: Create a community that attracts owners that appreciate affordable housing, embrace technological improvements in their homes and business, are willing to invest in new ways of doing things to protect natural resources (including water, wastewater, and energy), and want to be in a pedestrian and bicycle friendly community that allows them to minimize vehicle trips outside their neighborhood.

Sustainable Policy 1: Provide flexible land use and zoning regulations that anticipate and appropriately regulate existing trends in housing, household size, working from home, shared means of transportation and gig economy commerce.

Gig economy is a labor market characterized by the prevalence of short-term contracts or freelance work as opposed to permanent jobs.

HOUSING

Sustainable Policy 2: Work with housing developers and partners to develop projects that include some below-market rate housing, including using financing opportunities such as the federal Low-Income Housing Tax Credit program administered by Idaho Housing and Finance Association.

Sustainable Policy 3: Provide some homes for purchase as workforce housing affordable to 120% of the median household income for Ada County.

Sustainable Policy 4: Provide some homes for rent as workforce housing affordable to 120% of the median household income for Ada County.

FUTURE TRANSPORTATION OPTIONS

Sustainable Policy 5: Design neighborhoods that enable micromobility options (such as scooter and bicycle rentals) and convenient, safe parking areas for use within the community.

Sustainable Policy 6: Design areas within the community for ride share vehicle pickups and drop offs; park and ride lots; rental vehicles, scooters, bicycles, and other micromobility devices as they develop; bus stops and shelters; and secure bicycle storage.

Sustainable Policy 7: Support bicycle traffic within and through the community by focusing improvements for cyclists and providing areas for repair and service near the Community Center.

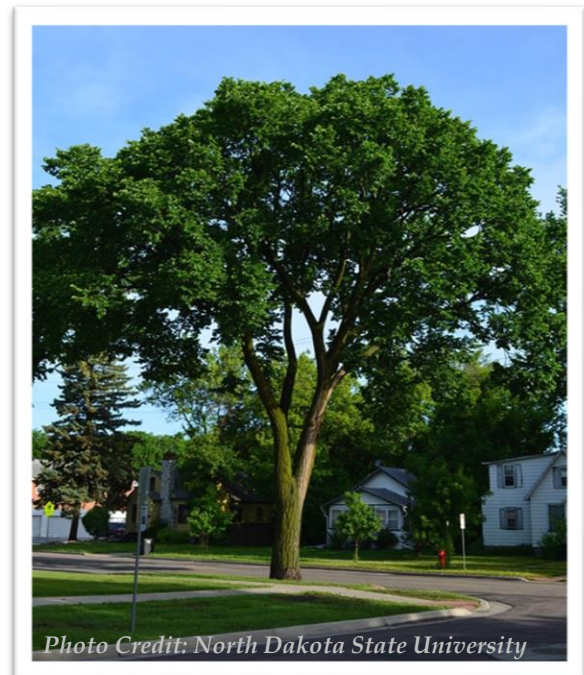


Photo Credit: North Dakota State University

WATER

Sustainable Policy 8: Discuss possible aquifer recharge injection well during winter months with Idaho Department of Water Resources. If cost-effective, develop the injection well as an additional conservation and sustainability component to the planned community.

Sustainable Policy 9: Encourage attractive, low water use landscaping designs.

WILDFIRE

Sustainable Policy 10: Create Development Code regulations that require defensible space on properties that adjoin non-irrigated or uncultivated properties.

Sustainable Policy 11: Regularly remove the fire fuel load on the steep slopes adjacent to non-irrigated or uncultivated property to reduce the spread of fire from those properties.

NATURAL RESOURCES

Sustainable Policy 12: Recreate the channel for Tenmile Creek as land is developed.

Sustainable Policy 13: Enhance the wetland area near the New York Canal as an irrigation pond and recreation area.

Sustainable Policy 14: Encourage economic activities that will reduce the need for Spring Rock residents to commute out of the community boundaries.

Sustainable Policy 15: Maintain high development and maintenance standards to attract businesses to Spring Rock Planned Community.

Sustainable Policy 16: Protect or mitigate existing wildlife habitat near the New York Canal.

PRIVATE PROPERTY RIGHTS

Sustainable Policy 17: Protect fundamental private property rights through all land use decisions made pursuant to this plan by requiring public safety, avoiding unnecessary conditions, and providing clear, easy-to-understand standards.

Implementation Strategies

1. *Within the Development Code for the Spring Rock Planned Community, provide standards regarding the following:*
 - a. *Flexible housing development regulations that allow builders to adjust to new trends in housing.*
 - b. *Flexible housing development regulations that facilitate construction of affordable homes.*
 - c. *Establish areas for people to rent bicycles, scooters, and other micromobility devices within or adjoining street rights of way.*
 - d. *Require secure bicycle and micromobility device storage areas within apartment complexes.*
 - e. *Require defensible space landscaping and construction practices in areas subject to wildfire risk.*
 - f. *Develop regulations that create attractive, friendly neighborhood commercial areas.*
 - g. *Require trees in front yards (based on feet of street frontage).*

- h. Design land use regulations to protect the health, safety, and welfare of the community, avoiding any unnecessary conditions, delays, and costs.*
 - i. Review land use regulations for clarity of purpose, intent, and implementation to enable property owners to make informed decisions.*
 - 2. Within the Spring Rock Management Plan, provide for the following:*
 - a. Provide an area for bicycle maintenance with tools and a stand near the Community Center.*
 - b. Encourage residents and business owners to install low water use landscaping designs.*
 - c. Create a maintenance plan to reduce fuel loads on steep slopes.*
 - d. Require maintenance and replacement of front yard trees.*
 - 3. The Spring Rock governing board should create the following:*
 - a. Design and maintenance standards for low water use landscaping designs in homes and businesses.*
 - b. Design and maintenance standards for homes and businesses.*
 - c. Requirement to install, maintain, and replace (if necessary) front yard trees.*
 - 4. The Development Team will continue to work with Idaho Fish and Game to:*
 - a. Create a fishing pond near the New York Canal with limited access to allow natural habitat around most of the pond.*
Consult about the value of bat boxes and possible locations within the community.

CHAPTER 5:

IDAHO CODE MINIMUM PLAN STANDARDS

Idaho Code §67-6508 sets minimum standards for writing comprehensive plans to guide growth and development. Idaho code specifically requires assessment of agriculture; community design; economic development; hazardous areas; housing; land use; natural resources; national interest electric transmission corridors; public airport facilities; population; private property rights; public services, facilities and utilities; school facilities and transportation; special areas or sites; and transportation. Most of these requirements were put in place in 1975, and many plans are structured around these mandated elements.

Although the name “comprehensive” plan remains, current theories of planning acknowledge that topical, strategic approaches to planning can be more effective than organizing around the mandated elements of the comprehensive plan. The Ada County 2025 Comprehensive Plan provides just such a topical, strategic approach. That strategic approach is incorporated into the Spring Rock Planned Community Sub-Area Plan.

Never-the-less, every comprehensive plan for an Idaho community must demonstrate that it meets these minimum standards required by law. For this reason, we provide the following cross references:

AGRICULTURE

Chapter 1 Community Land Uses – Natural Features

COMMUNITY DESIGN

Chapter 1 Community Land Uses – Proposed Land Uses, Goals and Policies

Chapter 2 Community Connections–Goals and Policies

Chapter 4 Sustainable Practices & Resiliency – Trees, Goals and Policies

ECONOMIC DEVELOPMENT

Chapter 1 Community Land Uses – Proposed Land Uses

Chapter 4 Sustainable Practices & Resiliency– Smart Technology, Electric Vehicle Charging

HAZARDOUS AREAS

Chapter 1 Community Land Uses – Natural Hazards

Chapter 4 Sustainable Practices & Resiliency– Goals and Policies

HOUSING

Chapter 1 Community Land Uses – Urban Village, Residential Homes, Townhomes, Apartment Housing, Goals and Policies

Chapter 4 Sustainable Practices & Resiliency – Affordable Housing, Goals and Policies

LAND USE

Chapter 1 Community Land Uses – Proposed Land Uses

Chapter 3 Coordinated Growth

NATURAL RESOURCES

Chapter 1 Community Land Uses – Natural Features

Chapter 4 Sustainable Practices & Resiliency –Goals and Policies

NATIONAL INTEREST ELECTRIC TRANSMISSION CORRIDORS

Not applicable

PUBLIC AIRPORT FACILITIES

Not applicable

POPULATION

Chapter 1 Community Land Uses – Demographic Analysis of Area, Land Use Summary Table

Chapter 4 Sustainable Practices & Resiliency – Affordable Housing

PRIVATE PROPERTY RIGHTS

Chapter 4 Sustainable Practices & Resiliency – Goals and Policies

PUBLIC SERVICES, FACILITIES, AND UTILITIES

Chapter 1 Community Land Uses – Semi-Public Spaces

Chapter 2 Community Connections– Utilities and Services

Chapter 3 Coordinated Growth

Chapter 4 Sustainable Practices & Resiliency – Broadband Services, Sewage Treatment, Water Supply, Goals and Policies

SCHOOL FACILITIES AND TRANSPORTATION

Chapter 3 Coordinated Growth – Kuna School District

Chapter 3 Coordinated Growth – West Ada School District

SPECIAL AREAS OR SITES

Chapter 1 Community Land Uses – Historic Resources

TRANSPORTATION

Chapter 2 Community Connections – Roadway Design

Chapter 3 Coordinated Growth – Ada County Highway District,

Chapter 4 Sustainable Practices & Resiliency – Smart Technology, Trip Capture, Electric Vehicle Charging, and Future Transportation Options



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